Presentation to the BAE: August 6, 2014

OHA Housing Research Updates
Key Findings & Implications

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and the Ho‘okahua WaiWai Working Group, Office of Hawaiian Affairs
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Housing Crisis continually in the News

Chasm widens between rent, median wages

Paychecks for many Oahu residents fall short of "fair market" costs, data show

By Susan Esoyan
sesooyan@staradvertiser.com

Monthly sales reports from the Honolulu Board of Realtors tout soaring housing prices, which just hit a record $700,000 for the median single-family home, but the rental market gets little attention.

"We all know it's expensive, expensive, expensive," said Jenny Lee, staff attorney for the Hawaii Appleseed Center for Law and Economic Justice. "Well, how bad is it? We want to shift the focus to renters."

While Honolulu has always been a pricey city, rents have taken off in recent years, far outpacing growth in median wages or even the rate of inflation, according to new research by the center, a nonprofit law firm that advocates for low-income people.

"One of the things that Appleseed does is try to put together information in a clear, concise way so people can really see that tangible squeeze, that we are indeed facing astronomical prices," Lee said.

The "fair market rent" for a two-bedroom apartment in Honolulu County has shot up nearly 70 percent to $1,833 per month in 2013 from a base of $1,087 in 2005, Housing and Urban Development Department figures show.

Meanwhile, median wages rose 22 percent to $18.18 per hour, according to the Bureau of Labor Statistics, and the Consumer Price Index rose by 28 percent in Honolulu over that time period.

The biggest jump in rents came in the run-up to the recession, but after a brief pause, the gap between wage increases and rental hikes has continued to widen.

It's a gap that weighs on local residents like Matthew Lutte, who has been looking hard for a studio to share with his girlfriend in the Honolulu Waikiki area, where both have retail jobs paying less than $10 an hour.

"I work at Ala Moana and Please see RENTAL, A8"
Despite noteworthy efforts “Ho’okahua WaiWai targets: “Need Improvement” (2014 Mid-Point Assessment)
Hawai‘i Renters Survey 2013
Understanding the Housing Needs of Native Hawaiian and Non-Hawaiian Section 8 Households

Navarrette, J. and J.P. Derrickson
Special Projects, Research Division, Office of Hawaiian Affairs, Honolulu. HI
April 2014
OHA, Hawai‘i Renters Study 2013: See Paper Reference, pp. 18-21 for precise populations for both Section 8 and Wait List as of December 2012.
Sample Is Representative
(Section 8, Wait List and by County)

<table>
<thead>
<tr>
<th>County</th>
<th>Sample [N=603]</th>
<th>Actual [N=18,820]</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hawai‘i</td>
<td>257 (43%)</td>
<td>8,403 (45%)</td>
</tr>
<tr>
<td>Kaua‘i</td>
<td>58 (10%)</td>
<td>1,281 (7%)</td>
</tr>
<tr>
<td>Maui</td>
<td>139 (23%)</td>
<td>5,094 (27%)</td>
</tr>
<tr>
<td>Honolulu</td>
<td>150 (25%)</td>
<td>4,042 (21%)</td>
</tr>
</tbody>
</table>

Paper Reference: Figure 4-5.2 (pp.20-21)
### Section 8

<table>
<thead>
<tr>
<th>County</th>
<th>Native Hawaiian</th>
<th>Non - Hawaiian</th>
<th>Sub - total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hawai’i</td>
<td>40</td>
<td>31</td>
<td>71</td>
</tr>
<tr>
<td></td>
<td>116</td>
<td>70</td>
<td>186</td>
</tr>
<tr>
<td></td>
<td>156</td>
<td>101</td>
<td>257</td>
</tr>
<tr>
<td>Kaua’i</td>
<td>3</td>
<td>14</td>
<td>17</td>
</tr>
<tr>
<td></td>
<td>19</td>
<td>22</td>
<td>41</td>
</tr>
<tr>
<td></td>
<td>22</td>
<td>36</td>
<td>58</td>
</tr>
<tr>
<td>Maui</td>
<td>25</td>
<td>21</td>
<td>46</td>
</tr>
<tr>
<td></td>
<td>54</td>
<td>39</td>
<td>93</td>
</tr>
<tr>
<td></td>
<td>79</td>
<td>60</td>
<td>139</td>
</tr>
<tr>
<td>Honolulu</td>
<td>55</td>
<td>74</td>
<td>129</td>
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<tr>
<td></td>
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<td>20</td>
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<tr>
<td></td>
<td>68</td>
<td>81</td>
<td>149</td>
</tr>
<tr>
<td>State</td>
<td>123</td>
<td>140</td>
<td>263</td>
</tr>
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<td></td>
<td>202</td>
<td>138</td>
<td>340</td>
</tr>
<tr>
<td></td>
<td>325</td>
<td>278</td>
<td>603</td>
</tr>
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</table>

