

2022 Community Alliance Partners Election Questionnaire



Housing and Homelessness

Candidates running for the following offices were invited to take this questionnaire: Governor of Hawai'i, Lieutenant Governor of Hawai'i, Hawai'i State Senate Districts 1-4, Hawai'i State House Districts 1-8, Hawai'i County Council. Candidates not featured did not respond to the questionnaire, or did not respond before the deadline. Candidates without photos featured did not provide a photo. Answers were not edited except to trim those exceeding the word limit.

Candidate responses are listed in a random order.

This questionnaire was developed and facilitated by Community Alliance Partners, a coalition non-profit, government, business, and community stakeholders and volunteers committed to ending homelessness on Hawai'i Island.

Community Alliance Partners DOES NOT endorse or oppose candidates. This questionnaire should not be taken as an endorsement of any candidate by Community Alliance Partners or its members. Views expressed by candidates in this questionnaire are their own.




Learn more about Community Alliance Partners by visiting communityalliancepartners.org.

Register to vote, check your status, or update your address at olvr.hawaii.gov by August 3. In Hawai'i, people with felonies ARE ALLOWED to vote in all elections.






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FEATURES CANDIDATES FOR GOVERNOR:

Duke Aiona	Josh Green	Caleb K Nazara	Vicky Cayetano	Van Tanabe
				

FEATURES CANDIDATES FOR LIEUTENANT GOVERNOR:

Ikaika Anderson	Sylvia Luke	Sam Puleasi	Tae Kim	Keith Amemiya
				

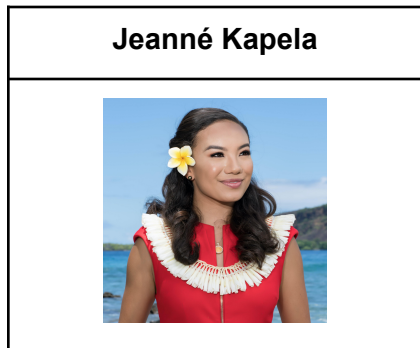
FEATURES CANDIDATE FOR STATE SENATE, DISTRICT 1:

Laura Acasio


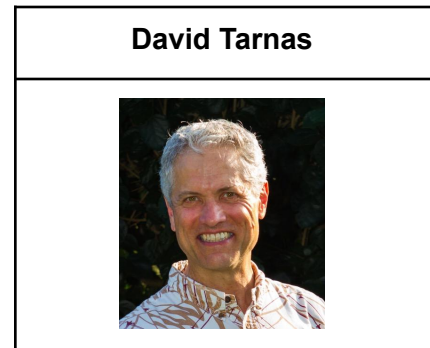
FEATURES CANDIDATES FOR STATE HOUSE, DISTRICT 3:

Christopher Todd	Shannon Lopeka Matson
	

STATE HOUSE DISTRICT 5:



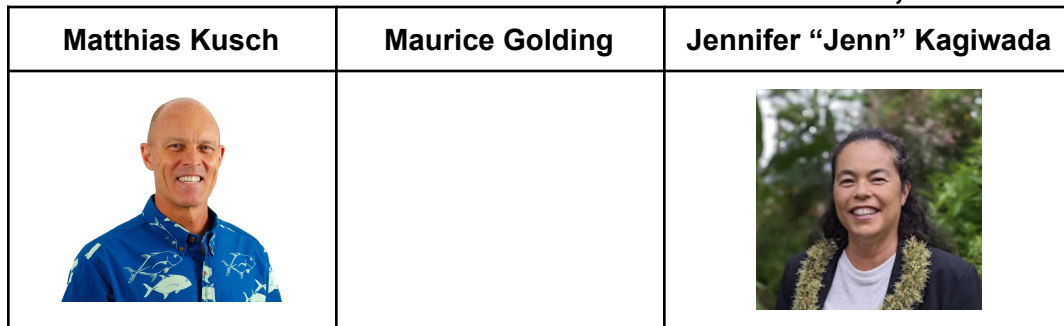
HOUSE DISTRICT 8:



FEATURES CANDIDATE FOR COUNTY COUNCIL, DISTRICT 1:



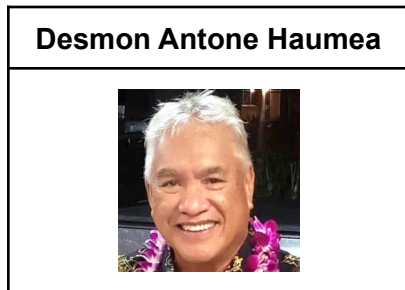
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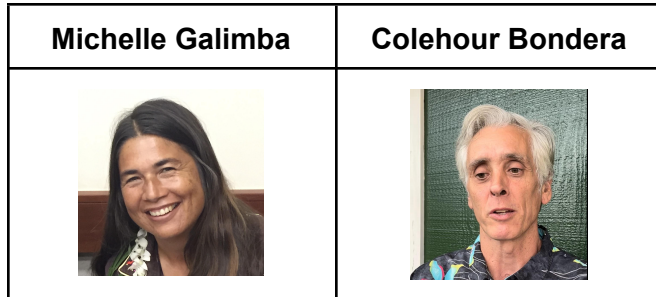
FEATURES CANDIDATES FOR COUNTY COUNCIL, DISTRICT 4:



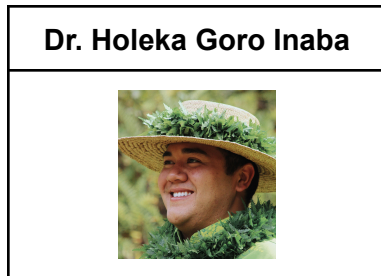
FEATURES CANDIDATE FOR COUNTY COUNCIL, DISTRICT 5:



FEATURES CANDIDATES FOR COUNTY COUNCIL, DISTRICT 6:



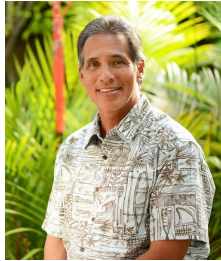


FEATURES CANDIDATE FOR COUNTY COUNCIL, DISTRICT 8:



FEATURES CANDIDATE FOR COUNTY COUNCIL, DISTRICT 9:



Candidates for GOVERNOR

Duke Aiona	Josh Green	Caleb K Nazara	Vicky Cayetano	Van Tanabe
				

Yes/No Questions

Question	Duke Aiona	Josh Green	Caleb K Nazara	Vicky Cayetano	Van Tanabe
Do you believe housing is a human right?	YES	YES	YES	YES	YES
Do you believe we have an affordable housing crisis in Hawai'i?	YES	YES	YES	YES	YES
Are you committed to ending family homelessness?	YES	YES	YES	YES	YES
Do you think that homeless sweeps are effective?	YES	NO	NO	NO	NO
Would you support legislation to limit rent increase?	NO	YES	YES	YES	NO

What programs or initiatives would you champion in an effort to increase access to affordable housing? According to HUD “affordable housing is generally defined as housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities.”

Candidate	Response (up to 200 words)
Duke Aiona	<p>We need thousands of affordable housing units for middle to low income families now, not 2, 5 or 10 years from now, which is the timeline for many of the current housing projects. Thus, the Governor needs to make this a top priority and bring together all stakeholders who have the authority and resources to create housing immediately along with developing and implementing a plan of action.</p> <p>One program I would like to champion is H.O.P.E. The Home Ownership, Personal Equity (HOPE) program enables individuals and families to save money for a down payment on their own home, simply by paying rent. Over time, families will actually earn equity on their rent, providing for a down payment on a home anywhere they choose to live.</p> <p>In regards to legislative appropriations, this is just one element to addressing this issue. The key is making sure that funds are used effectively and appropriately.</p>
Josh Green	<p>I am committed to creating Kauhale statewide as I began to do as Lt. Governor with some success. Housing is a human right and must be treated that way. We built the H4 medical respite and this has helped people. Affordable housing will be a top priority for my team.</p>
Caleb K Nazara	<p>Ho'olima hale housing project</p> <p>Property tax, utilities, reductions for property owners who join the project..</p> <p>Fixed rental rate for singles at \$500</p> <p>Fixed rate for a couples at \$800</p> <p>Fixed rate for small families up to two children add \$1000</p>
Vicky Cayetano	<p>Working with the legislature, my first act as Governor would be to proclaim a State of Emergency to accelerate the development of affordable homes. I will lead with a sense of urgency and work to enact policies that allow for expedited approval of construction permits, including accelerating housing projects taking place</p>

	<p>within the Department of Hawaiian Homelands. My affordable housing plan contains three elements: 1) Rent-to-Own, 2) Designated Workforce Housing and 3) Affordable Rental Communities.</p> <p>Rent-to-Own is aimed at those unable to make a down payment on the purchase of a home but could manage monthly payments. Under the Rent-to-Own plan, a tenant pays monthly rent which would function as a mortgage payment. Once the cost of the unit is reached with the monthly payments, the state would offer the tenant title to the unit.</p> <p>Dedicated Workforce Housing begins with identifying under-utilized state lands to allocate affordable rentals and housing for three key sectors of our community - Healthcare, Education, and Emergency Response. Hawai'i has critical shortages in these professions and one of the key reasons is the lack of affordable housing.</p> <p>Affordable Rental Communities will be family and kupuna friendly affordable rental projects that lend to a strong community</p>
Van Tanabe	<p>As Governor my plan is to build affordable housing and not rely on private developers. With the revenue generated from the Ohana Lottery the state will build 100 homes annually. These homes will be of the same quality as the private developers only 50% less. Private developers got into the housing industry to make a killing. The state will be entering the housing market to provide a service. Besides, if the people start buying all of the homes built by the state then the private developers will have no choice but to lower their prices to be competitive. When the state achieves providing affordable housing for the citizens then rent cost will surely start declining as well. Hawaii's politicians must make an adjustment to stop catering to foreign investors and start catering to the basic needs of the people of Hawaii. The basic needs of the people are to have access to a good education, good employment, safe food and water to consume, healthcare, decent housing, a safe community to raise your family. 74 Our politicians past and present have failed us terribly making life so difficult that we hear of families having to move to the mainland. Kaumaha loa.</p>

Why do you think that people are experiencing homelessness?