### Grand Totals

<table>
<thead>
<tr>
<th>Native Hawaiians</th>
<th>Non - Hawaiian</th>
<th>County</th>
</tr>
</thead>
<tbody>
<tr>
<td>123</td>
<td>140</td>
<td>603</td>
</tr>
<tr>
<td>202</td>
<td>138</td>
<td>263</td>
</tr>
<tr>
<td>325</td>
<td>278</td>
<td>603</td>
</tr>
</tbody>
</table>

31% response rate = Good Sample (n=603)

The sample was representative of the actual populations studied: Therefore: findings are generalizable overall.
Five Key Findings

In Executive Summary.
#1. Section 8 enhances housing security. The experience of housing insecurity is similar the between Hawaiians and non-Hawaiians in this study.
#3. The Relative Value of Section 8 assistance varied by county.

Focus of Today’s Presentation.
#2. Apparent disparities in Section 8 wait list times
#4/5. Differences in housing needs between Native Hawaiians and non-Hawaiians, in part related to family size and composition
Disparities in years on Wait List were apparent

**Across counties:** Reported Spent 4+ on the Wait List
- 90% of City and County of Honolulu
- 47% in Hawai’i County
- 40% in Maui County
- 30% in Kaua’i County

**Possibly across ethnic groups:** Reported Spent 3+ Wait List:
- 70% of Native Hawaiians
- 52% of Non-Hawaiians

Findings do not indicate why discrepancies exist.

OHA, Hawai’i Renters Study, 2013: Figure 15.1, p.38; Appendix B1-B4.
Major difference in household size
Native Hawaiians: 52% = 4+ people vs. non-Hawaiians = 56% singles

Mean Value of Wait Listed (n=340)

- Current #/BR
  - Native Hawaiian: 1.3
  - Non-Hawaiian: 1.7

- Current # BR
  - Native Hawaiian: 1.7
  - Non-Hawaiian: 2.1

- Needed # BR
  - Native Hawaiian: 2.0
  - Non-Hawaiian: 2.8

Household size (n=603)

- Native Hawaiian
  - 56.1% = 5+ people
  - 31.0% = 4 people
  - 7.6% = 3 people
  - 6.5% = 2 people
  - 8.3% = Single

- Non-Hawaiian
  - 51.7% = 5+ people
  - 21.6% = 4 people
  - 14.6% = 3 people
  - 13.6% = 2 people
  - 8.3% = Single

Mean Value of Wait Listed (n=340)

- Native Hawaiian: 2.2
- Non-Hawaiian: 3.6

Native Hawaiians have more keiki

Age Ranges of Household Members
% of Household Members Between the Ages of ...

KEIKI
NH vs. Non-NH
49% vs. 28%

KŪPUNA
NH vs. Non-NH
10% vs. 28%

OHA, Hawai‘i Renters Study, 2013: Paper Reference Figure 13.1, p.35.
IMPLICATION: The dissimilarity in housing needs between Native Hawaiians & non-Hawaiians are linked to different household sizes & composition.

- **Native Hawaiian households**
  - Larger, younger, with more children
  - Need larger units: More 3+ bedroom “affordable units”
  - 74% want to eventually own a home

- **Non-Hawaiian households**
  - More likely to be a single occupant and include an adult over age 55
  - Most need smaller size housing units: Studio/1 BR OK
  - 47% want to eventually own a home
Nine “Most Preferred Districts:” Pink, Purple and Dark Blue for entire sample (n=549)

- Anahola To Lihue
- Central Maui & Makawao
- Leeward & Central O‘ahu & Honolulu
- N.Kona
- Hilo
- Puna

Paper Reference, (pp.61-65)
Most Preferred Districts by Native Hawaiians Only (n=304)

OHA Preliminary Findings From Renters Survey | Housing Directors Presentation

11.15.13

OHA, Hawai‘i Renters Study 2013

Hilo
Puna
Makaha
Central
Maui
N. Kona
Ewa

Native Hawaiian Respondents

- 40 - 80
- 20 - 39
- 10 - 19
- 2 - 9
- 1
- 0

Paper Reference, (pp.61-65)
Native Hawaiians Prefer Leeward O‘ahu and Puna:
Non-Hawaiians prefer Honolulu, Kauai & Central O‘ahu

<table>
<thead>
<tr>
<th>Location</th>
<th>Native Hawaiians</th>
<th>Non-Native Hawaiians</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overall</td>
<td>309</td>
<td>249</td>
</tr>
<tr>
<td>Leeward O‘ahu</td>
<td>28</td>
<td>10</td>
</tr>
<tr>
<td>Puna</td>
<td>38</td>
<td>16</td>
</tr>
<tr>
<td>Hilo to Hakalau</td>
<td>76</td>
<td>43</td>
</tr>
<tr>
<td>Central Maui</td>
<td>34</td>
<td>21</td>
</tr>
<tr>
<td>Makawao</td>
<td>17</td>
<td>11</td>
</tr>
<tr>
<td>Kona/N.Kona</td>
<td>20</td>
<td>18</td>
</tr>
<tr>
<td>Central O‘ahu</td>
<td>16</td>
<td>17</td>
</tr>
<tr>
<td>Līhu‘e-to-Anahola</td>
<td>16</td>
<td>23</td>
</tr>
<tr>
<td>Honolulu</td>
<td>17</td>
<td>46</td>
</tr>
</tbody>
</table>

### Households Size by Preferred Districts: Native Hawaiians vs. Non-Hawaiians

<table>
<thead>
<tr>
<th>District</th>
<th>No.</th>
<th>Hawaiian Household</th>
<th>Mean number of</th>
<th>% of HH with child**</th>
<th>Preferred no. of bedrooms</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>HH* Size</td>
<td>Seniors</td>
<td>Children</td>
</tr>
<tr>
<td>Hilo</td>
<td>76</td>
<td>Native Hawaiian</td>
<td>3.6</td>
<td>0.3</td>
<td>1.8</td>
</tr>
<tr>
<td>Hawai‘i</td>
<td>43</td>
<td>Non-Hawaiian</td>
<td>2.0</td>
<td>0.7</td>
<td>0.4</td>
</tr>
<tr>
<td>Puna</td>
<td>38</td>
<td>Native Hawaiian</td>
<td>3.6</td>
<td>0.3</td>
<td>1.6</td>
</tr>
<tr>
<td>Hawai‘i</td>
<td>16</td>
<td>Non-Hawaiian</td>
<td>1.9</td>
<td>0.7</td>
<td>0.8</td>
</tr>
<tr>
<td>Kona</td>
<td>20</td>
<td>Native Hawaiian</td>
<td>3.8</td>
<td>0.4</td>
<td>1.8</td>
</tr>
<tr>
<td>Hawai‘i</td>
<td>18</td>
<td>Non-Hawaiian</td>
<td>1.4</td>
<td>0.8</td>
<td>0.2</td>
</tr>
<tr>
<td>Central</td>
<td>34</td>
<td>Native Hawaiian</td>
<td>3.6</td>
<td>0.3</td>
<td>1.9</td>
</tr>
<tr>
<td>Maui</td>
<td>21</td>
<td>Non-Hawaiian</td>
<td>2.6</td>
<td>0.4</td>
<td>1.0</td>
</tr>
<tr>
<td>Makawao</td>
<td>17</td>
<td>Native Hawaiian</td>
<td>3.5</td>
<td>0.2</td>
<td>1.7</td>
</tr>
<tr>
<td>Maui</td>
<td>11</td>
<td>Non-Hawaiian</td>
<td>2.6</td>
<td>0.5</td>
<td>1.2</td>
</tr>
<tr>
<td>Honolulu</td>
<td>17</td>
<td>Native Hawaiian</td>
<td>2.5</td>
<td>0.5</td>
<td>0.9</td>
</tr>
<tr>
<td>Honolulu</td>
<td>46</td>
<td>Non-Hawaiian</td>
<td>1.6</td>
<td>0.7</td>
<td>0.3</td>
</tr>
<tr>
<td>Leeward O‘ahu</td>
<td>28</td>
<td>Native Hawaiian</td>
<td>4.1</td>
<td>0.4</td>
<td>1.9</td>
</tr>
<tr>
<td>Honolulu</td>
<td>10</td>
<td>Non-Hawaiian</td>
<td>2.1</td>
<td>0.6</td>
<td>0.5</td>
</tr>
<tr>
<td>Central O‘ahu</td>
<td>17</td>
<td>Native Hawaiian</td>
<td>3.5</td>
<td>0.2</td>
<td>1.7</td>
</tr>
<tr>
<td>Honolulu</td>
<td>11</td>
<td>Non-Hawaiian</td>
<td>2.6</td>
<td>0.5</td>
<td>1.2</td>
</tr>
<tr>
<td>Lihue/Anahola</td>
<td>16</td>
<td>Native Hawaiian</td>
<td>3.8</td>
<td>0.2</td>
<td>1.6</td>
</tr>
<tr>
<td>Kaua‘i</td>
<td>23</td>
<td>Non-Hawaiian</td>
<td>2.2</td>
<td>0.5</td>
<td>0.7</td>
</tr>
</tbody>
</table>