Candidate	Response (up to 200 words)
Duke Aiona	<p>Hawai'i's high cost-of-living is a big factor. The people of Hawai'i were already struggling before inflation made our state even more expensive. We need to stop increasing fees, taxes and other costs to our citizens that affect basic necessities such as food, housing, and transportation.</p> <p>Other factors that contribute to homelessness include mental health issues and substance abuse. There is also a lack of support and guidance for people who have been incarcerated and are transitioning back into the community.</p>
Josh Green	<p>Many people suffer from addiction or mental illness and become homeless, others struggle simply from poverty. All have PTSD after time on the street.</p>
Caleb K Nazara	<p>I believe the biggest part is their own personal thinking and self government. This is the hardest part in helping the homeless. Jesus never gave the homeless money or a house. He gave them a message that helped him realize they could get out of any situation. If you don't change the thought patterns you cannot change the living situation. That's why I relationship is a first in points.</p>
Vicky Cayetano	<p>It is a triage of reasons: 1) cost of living and the high cost of rent; 2) job loss that results in the inability to pay for housing; 3) individuals who suffer from mental illness and addiction. I would also add that there are some people who choose to live in a houseless environment instead of accepting the housing services that are available to them.</p>
Van Tanabe	<p>There's a variety of reasons why people end up on the streets of Hawaii. As Governor my solution for helping the homeless is to send state social workers wherever there are people on the streets. With the information gathered by the social workers we will know how they became homeless. Some may just need a higher paying job, others may lack a diploma or vocational training, some may have physical or mental disabilities, and there are those who have a drug addiction. We will even find many that don't belong in Hawaii, for these people we will send them back. We don't even know if they are criminals. This practice has been going on for decades and the government has done nothing about it. I've been criticized for this in the past, Hawaii lacks the resources to care for the nations homeless. It's difficult enough with</p>

	Hawaii's homeless. I'm willing to help the homeless just wanna make sure Hawaii is their home. The rest of the people requiring assistance can now be served better knowing their individual needs. I'll be relying on the religious community for assistance. God wants us to help the less fortunate. Sponsor a local homeless person.
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What interactions have you had with people experiencing homelessness? How would these experiences shape the way you would address homelessness if you were elected?

Candidate	Response (up to 200 words)
Duke Aiona	I have been working with many homeless programs and individuals through my service with our church's food pantry. These experiences have given me a "real" perspective of the problems and issues that our homeless population is facing. These include issues surrounding their jobs, rent increases, landlord relationships, mental health and substance abuse, and much more.
Josh Green	I am a physician for the homeless community frequently and I have build programs to help based on this direct experience. Homeless is often a medical problem, resulting in 3 decades of lost life and extreme suffering and cost. I have endeavored to be a national leader on this crisis and as a physician Governor will lead Hawaii and America toward a solution.
Caleb K Nazara	First our state needs to stop allowing other states to ship their homeless to Hawaii. In my experience homeless are no different. They are fellow humans and deserve some kindness and respect. In my Limited experience it all starts with a relationship . If they know you care then you can help. If they perceive that you see them as just "one of those" its over.
Vicky Cayetano	During my time at United Laundry, I've made it a point to support organizations that provide services to those in our community who face challenges including homelessness. I believe addressing homelessness from a State level requires a combination of funding, expertise and collaboration. There are many organizations across the islands and county initiatives that are in place. As Governor, I would bring the organizations and agencies together to have a real discussion on how we move forward to bring about solutions.

Van Tanabe	<p>My experiences with the homeless is mostly limited to them coming up to me asking for money. However I have heard people screaming in their tents, many times the arguments sound like domestic violence. Often I see people yelling at innocent bystanders or even to themselves. I've also noticed recently that they are getting bolder and aggressive, it's just a matter of time before someone gets assaulted. The problem is getting worse despite what politicians are saying.</p> <p>Homelessness is a serious problem that demands serious solutions. My solution to help the homeless will identify and address each of their individual issues so we can give them the best opportunity to stand on their own feet and become productive citizens in society. Many are beyond rehabilitation but that doesn't mean beyond help. Previously I mentioned sponsoring a local homeless person, what that means is every Sunday when the church passes the bowl around for donations it's usually for a poor child or family in some third world country. All I'm asking for is one Sunday for a poor local child or family. See the miracle happen before your very eyes. Hallelujah!</p>
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What do you see as the biggest barriers to creating more affordable housing for residents of Hawaii? What are your plans to mitigate or remove those barriers?

Candidate	Response (up to 200 years)
Duke Aiona	<p>A lack of coordination and leadership in bringing together ALL of the stakeholders from the private sector and public sector and committing to resolving the barriers that are driving the price of development up and delaying the construction of homes. There is also a lack of commitment to self-help programs that have proven to deliver quality affordable homes.</p> <p>I am eager to help bridge these gaps, and have already begun this process. Prior to this run for office I brought together a group of local developers, builders and financiers to discuss some of these issues of providing affordable housing, which is how the H.O.P.E. Program came to fruition. I plan to continue this collaborative leadership to find new and innovative ways to address our affordable housing crisis.</p>
Josh Green	Administrative delays and unnecessary hurdles must be lifted, we should maximize incentives and use state land

	appropriately to build immediately. DHHL is a major area of opportunity now.
Caleb K Nazara	Greed and mismanagement. All government has forgotten their responsibility as servant leaders chosen to manage the resources of its citizens for the betterment of the entire state. Drastic problems require drastic changes. As people we've lost our way and his government we've learned how to carefully manipulate and oppress are people. The plan is pruning. Somethings might be able to stay but a lot must be removed. The way things are that may be tough to do. But that's what I would do starting from my position as governor.
Vicky Cayetano	<p>For far too long, we have dealt with bureaucratic "Red Tape" which creates delays and increases costs. My plans include streamlining the construction permitting processes at the state and county levels – with input from state and county departments – to reduce time to construction and unnecessary duplication of approvals.</p> <p>I will lead with a sense of urgency and work closely with the legislature to enact laws that allow for reasonable approval of construction permits. It is time for all of us to come together to create a better Hawai'i and I am eager to lead us in building affordable housing and keeping our kama'āina home and our 'ohana together.</p>
Van Tanabe	<p>Commitment! How can you be committed to a project when you end up depending on someone else to do the job for you . Our politicians can only make land deals with private developers in exchange for a few dozen affordable homes, that's if you think \$600,000 is affordable. As Governor my solution is simple, eliminate the private developer and with the hundreds of millions of dollars generated from the Ohana Lottery the state will build a hundred affordable homes annually. You can still hire a private developer to build you a multimillion dollar custom home but we're talking about affordable homes for the majority of the local people. The state will also have to create better paying jobs so that we can reduce the cost of living in Hawaii. That's another solution I have is to create over 50,000 great careers throughout Hawaii so citizens can make their dreams a reality. Most young couples today have to work two or three jobs to make ends meet, but that also puts a tremendous strain on the relationship and takes away precious quality time from their children. If you want the job done right, do it</p>

	yourself, and be committed to
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Tell us about your familiarity with organizations that provide services and resources to community members experiencing homelessness in Hawai'i, particularly on the neighbor islands.

Candidate	Response (up to 200 words)
Duke Aiona	I am particularly familiar with Gil Aguinaldo and the leadership that he provided in building micro units in Puna with Catholic Charities during the lava eruption a few years ago. He has since continued his efforts with other projects.
Josh Green	I have worked intimately with many of our homeless providers and have started organizations to help. There probably isn't a single entity I haven't tried to show some support for in this field.
Caleb K Nazara	I'm not familiar with many. I had no idea the coalition had so many. But as a resident with a few periodic experiences, I have just been noticing the problem increasing. After finding out how many there are my biggest question is funding. There is obviously enough hands trying to help the situation.
Vicky Cayetano	As I meet with people across the state, I have learned how our homeless population continues to grow and how our nonprofits are stretched to its max. This is why I would like to have a coordinated approach that breaks down what is working and what services are lacking.
Van Tanabe	Honestly I'm not very familiar with any organization providing services to community members experiencing homelessness. However I can assume that most operate on donations and volunteer workers. I'll bring up the Ohana Lottery because of it's design to create hundreds of millions of dollars for the state so that we can address the issues and assist programs with the necessary funding. Our politicians seem to always put special interest projects like the Mass Transit before the special interest of the people. Our politicians have thrown away over 10 billion dollars on a choo choo that's going nowhere and it's only halfway finished. Imagine how many affordable homes we could've built, think of how many people we could have helped. Next they want to spend approximately one billion dollars to build a new stadium, that's five billion dollars in real

	<p>money.If you want the politicians to stop giving in to special 51 interest projects then we must stop the special interest money from corrupting the politicians. Money is the root of all corruption or evil. Greed is one of the seven sins.Something like that.</p>
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What specific actions can the next Governor of Hawai‘i take to close the housing affordability gap for low income wage earners?