**Note.** This table documents that differences in household size, composition and bedrooms needed across the nine most preferred districts to live in between Native Hawaiians and Non-Hawaiians. For more detailed description of districts refer to Appendix C12-17. Legend. X= 50% of household reported one child within this age range. XX either >75% of households reported a child this age or at least a 50% chance of two children in this age range. HH *=Household size. ** Indicates there was one family in Puna that reported having 5 children.
More Native Hawaiians Want 3 or 4 Bedrooms

More Non-Hawaiians Want A Studio or 1 Bedroom

Results confirm previous studies that “unique & flexible” housing are needed for Native Hawaiians (Eschbach & Mickelsons, 1996)

- More affordable housing & housing assistance is warranted
- Consider the most effective use of land and various housing options
- Reassess existing housing policies to consider the housing needs of Native Hawaiians
- Consider size, location and child-friendly need for affordable housing units (More 3+ bedroom units)

Trends in Homeless Services to Native Hawaiians: 2010-2013

Power Point Presentation, April 2014.
Office of Hawaiian Affairs – Research Division, Special Projects
Honolulu, HI.

OUTDATED by 2014 PIT REPORT, May 2014
Trends in Homeless Services to Native Hawaiians: 2010-2013 (Fact Sheet)

Comprehensive analysis of:

1. **Point-In-Time (PIT) Homeless Counts, 2010-2013**
   - **No Native Hawaiian Counts** (Hawaiians combined with Pacific Islanders)
   - (2014 report includes some Native Hawaiian unsheltered data)
   - Trends in: Counts by Island, Sheltered, Unsheltered, Location, Shelter Capacity

2. **Homeless Service Utilization Reports, Hawai‘i, FY2010-2013**
   - Shelter and Outreach Services by County for Native Hawaiians

22% of Unsheltered Homeless Adults in 2014 Count were Native Hawaiian

% on of Native Hawaiians counted as Unsheltered Homeless Adults in 2014

Source: PIT, 2014

- **Adults Only**: 38%, 23%, 22%, 20%
- **Adult in Families**: 48%, 21%
- **Total**: 44%, 22%
Comparison of Homeless Statistics by Island reveals homelessness grew most on Hawai‘i Isle (2013-2014)


<table>
<thead>
<tr>
<th>Island</th>
<th>2013</th>
<th>2014</th>
<th>2014-2013</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kaua‘i</td>
<td>346</td>
<td>378</td>
<td>32</td>
<td>+9%</td>
</tr>
<tr>
<td>Hawai‘i</td>
<td>557</td>
<td>869</td>
<td>312</td>
<td>+56%</td>
</tr>
<tr>
<td>Maui</td>
<td>876</td>
<td>959</td>
<td>83</td>
<td>+9%</td>
</tr>
<tr>
<td>O‘ahu</td>
<td>4,556</td>
<td>4,712</td>
<td>156</td>
<td>+3%</td>
</tr>
<tr>
<td>Total</td>
<td>6,918</td>
<td>6,335</td>
<td>583</td>
<td>+9%</td>
</tr>
</tbody>
</table>

Increased Homeless by County (2013-2014, n=583)

- Hawai‘i, 312, 54%
- O‘ahu, 156, 27%
- Maui, 83, 14%
- Kaua‘i, 32, 5%
## Increased UNSHELTERED (2013-2014) Most on Hawai‘i Island among Children

Source. Compiled from Point-In-Time reports.