Candidate	Response (up to 200 words)
Duke Aiona	<p>One action the Governor can do is help to lower the cost-of-living for Hawai‘i residents, so that people take more of their hard-earned paychecks home with them. One area that would have an immediate effect, especially on middle and low-income families, is to eliminate the general excise tax on food and medicine. Hawai‘i is one of only 13 states that tax groceries, and one of only 7 states that tax groceries at the same percentage as other goods. Low income earners a bigger percentage of their paychecks on food and medicine, so a proposal like this would greatly help these families.</p>
Josh Green	<p>We can leverage dollars much better, use public land where appropriate and provide infrastructure to jump start affordable housing. I am willing to use emergency powers to do this if necessary,</p>
Caleb K Nazara	<p>I believe legislation should pass a law that does not allow anyone moving to Hawaii to build a new home, or buy a new appointment, and turn around to sell it without living in it for at least 10 years. Maybe even 15 years. This drives up property taxes and causes permanent residence to suffer.</p>
Vicky Cayetano	<p>One of the elements of my Affordable Housing Plan is called Rent-to-Own. An individual or family unable to make a down payment on the purchase of a home but could manage monthly payments could qualify for Rent-to-Own housing. It would allow them to pay monthly rent which would function as a mortgage payment. Once the cost of the unit is reached with the monthly payments, the state would offer the tenant title to the unit.</p>
Van Tanabe	<p>As I mentioned earlier Governor Tanabe will build hundreds if not thousands of affordable homes with the</p>

	revenue created by the Ohana Lottery and at the same time create tens of thousands of great careers in every community from Hilo to Hanalei. Thus bridging the gap of affordable homes and working citizens. I'm the only one who has any real solution to resolve the issues.
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What is your plan to address the affordable housing crisis? Please list specific actions you would take if you are elected.

Candidate	Response (up to 200 words)
Duke Aiona	With the median home price at \$1.15 million, many local families cannot simultaneously pay rent and save to buy a home. In order for families and individuals to stay in Hawai'i, they need to escape rising housing costs. The Home Ownership, Personal Equity (HOPE) program enables individuals and families to save for a down payment on a home, simply by paying rent. Over time, families earn equity on their rent, providing for a down payment. Current housing policies are a band-aid that doesn't solve the problem residents face with rising rents and long-term planning. Providing lower and middle income families with an opportunity to own their own home gives families and their future generations an opportunity to stay in Hawai'i. This program will not require an increase in taxes and is expected to help more than 5,200 families in its first year alone. Over time, these individuals and families will be able to secure their own housing and achieve their dream of owning a home. Another program that would produce affordable homes are self-help programs, which have proven they can produce home ownership of quality built homes and communities at an affordable price.
Josh Green	I will provide land to build on, reduce admin barriers, increase funding and disposition every DHHL promise I can as soon as humanly possible. There will be a housing executive in my office and our cabinet will make this our top priority.
Caleb K Nazara	Revoke the 20% property tax increase without public consent placed on Hawaii residents by the County and apply it to legislation and high level government officials. Open tax incentives or reductions for residents willing to

	<p>provide extra housing. And set the rental rate for singles at \$500, couples \$800, and small families \$1000-\$1200.</p> <p>Renovate and repurpose old hotel properties into housing.</p>
Vicky Cayetano	<p>Under a Cayetano Affordable Housing Plan, the approach will include:</p> <p>Design-build construction - a method of project delivery in which one entity - the design-build team - works under a single contract with the project owner to provide design and construction services. One entity, one contract, one unified flow of work from initial concept through completion.</p> <p>Explore the feasibility of designating a portion of Hawai'i's \$2.8 billion federal infrastructure grant to develop and construct the infrastructure needed for affordable rental housing projects and other costs.</p> <p>Seek financial advice from experts on issuing a massive revenue bond offering at low debt service rates.</p> <p>Work with the construction industry to arrive at a wage stabilization agreement, providing good-paying jobs to tradesmen and journeymen without making it financially impossible to build out new affordable residential areas.</p>
Van Tanabe	<p>As Governor my solution is to build hundreds of homes using the revenue generated from the Ohana Lottery and at the same time creating over 50,000 great careers to increase everyone's earning capability. In other words reduce the cost of living in Hawaii. There are many more problems facing Hawaii and I have solutions to improve education by raising our children's national test scores and by increasing the percentage of students continuing on to college. A solution that provides affordable long term care by opening senior centers across the state from Hilo to Hanalei. This is very important because it will allow our kupuna to remain in the communities that they have lived in for most of their lives. I have solutions that will achieve food sustainability and energy independence. I also have a solution to diversify our economy. Do you really believe that the other candidates have any real solutions? Ask them. If their response is that they promise to work hard or even fight for you. They're just</p>

	giving you the SOS. 73 Remember, if you want to know you have to ask. The news reporter only ask them “How much money have you raised. For real solutions vote
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Would you support making state lands accessible for building affordable housing?

Candidate	Response (up to 200 words)
Duke Aiona	Absolutely! This is a key element to building affordable housing.
Josh Green	Yes. Absolutely.
Caleb K Nazara	<p>Yes. Aren't the people part of the state? If you can build a \$600,000 fence that only collect weeds on state property why not?</p> <p>In addition, try to use local companies to develop, plan, and manage. Just because it's housing it does not have to look crappy. How about building some self-esteem for the people and making them feel like they are valuable. Housing projects always have a tendency to look second rate. That's unacceptable.</p>
Vicky Cayetano	Yes. My Affordable Housing Plan begins with a statewide inventory partnering with regional lawmakers for appropriate land options to build a statewide inventory of sites for affordable rental housing units. We would then work on financing that results in jobs for the architectural and construction sectors. Qualified residents would enter into a 55-year lease. Should the tenants wish to sell the unit, they will pay the state a portion of the profits under a shared agreement plan. If the tenant wants to sell the unit, it will be subject to a shared appreciation agreement with the state, which entitles the state to a portion of the net proceeds. This concept gives the tenants who are unable to afford a down payment the opportunity to own their own home without moving to another state.
Van Tanabe	Yes, you are not going get affordable if you build them on private land.

What qualifications would you consider to be the most important when choosing the next Governor's Coordinator on Homelessness?






Candidate	Response (up to 200 words)
Duke Aiona	The most important qualifications for the next Governor's Coordinator on Homelessness is personal experience in addressing homelessness and heart, energy, and spirit for the issue.
Josh Green	Compassion, a strong work ethic, a willingness to take action immediately.
Caleb K Nazara	Their salaries. Then their attitude toward the position. Do they have a mindset as a public servant or a public dictator. Willingness to get out of their comfortable offices and get out on the street with those who are actually putting forth the effort to change the problem permanently.
Vicky Cayetano	The next Coordinator on Homelessness must have strong relationships with service organizations, be passionate about resolving homelessness and who has the ability to bring and localize successful models from other states and cities. For example, during the last decade more than 25,000 homeless people in Houston were moved directly into apartments and houses.
Van Tanabe	Understanding, communication, sincerity, commitment, caring, compassion, fairness and honesty.

Would you like to elaborate on any of your response(s) to the "Yes/No" questions?

Candidate	Response (up to 200 words)
Duke Aiona	<p>Housing is a basic necessity for every human person.</p> <p>I am in support of homeless sweeps if they are done strategically; meaning that the goal cannot just be to move people out of a certain area because of community complaints.</p> <p>While limiting rent increases seems like it would help ensure the availability of affordable housing, in the long-term, in reality, it would just make the affordable housing crisis even worse for our local families. Limiting</p>

	rent increases would discourage people from renting their homes, and instead incentivize them to sell their homes to wealthy outsiders that can afford it. This would result in less inventory, and increase the cost of housing.
Josh Green	I hope that my record as a physician and Lt. Governor, having built Kauhale, H4 and fought everyday on this critical issue, recommends me to our people so that I can as the Chief Executive solve this crisis.
Caleb K Nazara	<p>Housing is a right. But it is also a responsibility use whatever ability you have to produce and support yourself. It can't be just a hand out but more a hand up.</p> <p>Sweeps only work if you have a place for them to go. Or they jus become momadic and Now more money is wasted.</p> <p>Legislation to limit rent is a yes. And more than that legislator salaries should be cut. Why doesn't our government absorb some of the suffering that the taxpayer does to give them their inflated salaries.</p>
Vicky Cayetano	I believe affordable housing is a human right.
Van Tanabe	I wouldn't legislate to put a cap on rent increases only because after I become Governor the cost of buying a home will drop dramatically and the cost of a rentals will follow right behind. There will be a cap on state public housing.

Candidates for LIEUTENANT GOVERNOR

Ikaika Anderson	Sylvia Luke	Sam Puleyasi	Tae Kim	Keith Amemiya
				

Yes/No Questions

Questions	Ikaika Anderson	Sylvia Luke	Sam Puleyasi	Tae Kim	Keith Amemiya
Do you believe housing is a human right?	YES	YES	YES	YES	YES
Do you believe we have an affordable housing crisis in Hawai'i?	YES	YES	YES	YES	YES
Are you committed to ending family homelessness ?	YES	YES	YES	YES	YES
Do you think that homeless sweeps are effective?	NO	NO	NO	NO	NO
Would you support legislation to limit rent increases?	NO	NO	YES	YES	NO

What programs or initiatives would you champion in an effort to increase access to affordable housing? According to HUD “affordable housing is generally defined as housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities.”

Candidate	Response (up to 200 words)
Ikaika Anderson	<p>To facilitate an increased inventory of affordable housing for residents, the State should:</p> <ul style="list-style-type: none"> • Review and update the definitions for affordable housing so that they are not rooted in market-based applications, which tend to work against individuals and families in the rental market whose earnings are at 60% of area median income (60 AMI) and below. • Review the existing inventory of underutilized State and county properties for potential use as sites for affordable rental housing, particularly on Oahu. • Consider alternative means of funding and building affordable housing units such as a non-profit development corporation, and explore and consider all opportunities to offset or lower development costs. • Encourage DHHL to diversify its own mission beyond the traditional homestead model through the development of affordable rentals for Native Hawaiian beneficiaries, many of whom cannot presently afford to build and own their own homes.
Sylvia Luke	<p>Creating affordable housing stock is a critical investment into the future generations of Hawaii’s families. As Finance Chair, I used a hands-on approach and worked on solutions, including using federal money to help create more supply of affordable housing. We also extended tax credits to increase the supply of low-income rentals. Few years ago, I provided \$200 million, the largest one time funding, to the Rental Housing Revolving Fund. That infusion of funds has been used to develop 1300 new units. This year I increased that amount to \$300 million. It is expected that the money will generate 1700 new units. If elected as LG, I will work with both the State and the Counties to fast track some of these projects so that units get built quickly. Building new inventory is not enough. Many residents cannot afford to pay the rent that's being charged. That is why I not only provided funding for rent subsidies but also found ways to use federal TANF funds to supplement people's rent, as much as \$500 a month. I will continue to find innovative ways to decrease the burden of rent and housing costs.</p>

Sam Puleasi	<p>I will propose a partnership with the State and service providers to create a Joint City-State Permanent Supportive Housing Project in Honolulu. City funding for this project is provided through an appropriation from the City Affordable Housing Fund. One-half of one percent of real property tax revenues are deposited to this fund to provide and maintain affordable housing for persons earning less than 50 percent of the City's median household income. The State of Hawaii now has 26,003 affordable housing units in its total inventory, according to data in May 2021 from the Hawaii Housing Finance and Development Corporation. But the only effective solution to homelessness is – housing. Rapid re-housing is an intervention designed to help individuals and families quickly exit homelessness and return to permanent housing through rental assistance paired with intensive case management. The single biggest thing that I will do to reduce homelessness is write grants for Federal housing assistance: Federal housing programs are one of the most successful housing-based solutions to reduce homelessness. The two largest federal housing programs are public housing and federal housing vouchers, known as Housing Choice Vouchers or Section 8 vouchers.</p>
Tae Kim	<p>Hawaii needs comprehensive poverty assistance program to include DOH, DOE and DHS to work in concert with private companies to bring about changes and assistance to 80% of our residence who lives hand to mouth from month to month and from day to day. We need to re-define the meaning of affordability when approving developments' request for any residential constructions. We need to amend/repeal many building codes to build more "affordable" homes for all people, not just your median income household</p>
Keith Amemiya	<ol style="list-style-type: none"> 1. Build water and infrastructure capacity, where appropriate, to incentivize development of housing local families can afford. Reducing infrastructure costs make affordable housing developments feasible for developers and reduce the costs to occupants. 2. Make state lands available for low or no cost for affordable housing to be developed, where appropriate and where sufficient infrastructure exists. 3. Shifting land inventories in the state to exchange state property suitable for housing development be provided to the Department of Hawaiian Home Lands, the State's largest affordable housing developer, who is currently saddled with tens of thousands of

	<p>acres of undevelopable properties.</p> <p>4. Provide zero-interest down payment assistance to first time homebuyers. Many homebuyers, even in the families making 30% or less of the area median income, do not qualify for various forms of existing assistance, but struggle to qualify for financing. Down payment assistance will lower barriers to ownership.</p>
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Why do you think that people are experiencing homelessness?

Candidate	Response (up to 200 words)
Ikaika Anderson	<p>There are many more people living on the margins in Hawaii than most of us would care to admit, essentially living paycheck to paycheck. Less than 40% have more than \$500 in savings for emergencies. 59% are a couple paychecks away from potential homelessness. The root cause is primarily economic. People at risk of homelessness include:</p> <ul style="list-style-type: none"> • Families who suffer the sudden loss of income from a primary breadwinner through unemployment, illness or death. • Persons with physical and mental disabilities which render employment difficult to problematic, leaving them one caregiver or good Samaritan away from the streets. • Children being raised by people other than their natural parents, such as grandparents (as was my own case) or an aunt or uncle, leaving them one provider away from indigence and homelessness. <p>That's the reality of life on the margins. That's why maintaining the social safety net is so important.</p>
Sylvia Luke	<p>There is no easy or single set of factors leading to homelessness. The 2022 "Point In Time Count" reported by Partners in Care Continuum of Care found 54% could be categorized as "chronically homeless" although 76% were homeless for one year or more. Most 65% suffered from disabling conditions, while 35% were physically or developmentally disabled preventing them from being able to work (35%). Many were mentally ill (38%) and many suffering from substance abuse (33%). But, 11% were employed and 12% were veterans. This snapshot demonstrates the wide range of issues that many of these homeless individuals face. While there is obviously overlap, it simply demonstrates that there is no one or small causes, and no one or mere handful of solutions.</p>

	More importantly, this means government – federal, state and county – to be working in coordination, along with the multiple state agencies – human services, veterans services, health, judiciary, public safety – all working on the same plan , and most critically, in cooperation with our community and nonprofit partners. Otherwise, many of these people will continue to fall through the cracks and be stuck in the cycle of needing help, but being misdirected into the places that can assist them.
Sam Puleasi	I view homelessness as a symptom of a larger problem that involves the local economy, income disparity, the cost of living, gentrification, property values, affordable housing and education. I prefer treating the underlying causes of the problem rather than just taking short-term palliative.
Tae Kim	Due to high costs of living and wages not keeping up with the cost of housing. Homelessness has developed into its own sub-culture of just living off the streets. This impacts health and public safety concerns for all residence of Hawaii. We must build public- private partnerships to end homelessness. It's already out of control and people must not be complacent about it. We must have plan and means to pay for all the social economic programs, including mental health.
Keith Amemiya	Certain factors tied to various demographics, including generational poverty, incarceration, lack of access to mental health treatment, and the rapidly rising cost of housing in general all contribute to the likelihood of an individual experiencing homelessness. The decisions families are forced to make when contemplating paying for housing, or food, medical care, child care, childrens' education, and outstanding debts are often not made lightly - and outdated policies that do not treat housing as a basic human right punish families for making these incredibly difficult decisions.

What interactions have you had with people experiencing homelessness? How would these experiences shape the way you would address homelessness if you were elected?