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Children in Families</td>
<td>106 +16 +18%</td>
<td>28 +3 +12%</td>
<td>137 +88 +180%</td>
<td>33 -15 -31%</td>
<td>304 +92 +43%</td>
</tr>
<tr>
<td>Non-Children</td>
<td>1527 +152 +11%</td>
<td>486 +56 +13%</td>
<td>521 +173 50%</td>
<td>267 42 +19%</td>
<td>2801 +423 +18%</td>
</tr>
<tr>
<td>Total</td>
<td>1633 +168 +11%</td>
<td>514 +59 13%</td>
<td>658 +261 66%</td>
<td>300 27 +10%</td>
<td>2801 +515 +20%</td>
</tr>
</tbody>
</table>

**Notes:** % Change between 2013 and 2014= [(2014/2013)-1]. In 2013 on Hawai‘i island there were 49 homeless children and a total of 397 unsheltered homeless persons.
Building Stability in Housing is a Kākou effort of the Ho’okuhuhua WaiWai working group

OHA’s ESS Targets:
- Home Ownership
- Rental Costs
- MFI

Research
- Renters Study 2013
- Homelessness 2014
- ESS Indicators Sheets

Advocacy
- Administrative and Legislative Advocacy

Resource Management
- ~80 home loans/yr
- 309 Rental Assistance
- 49 down payments

Working Group

2015+
Suggested Citation.

Point-In-Time (PIT) Homeless Reference.
State of Hawai‘i, Department of Human Services, Homeless Programs Office, The City and County of Honolulu, Department of Community Services. (2014). Statewide Homeless Point-In-Time Counts. Honolulu, HI.

Title picture credits.

OHA Research Disclaimer.
The data presented has been vetted for accuracy; however, there is no warranty that it is error-free. The data itself does not represent or confer any legal rights of any kind. Please use suggested citation and report discrepancies to the Office of Hawaiian Affairs Research Division (jodad@oha.org)
Average County Housing Costs:
Section 8 vs. Wait List vs. 2 BR Fair Market Rent (n=432)

Note. %=$Mean Housing cost/$FMR per county.

OHA, Hawai‘i Renters Study, 2013: Paper Reference. Figure 19.1, p.44.
# Key Statistical Findings

## Average Statistics

<table>
<thead>
<tr>
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<th>Section 8</th>
<th>Wait List</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Native</td>
<td>Non-Hawaiian</td>
<td>Native</td>
<td>Non-Hawaiian</td>
</tr>
<tr>
<td>% satisfied with current unit</td>
<td>81%</td>
<td>81%</td>
<td>41%</td>
<td>46%</td>
</tr>
<tr>
<td>Years on Wait List</td>
<td>-</td>
<td>-</td>
<td>70% = ≥3 yrs.</td>
<td>52% = ≥3 yrs.</td>
</tr>
</tbody>
</table>

## Section 8 vs. Wait List


<table>
<thead>
<tr>
<th></th>
<th>Section 8</th>
<th>Wait List</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Native</td>
<td>Non-Hawaiian</td>
<td>Native</td>
<td>Non-Hawaiian</td>
</tr>
<tr>
<td>Ave. household size</td>
<td>3.9</td>
<td>1.8</td>
<td>3.6</td>
<td>2.2</td>
</tr>
<tr>
<td>Ave. # bedrooms needed</td>
<td>3.1</td>
<td>1.8</td>
<td>2.8</td>
<td>2.0</td>
</tr>
<tr>
<td>% who prefer to own home</td>
<td>74%</td>
<td>46%</td>
<td>71%</td>
<td>48%</td>
</tr>
</tbody>
</table>

OHA, Hawai’i Renters Study 2013
84% Secure when Happy on Section 8

70% Insecure: Unhappy on Wait List

Housing Themes

- Multiple Happy
- Safety
- Health
- Location
- Landlord
- Affordability
- Space
- Need Home

Native Hawaiians very similar to Non-Hawaiians

OHA, Hawai‘i Renters Study, 2013, Figure 25.1-25.2, p. 57.