Candidate	Response (up to 200 words)
Ikaika Anderson	In 2019 as Honolulu City Council Chair, my office partnered with the office of the lieutenant governor and the Waimanalo community to establish Hui Mahi'ai 'Aina, a tiny-home communal village modeled on the kauhale concept offering shelter and

	<p>wrap-around services to our homeless population. In November 2021, the first official kauhale opened in Kalaeloa, which proves that this style of communal village living with wrap-around services is successful. As lieutenant governor, my office will identify state-owned lands across Hawaii where additional kauhale are feasible, and work with the governor and local communities to establish more of these villages to service our homeless 'ohana. Rather than forcing people into shelter, the kauhale concept is modeled on communal living where every family takes ownership in the village's success by pitching in to kokua one another, thus creating an environment that people want to willingly join. The kauhale model is a proven success, and it is absolutely logical to expand this concept across the state</p>
Sylvia Like	<p>While I was a legislator, I got to visit many facilities including IHS, community health clinics and hospitals and hear from individuals impacted by homelessness. I have heard heartbreaking stories from family members and people in the community. Those stories drive my decisions and my desire to provide better services. As Finance Chair, the state has appropriated millions into programs for homelessness - housing solutions, ohana zones, wrap around services for families. But, it is clear this is not just a matter of money and resources. This requires bona fide leadership and coordination — someone willing to break down the multiple silos of state departments - health, human services, veterans, judiciary; someone willing to work across federal and county jurisdictions and programs; someone that can help bring together community and nonprofit leader and organizations on the ground. We need government as a whole working on a unified and cooperative plan because there are different types of people that are homeless with different conditions, causes and barriers. And there needs to be better coordination to ensure we find the right approach to each different population.</p>
Sam Puleasi	<p>As a long serving neighborhood board member and a long serving region chairman for the democratic party and active community leader, I spearheaded, coordinated and encouraged events advocating for homeless people with their issues and rallied, testified in support of legislations and many party and community protests deemed necessary to cope with such issue.</p>
Tae Kim	<p>As a lawyer, I have been representing indigent criminal defendants for the past 30 years. Most of my clients do not have permanent homes and take shelter in correctional facility. I am very aware of where they're coming from and where they're headed, nowhere. Mental health and substance abuse must be</p>

	addressed in conjunction with homelessness.
Keith Amemiya	My work with Kahauiki Village, which houses over 100 previously homeless families, made an important impression on me personally, showing how many hard working families struggle to survive here on our shores, despite all efforts to provide for their families. The project succeeded due to the strength of the political will of all involved in the project, an infusion of fresh ideas and optimism, and rejecting the typical “no can” attitude we often see in government. If we want to meaningfully address homelessness, we need to facilitate inter-agency cooperation that starts from a place of yes and encourages innovation. The lasting effects of a creative housing opportunity for previously homeless families, like Kahauiki Village, motivate me to expand on the concept to reach as many individuals as possible.

What do you see as the biggest barriers to creating more affordable housing for residents of Hawai’i? What are your plans to mitigate or remove those barriers?

Candidate	Response (up to 200 words)
Ikaika Anderson	Speaking as a former member of the Honolulu City Council, it’s a myth that that Oahu is not zoned properly for adequate housing inventory. Rather, our commercial housing market has prioritized the development of high-end luxury/investment properties, particularly in Kakaako, which is under State jurisdiction. What isn’t being built is the type of housing that most local residents can afford. And the most acute housing need is affordable rentals, not fee simple purchase. Housing studies identified single adult males and single mothers with children as the most in need of affordable rentals. Yet State and county housing policies are stuck in a 20th century time warp, still encouraging the construction of suburban 3-bedroom, 2-bath single family tract homes, particularly on former agricultural lands in western Oahu. While that may be in the best interest of landowners like Castle & Cooke, it really doesn’t help those most in need. These aren’t really barriers per se, so much as they’ve been deliberate policy choices. If there is a barrier to the creation of affordable housing, it’s been our own lack of resolve and initiative. We’ve become far too comfortable talking about the problem, and none too adept at actually dealing with it.
Sylvia Luke	One of the barriers to creating affordable housing is the cost of infrastructure. Infrastructure cost adds about \$200,000 to a home price. I would work with the legislature and the administration to set up a program that would provide loans to developers to defray

	<p>the initial up-front investment of those infrastructure costs. In return, the developer must agree to keep the home price below a certain amount that is aimed at affordable housing costs. We need to try different and innovative way to address the affordable housing issue.</p>
Sam Puleasi	<p>Impact fees pose the greatest barrier to affordable housing when they are regressive or disproportionate to actual development costs. Unlike property taxes, which are based on home value, impact fees can be regressive if they are assessed on a per-unit basis. Main affordable housing strategies include expanding state affordable housing rental and homeownership programs, permanently expanding the state Low-Income Housing Tax Credit program, providing funding to local jurisdictions, and allowing denser development in high-opportunity areas for affordable</p>
Tae Kim	<p>There's no means to create more affordable housing. No funds to pay for them. Developers have no incentive to create more affordable housing for low income people. We must inform and educate the people of the need for more affordable housing, what it means to be affordable. Politicians don't really care to solve the homelessness, there's nothing in it for them. People in poverty don't vote and they don't contribute to elections.</p>
Keith Amemiya	<p>The primary barrier to addressing houselessness is addressing the lack of affordable housing for Hawai'i's residents. With over 20,000 rental and for-sale units needed on O'ahu alone, coupled with one of the highest housing costs in the country, even the lowest cost units are out of reach for many of our residents. The state can invest in actual housing by (1) utilizing the resources it has, such as available land under the control of non-housing agencies, and leveraging federal, state, and private partnerships, to build new rentals for lower income individuals and our kūpuna; (2) supporting efforts to build communal and shared housing that addresses the needs and lifestyles of kūpuna, millennials, and low-income individuals, such as Kahauiki Village; and (3) working across agencies to provide housing opportunities for individuals who need mental health and/or substance use disorder support services.</p>

Tell us about your familiarity with organizations that provide services and resources to community members experiencing homelessness in Hawai'i, particularly on the neighbor islands.

Candidate	Response (up to 200 words)
Ikaika Anderson	<p>As Honolulu City Council Chair, I worked with Mental Health Kokua, Inc. (MHK) and my City Council colleagues to establish the Punawai Rest Stop in Iwilei, a hygiene center providing free restrooms, showers, and laundry facilities to homeless men, women and children within a clean, safe and dignified environment. All services are at no cost to patrons, who are safe from illegal activity and are also provided information, referral materials, as well as homeless case management services, which include assistance applying for housing. I also worked with Hawaii Homeless Healthcare Hui (H-4) & Sen. Jarrett Keohokalole to establish a Joint Outreach Center in Kaneohe that offers wrap-around services to our homeless. I helped establish Hui Mahi'ai 'Aina in Waimanalo, a kauhale tiny-home village that provides shelter & services. As Lt. Governor, I will work with neighbor island county councilmembers & state legislators to duplicate these efforts across the state in those communities that desire these services.</p>
Sylvia Luke	<p>As Finance Chair, I did site visits at Institute for Human Services, Waikiki Next Step Shelter, RYSE Hawaii and Hale Kipa Youth Shelter.</p> <p>During my time as Chair of the Committee on Finance, Grant in Aid awards were given to key organizations that serviced persons who were and are experiencing homelessness - many of them servicing the neighbor islands: Alea Bridge (Wahiawa) – Now named Achieve Zero Bridge the gap between resources and clients who are homeless. Catholic Charities (Oahu) Affordable housing community Community Clinic of Maui Founded to meet the community for health services for the homeless and underserved.</p> <p>Domestic Violence Action Center (Statewide) Provides services to domestic abuse survivors, supports that often keep clients from homelessness.</p> <p>Family Promise of Hawaii (Statewide) Provide housing and support services to families with children experiencing homelessness Gregory House Programs (Oahu) Community Residential Program including bridge housing for homeless or at risk for homeless individuals experience substance abuse and</p>

	<p>mental health barriers Hale Kipa Youth Shelter (Oahu) Emergency service for youth shelter Hale Mahaolu (Maui) Senior and Adult Disabled/Chronically Ill Care</p> <p>Hawaii Homeownership Center (Statewide) Helping to educate and create first time home buyers</p> <p>Hawaiian Community Assets (Statewide) Emergency Housing Bridge Loans for At-risk</p>
Sam Puleasi	<p>Addressing the issue of homelessness are a wide range of people and organizations. Top government officials and agencies at the state and county level are involved, as are nonprofit social-services agencies, outreach groups, and religious organizations that assist homeless people with food, health and shelter. Many representatives of these latter groups are also public advocates for finding ways to reduce and end homelessness. Here is a list of the main agencies and groups that provide services for or advocate for homeless persons:</p> <p>Hawai'i Housing Alliance</p> <p>HHA advocates for affordable housing and assists clients with housing and household items.</p> <p>Homeless Services Agencies/Programs (Hawai'i State Department of Human Services)</p> <p>Hawai'i Public Housing Authority</p> <p>HPHA develops affordable housing and manages public housing.</p> <p>City and County of Honolulu Community Assistance Division</p> <p>Provides rental assistance and low-income housing.</p> <p>Aloha United Way</p> <p>AUW connects persons in need with service providers. Services include rent payment assistance and utility bill payment assistance.</p> <p>Waikiki Health Center</p> <p>Waikiki Health Center operates the Next Step homeless shelter in Kaka'ako and manages other programs for homeless persons.</p>

	<p>Institute for Human Services</p> <p>IHS is a non-profit organization that provides shelter, food, and other services to homeless persons.</p> <p>Pacific Gateway Center</p> <p>PGC</p>
Tae Kim	<p>There are number of very good and very important organizations that assist with poverty and homelessness, but they are barely maintaining the status quo and not improving the situation. Again, we need to establish and support public-private organizations to fund these social programs.</p>
Keith Amemiya	<p>We have many passionate and committed community-based organizations that do important work and need a partner in the State and Counties to support their work and provide housing opportunities to connect with those in need of housing. Organizations such as Partners In Care on O'ahu and Bridging the Gap across the neighbor islands provide important coordination points. Catholic Charities, Aloha United Way, Institute for Human Services, Parents & Children Together, and Mental Health Kōkua, have provided services across the state for decades and can provide important lessons around what chronic issues need addressing. Organizations on O'ahu such as RYSE, Hawai'i Health and Harm Reduction Center, and Achieve Zero, have begun more recently but bring important trauma-informed and person-centric innovative programs to address the unique needs of their clients, such as homeless youth and LGBTQIA persons. What we hear time and again is that these organizations need a meaningful and sustained commitment to their programs as well as housing options so people can exit into housing rather than cycle back over and over through the system.</p>

What specific actions can the next Lieutenant Governor take to close the housing affordability gap for low income wage earners?

Candidate	Response (up to 200 words)
Ikaika Anderson	<p>The lieutenant governor should be a team player, someone who can take direction from the governor without regard to ego. I'm willing to insert myself into public policy discussions when I feel it necessary, but let's remember that the governor calls the shots</p>

	<p>here, not the lieutenant governor.</p> <p>That said, a 2019 study by the Economic Research Organization of the University of Hawai'i (UHERO) found that as of 2014:</p> <ul style="list-style-type: none"> • 54% of all renter households in Hawai'i were "cost-burdened," spending more than 30% of their income on housing. • For renter residents at 30 AMI, 87% were cost-burdened. • The housing wage was \$31.54, while the estimated mean hourly wage for renters in Hawai'i was \$13.86, which would require an individual to work 91 hrs. / wk. to afford a 2-BR apartment in Honolulu at fair market rate. <p>Since 2014 is the last year for which those statistics are available, it's highly likely that they've since increased. Therefore, as an immediate first step, I'd work with the Legislature to amend the definition of "affordable housing," stipulating as a matter of public policy that Hawaii families should not have to spend more than 25% of their monthly household income on</p>
Sylvia Luke	<p>The legislature has passed several good bills that created a foundation for low-income wage earners – but we need a strong executive and someone that can help implement these laws. If elected as Lt. Governor, I will do what I have always done on tough issues that come before me in the House – I will have a hands-on approach, listening and learning more about the issue and problem and then working tirelessly to put a plan into action. This past session, we passed several key bills to help vulnerable populations such as the Native Hawaiian community, low-income families and runaway youth; communities that tend to face more instances of unstable housing. HB2511 appropriated \$600 Million to develop housing in all counties for native Hawaiians on the DHHL list. SB3048 funded \$300 Million into the Rental Housing Revolving Fund to add another 1,700 units for families with incomes at or below 100% of the median family income. Similarly, HB2233 also provides assistance to families facing financial and housing challenges. But, there is more work still to be done. If I am elected as the Lt. Governor, I will continue to work with the Legislature to build on the success of this</p>
Sam Puleasi	<p>The home purchase affordability gap is defined as the difference between the price that the average household can afford to pay for a home and the median price of housing on the market. We then examine two of the most likely potential causes. First, low incomes lead households to spend most of their income on</p>

	necessities, like housing. Second, government regulation, in part designed to improve quality, can increase the cost of housing so that it is unaffordable.
Tae Kim	The housing affordability gap can't be closed without the means to support the many social programs needed in our community. Much of the low income wage earners depends social programs to assist their situation. Tourism is insufficient to fund the program, we mustn't over burden the residents by raising taxes, and we can't wait around for the Federal Government handouts. We must explore foreign investment in renewable energy to create jobs, energy independent and generate more income for the State (i.e, solar power and all things solar related).
Keith Amemiya	I previously mentioned proposing zero-interest down payment assistance for low income wage earners - particularly to help target the gap of low income individuals ineligible for support because they make too much, but without the means to purchase a property. In addition, supporting the development of additional inventory specifically for low-income individuals would alleviate some of the pressure in an already highly competitive market.

What is your plan to address the affordable housing crisis? Please list specific actions you would take if you are elected.

Candidate	Response (up to 200 words)
Ikaika Anderson	<ul style="list-style-type: none"> • Review and update the definitions for affordable housing, particularly in the rental market, so that they are not rooted in market-based applications, e.g., how much a prospective tenant can afford, but rather upon a region's area median income, which tends to be a more reliable indicator of affordability for residents. • Review existing inventory of underutilized State and county properties for potential use as sites for affordable rental housing, particularly in the City and County of Honolulu. The repurposing of underutilized City properties as sites for affordable housing development enjoys a distinct advantage over proposed projects on private property. The City has leverage, as it can offer site control to a development entity on condition that a majority of apartment or condominium units be reserved for tenants at 60-80 AMI or below for no less than a period of 50 years. • Consider alternative means of funding and building affordable housing units, such as a non-profit development corporation. For

	<p>example, nonprofits can avail themselves of project funding through the federal New Markets Tax Credits program, which can fund approximately 30% of a project's costs, provided that at least 20% of said property's income is subsequently derived from commercial</p>
Sylvia Luke	<p>As Lieutenant Governor, I will:</p> <ul style="list-style-type: none"> • Continue supporting the Hawaii Housing Finance and Development Corporation, the Hawaii Public Housing Authority, and the Department of Hawaiian Home Lands in their mission, and advocate for them to get more resources and funding. • Fight for additional resources to address the 36,155 needed units as projected by the Department of Business, Economic Development & Tourism • Continuing to be a budget hawk, ensuring that the significant investments made by the Legislature during session 2022 are properly invested to address the Housing needs of Hawaii's families • Engaging with government, non-profit, and private sector stakeholders to ensure that all of Hawaii's families will have access to affordable housing and building a future for all of Hawaii's families
Sam Puleasi	<p>Hawaii is currently facing one of the worst homeless epidemics in the country with the highest rate of homelessness per capita in the nation. It will be the number one priority as Lieutenant Governor to work towards solutions for our homelessness crisis which has a devastating social and economic impact on our state. The most successful intervention for ending chronic homelessness is permanent supportive housing, which couples permanent housing with supportive services that target the specific needs of an individual or family. In addition to providing a yearlong environment that is comfortable for outdoor living, I will also provide a number of city, state and federally-funded programs that help homeless people within its city limits. ...</p>
Tae Kim	<p>First, we must find means to address creating more housing. We must invite investment in all things solar, including manufacturing companies. We must explore gaming in Hawaii, to generate billions of dollars in revenue. Second, comprehensive plan to implement the ideas, comprehensive poverty assistance program, to include DOE, DHS and DOH, to assist in housing, mental health, substance abuse and education. Third, amend</p>

	building codes to allow for building more affordable homes
Keith Amemiya	<p>In addition to the initiatives I proposed in response to the first question, I think it's clear that there are steps to be taken within state government itself to ensure that those initiatives succeed.</p> <ol style="list-style-type: none"> 1. Establish a working relationship with the Governor's office to specifically address the affordable housing crisis. 2. Convene working groups between Cabinet members whose agencies impact housing or are housing-adjacent to create more collaborative solutions, including but not limited to: <ul style="list-style-type: none"> Department of Business, Economic Development, and Tourism (HHFDC) Department of Hawaiian Home Lands Department of Health Department of Human Services Department of Land and Natural Resources 3. Work through Cabinet members to ensure that state agencies and agency staff are accountable, transparent, and following through on key priorities.

Would you support making state lands accessible for building affordable housing?

Candidate	Response (up to 200 words)
Ikaika Anderson	<p>Yes. I would also include county properties as well. Oftentimes, a project's approval and sources of funding will depend upon the issue of site control. In that regard, the repurposing of underutilized public properties as sites for affordable housing development enjoys a distinct immediate advantage over proposed projects on private property, because it offers the State and counties leverage.</p> <p>For example, a county can offer site control to a development entity on condition that a majority of apartment or condominium units be reserved for tenants at 60-80 AMI or below for no less than a period of 50 years. Further, the county can perhaps allow a developer in select circumstances to stretch out development</p>

	<p>costs over a period of time, rather than account for them upfront prior to breaking ground.</p> <p>Further, the State and counties should consider alternative means of building affordable housing units, such as a non-profit development corporation. Nonprofits can avail themselves of project funding through the U.S. Treasury Dept.'s New Markets Tax Credits program, which can fund up to 29% of costs (and up to 39% in select circumstances), provided that at least 20% of said property's income is subsequently derived from commercial and retail</p>
Sylvia Luke	Yes, I am supportive of the state opening up state lands to build affordable housing – whether that means transferring ownership to a housing-based agency, or leasing for long term and minimal amounts to developers to build on. However, I have looked closely into this issue, and the cost of building the infrastructure – roads, sewer and water lines, electric transmission lines – remains one of the significant barriers to keeping the cost for such developments in the range of affordable.
Sam Puleasi	Absolutely 👍
Tae Kim	Yes, yes, yes.
Keith Amemiya	Yes. As I mentioned, the Department of Hawaiian Home Lands currently has 200,000 acres of land to address a waitlist of 28,000 native Hawaiians - but about 30% of that land is conservation or preservation property, which would be better managed by other agencies. In turn, I would support exchanging lands between agencies to support DHHL in its affordable housing development, HHFDC which also develops affordable housing, and developers proposing projects that tackle our lack of inventory.

Would you like to elaborate on any of your response(s) to the “Yes/No” questions?

Candidate	Response (up to 200 words)
Ikaika Anderson	Rent control is effective only under select and extraordinary circumstances as an immediate stop-gap measure, when the rental market in the community is clearly dislocated and rapidly escalating rents are causing real hardship among residents. But if left in place over the long-term and not allowed to sunset, such

	<p>legislation tends to be counterproductive.</p> <p>In San Francisco, for example, that city's rent-control ordinance eventually prompted landlords to demolish existing apartment buildings subject to that law and build higher-end housing for the recent influx of tech workers and executives who could afford higher rents. The end result was a net loss of affordable rental units to the city's already-tight inventory.</p> <p>Rent control is poor public policy when used in lieu of enacting a sound and achievable affordable housing policy and can in some instances actually promote a community's gentrification, which of course runs entirely counter to its intended purpose.</p>
Sylvia Luke	<p>Please note, I do not support homeless sweeps without providing effective wrap around services and placement. Sweeps simply displaces individuals to a different location. Also please note, I do not support limiting rent. This has the potential of creating depressed neighborhoods. Rather, I will continue to fight for increase rent subsidies so that low income families can be integrated into our neighborhoods.</p>
Sam Puleasi	
Tae Kim	<p>I believe everyone is titled to a home where they feel safe and secure, but it must come with condition and help those who can't meet the conditions. Assist with jobs training, mental and substance abuse issues. We really need to re-define what "affordable housing" means as it applies to low income people.</p> <p>We must work to provide "hand-up" and no more "hand outs". Hand outs keeps people down and promotes status quo.</p>
Keith Amemiya	

Candidates for STATE SENATE

District 1 Race

Laura Acasio



Yes/No Questions

Question	Laura Acasio
Do you believe housing is a human right?	YES
Do you believe we have an affordable housing crisis in Hawai'i?	YES
Are you committed to ending family homelessness?	YES
Do you think homeless sweeps are effective?	NO
Would you support legislation to limit rent increases?	YES

What programs or initiatives would you champion in an effort to increase access to affordable housing? According to HUD “affordable housing is generally defined as housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities.”

Candidate	Response (up to 200 words)
Laura Acasio	<p>With the housing market increasingly becoming out of reach for Hawaii's working class, the needs of residents should be prioritized over the wants of investors from outside Hawaii.</p> <p>I support increasing funding for programs that are proven to</p>

	<p>help people avoid and overcome homelessness, such as Housing First and Permanent Supportive Housing.</p> <p>I will once again introduce legislation to strengthen laws that ban discrimination based on a renter's voucher status and a Renters' Bill of Rights, that protects tenants' right to organize, limits rent increases, requires good cause for evictions, provides access to counsel, and recognizes that renters are entitled to safe, quality, affordable housing. Additionally, I will continue to advocate for fully funding DHHL and ensure they utilize recent funding to develop infrastructure and housing.</p>
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Why do you think that people are experiencing homelessness?

Candidate	Response (up to 200 words)
Laura Acasio	<p>There are many systemic contributors to homelessness, however a huge contributor is Hawaii's low wages and high cost of living. I wholeheartedly support a living wage for our lowest paid workers. It is important to shift our government priorities to humanitarian needs of people over profit. One job should be enough and we know from data (NLIHC Out of Reach 2021 Report) that an family (or single parent) needs to work 112 hours per week to afford a 2-bedroom apartment in Hawaii. It is our responsibility as elected officials to work to provide access to housing for all. When the narrative becomes shifting responsibility from the government to the individuals bad choices of individuals, it makes it easy to blame them for their condition. But when we look at the history, we see that the drastic federal cuts to public housing and social services in the 1980s corresponded with skyrocketing homelessness. We are still feeling the legacy of that today, and unfortunately, the myth that "people are homeless because they made bad decisions" has seeped into state and local governments. It's easier for some legislators, and those with privilege, to ignore the suffering of our unsheltered neighbors if we continue</p>

What interactions have you had with people experiencing homelessness? How would these experiences shape the way you would address homelessness if you were elected?

Candidate	Response (up to 200 words)
Laura Acasio	<p>I live near and frequent the downtown Hilo area and am familiar with many of our neighbors who sleep on the sidewalks. I have seen the population grow over the years only to seem exponential in the past few. I take an approach of compassion and human rights and dignity when it comes to our unsheltered population. I see it as a real public health emergency that is a top priority for my work as a Senator for district 1 and across the state.</p> <p>I truly believe that we must look at the conditions of our most disadvantaged populations as the clearest indicator of how we are doing (or not doing) as a society. Housing is a human right and socio-economic inequity is a primary reason for much of our homelessness. We need to take immediate action and leadership to address homelessness as the emergency public health crisis that it is. We must prioritize our finding real solutions which means being willing to fund these solutions. Collaboration and communication across the board is key.</p>

What do you see as the biggest barriers to creating more affordable housing for residents of Hawaii? What are your plans to mitigate or remove those barriers?

Candidate	Response (up to 200 words)
Laura Acasio	<p>One of the biggest barriers is that the current real-estate market, driven primarily by out-of-state interests for profit, is making housing costs skyrocket and unaffordable to residents. In addition to the Renters Bill of Rights mentioned above, I support higher taxation on out of state investors and a graduated/progressive increase on conveyance tax for investment properties and those residences over \$2 million. Additionally, I will continue to introduce legislation, as I have the past two sessions, to levy a fine on empty homes. Investment homes left empty, or pricing them too high for residents to afford, contributes to the housing crisis by taking livable units out of the rental market. Real estate PACs have huge influence at the state legislature lobbying to block bills that would benefit renters. Unfortunately, many of these interests ensure they'll be able to continue predatory</p>

	<p>practices by contributing to re-election funds of the politicians who back them. I encourage you to look up campaign contributions at http://ags.hawaii.gov/campaign/cc/view-searchable-data/campaign-contributions-received/ and see whether representatives' actions may have been influenced by their donors.</p> <p>As a true representative of the people, I do not accept donations of from corporate PACs, lobbyists, executives of luxury or out-of-state developers, major landowners, hotel</p>
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Tell us about your familiarity with organizations that provide services and resources to community members experiencing homelessness in Hawai'i County.

Candidate	Response (up to 200 words)
Laura Acasio	<p>Immediately upon taking office as Hilo's State Senator, I began attended meetings of Community Alliance Partners, which is one of the best places to connect with homeless service providers and learn about services they offer, and the challenges they face. I applaud CAP's strategic plan, which supports building affordable housing, building community agency through advocacy, and advocating for increased supportive services. I know that it takes knowledge and support from elected officials to achieve these goals and therefore it is my duty to stay connected and informed with those who have boots-on-the-ground as service providers and related organizations and agencies. I am also familiar with several of the agencies that pour their hearts into helping our houseless neighbors off the streets– from Outreach, shelter, diversion, prevention, supportive housing, re-entry, substance abuse treatment, street medicine, and more. I am grateful to the people behind Hope Services, Hawaii Island Home for Recovery, Going Home Hawaii, Care Hawaii, Bay Clinic, Neighborhood Place of Puna, Ulu Wini, Men of Pa'a and the many, many more hands that help take care of our houseless neighbors. Additionally I have, and will continue to, connect with businesses who are impacted by the impacts of our unsheltered population.</p>

What is your plan to address the affordable housing crisis? Please list specific actions you would take if you are elected.

Candidate	Response (up to 200 words)
Laura Acasio	I will continue to work and collaborate with Community Alliance Partners in navigating solutions. I will introduce/re-introduce and help champion legislation for the above mentioned bills, as well as bills that support mental health, veterans services and housing, re-entry, alternatives to incarceration, restorative justice, and work to establish residential drug treatment on Hawaii Island. I will be attending the upcoming July 11th training for leaders working to prevent and end homelessness on Hawaii island. Our office is working with the Governor's Coordinator on Homelessness to use of a equitable portion of the recently appropriated \$15 million for 'Ohana Zones funding to Hilo. Our office is advocating for the lava refuge shelters that were previously at NAS to be utilized for housing, rather than rot unoccupied, or worse, vandalized and used for illicit activity.

Would you support making state lands accessible for building affordable housing?

Candidate	Response (up to 200 words)
Laura Acasio	Yes. However, it depends on the land. I would do my due diligence and consider each bill individually.

Would you like to elaborate on any of your response(s) to the "Yes/No" questions?

Candidate	Response (up to 200 words)
Laura Acasio	Not only do I think that homeless sweeps are ineffective, it is often very inhumane, destabilizing in an already unstable situation, and essentially just moves people to another location without solving the issue of being homelessness or addressing any of potential underlying conditions such as mental health, drug addiction, or Hawaii's housing crisis.

Candidates for STATE HOUSE

District 3 Race

Christopher Todd	Shannon Lopeka Matson
	

Yes/No Questions

Question	Christopher Todd	Shannon Lopeka Matson
Do you believe housing is a human right?	YES	YES
Do you believe we have an affordable housing crisis in Hawai'i?	YES	YES
Are you committed to ending family homelessness?	YES	YES
Do you think that homeless sweeps are effective?	NO	NO
Would you support legislation to limit rent increases?	YES	YES

What programs or initiatives would you champion in an effort to increase access to affordable housing? According to HUD “affordable housing is generally defined as housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities.”

Candidate	Response (up to 200 words)
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Christopher Todd	We need a comprehensive approach to tackling the housing shortage. During my time in the legislature, I have helped advance hundreds of millions of dollars in funding for the construction of public housing, housing-first initiatives, rental subsidies, and over \$600 million to reduce the DHHL waitlist. In addition, I supported legislation which will reduce speculation and disincentivize overseas investment in local property.
Shannon Lopeka Matson	As a social services navigator I have helped numerous folks on the edge of losing their properties or homes remain housed through various federal, state, or county programs. The population that is on the edge of becoming unsheltered is crucial to connect with and support. We need to reduce the growing cost of living by increasing wages and supporting our working families through publicly funded preschool, paid family leave, and universal healthcare, including dental and vision. We need to invest in education for in-demand fields outside of tourism: medical personnel, teachers, social workers, etc. The affordable housing crisis has reached a pinnacle that needs numerous solutions. Building more affordable housing is only one way to address this, and one that doesn't seem to be coming fast enough, therefore; rent control, and additional tax incentives for landlords to encourage affordable rental prices are all solutions that must be considered. Corporate and off island real estate investors must pay their fair share instead of allowing them to evict our neighbors while ranking in profits from some of the most expensive properties in the world.

Why do you think that people are experiencing homelessness?

Candidate	Response (up to 200 words)
Christopher Todd	The root causes of homelessness are vast and include the rising cost of living, a mental health crisis, and substandard drug rehabilitation infrastructure.

Shannon Lopeka Matson	As someone who had worked closely with the houseless population on Hawai'i Island since 2008, I know there are a wide variety of issues affecting our currently unsheltered population. It's typically not just one thing leading to houselessness, instead it's compounded by multiple factors. Anything from high cost of living/low availability of rentals, to corporate greed, to drug/alcohol/substance misuse, to mental health issues, to cultural disconnect, to an injury, to any other series of unfortunate events can cause individuals to end up in this situation. Also, it is important to note that once one ends up on the streets, to get back into stable/secure housing becomes significantly more challenging.
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What interactions have you had with people experiencing homelessness? How would these experiences shape the way you would address homelessness if you were elected?

Candidate	Response (up to 200 words)
Christopher Todd	I have several childhood friends that are now homeless in Hilo and I've done my best to be understanding and get them help. To be frank, I do not possess the expertise that many of our service providers have so I tend to defer to their knowledge of what is needed.
Shannon Lopeka Matson	I co-authored and presented a paper at the Western Political Science Conference in San Francisco in 2010 entitled "Homeless 'Management': Evaluating Governmental and Faith-Based Mandates on Homeless Persons." This paper was based on hundreds of face-to-face interviews that myself and other researchers conducted with individuals experiencing houselessness in Hawai'i. Through those in-depth conversations, numerous time spent volunteering in meal-serving events, and owning a small business in downtown Hilo for 6 years where I had daily interactions with unhoused individuals, I have a wide variety of experiences with this population to drawn upon when considering decisions that may effect their health, safety, or well-being.

What do you see as the biggest barriers to creating more affordable housing for residents of Hawaii? What are your plans to mitigate or remove those barriers?

Candidate	Response (up to 200 words)
Christopher Todd	We have a substantial labor shortage in Hawaii alongside high costs of materials and a very inefficient regulatory scheme. Like many other areas of government in Hawaii, we need better coordination between the state and counties to reduce red tape and be more strategic in our deployment of resources. I work hard to foster this cooperative environment and do what I can to promote workforce development and reduce unnecessarily burdensome regulation for affordable housing development, within reason.
Shannon Lopeka Matson	A lot of the hold-ups to new affordable housing construction projects are at the County level. There are numerous proposals from thoughtful and engaged citizens who have proposed various overhauls to our current permitting process. I just read a report from 2016 by the Agricultural Advisory Committee that addresses these road blocks in a straightforward and practical manner. As a member of the County of Hawai'i Cost of Government Commission we have been digging in to some of the inefficiencies in the departments of planning. As a State Legislator I would be willing to collaborate with County counterparts to work towards addressing these inefficiencies in a meaningful way and promoting common sense subsidies for new affordable housing options. We also need to ensure that any new construction is incorporating more thoughtful, sustainable, green/environmentally friendly housing designs.

Tell us about your familiarity with organizations that provide services and resources to community members experiencing homelessness in Hawai'i County.

Candidate	Response (up to 200 words)
Christopher Todd	My experience is largely tied to briefings and site visits, but not the day-to-day operations. I see my legislative role as supporting these service providers and internalizing the information they provide where it can then be turned into informed decision making and advocacy at the legislature.

Shannon Lopeka Matson	I am very familiar with the organizations that make up CAP and the work they do. Having worked as a social services navigator for the last 8 months through Vibrant Hawai'i, I have first hand knowledge of most of the programs currently being offered and how to connect people to the ones that would be a good fit for them.
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What is your plan to address the affordable housing crisis? Please list specific actions you would take if you are elected.

Candidate	Response (up to 200 words)
Christopher Todd	<p>1 - continued investments in public housing and incentives for affordable rentals</p> <p>2 - transition to more centralized housing development and vertical communities, avoiding further urban sprawl and elimination of green space</p> <p>3 - restructuring tax code to reduce income tax and GET with an increase in property taxes to reduce speculation and land banking</p>
Shannon Lopeka Matson	<p>I answered this in the first question above. To expand upon this, I would be actively working to address the affordable housing crisis from a variety of different angles and solutions. Rent control, and additional tax incentives for landlords to encourage affordable rental prices are all solutions that must be on the table. Ultimately we need more inventory of affordable housing, and I support the work other organizations are already doing to make this happen as quickly and efficiently as possible. The \$600 million that has been allocated for DHHL to get their properties available for beneficiaries to move into ASAP is a step in the right direction. Also I support the various proposals the Hawai'i Housing Affordability Coalition has been promoting to support removing barriers and expediting permitting for transitional housing options.</p>

Would you support making state lands accessible for building affordable housing?

Candidate	Response (up to 200 words)
Christopher Todd	Yes.
Shannon Lopeka Matson	Yes, I think this is one solution that could help us address the housing crisis. I think we need to be looking at long-term solutions that include better urban planning design to make sure that transport, housing, work, retail/recreation, are all in a much more accessible layout. If we will be opening state lands up for this sort of affordable housing construction we need to be mindful about including all of the elements to help reduce commute times/greenhouse gas emission/impact on surrounding areas/safety, health, and well-being of the residents.

Would you like to elaborate on any of your response(s) to the “Yes/No” questions?

Candidate	Response (up to 200 words)
Christopher Todd	N/A
Shannon Lopeka Matson	

Candidates for STATE HOUSE

District 5 Race

Jeanné Kapela



Yes/No Questions

Question	Jeanné Kapela
Do you believe housing is a human right?	YES
Do you believe we have an affordable housing crisis in Hawai'i?	YES
Are you committed to ending family homelessness?	YES
Do you think that homeless sweeps are effective?	NO
Would you support legislation to limit rent increase?	YES

What programs or initiatives would you champion in an effort to increase access to affordable housing? According to HUD “affordable housing is generally defined as housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities.”

Candidate	Response (up to 200 words)
Jeanné Kapela	To begin, we need to redefine what constitutes affordable housing in state law. Our current legal paradigm is based on giving tax breaks to developers to incentivize the creation of affordable housing. Yet, we have seen that this is a failed strategy, as housing costs have skyrocketed in our state, even during the

	<p>recent economic crisis.</p> <p>I believe that we should focus on building housing for those earning no more than 60 percent of area median income. Additionally, I support instituting a social housing model for our islands, in which housing is viewed not as a commodity for the private market or wealthy investors, but as a human right that should be available to all in need.</p> <p>I also believe that we should pass a rent control program and retaliatory eviction ban for Hawai'i to prevent predatory landlords from taking advantage of their tenants. Finally, I believe that we should empower nonprofit developers to create affordable housing for Hawai'i, since they are not driven by shareholder profits.</p>
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Why do you think that people are experiencing homelessness?

Candidate	Response (up to 200 words)
Jeanné Kapela	<p>Homelessness is a result of our state's inability to deal with our high cost of living. I believe that we need to create a living wage, truly affordable housing, and paid sick and family leave for working families. We must also significantly strengthen the low-income household renters' credit and establish a state child tax credit to further uplift the financial security of our most economically vulnerable neighbors. Finally, we need to establish more shelter spaces for houseless individuals, including stabilization facilities for those with mental health or addiction concerns. For too long, we have failed our homeless community members by criminalizing poverty and enacting homeless sweeps. That needs to change.</p>

What interactions have you had with people experiencing homelessness? How would these experiences shape the way you would address homelessness if you were elected?

Candidate	Response (up to 200 words)
Jeanné Kapela	<p>During my time as a representative, I have frequently</p>

	<p>encountered homeless individuals in our community and throughout our state. Moreover, as a former service provider for survivors of sex trafficking, I worked with individuals, including children, who were exploited as a result of being unsheltered, as well as the "invisible homeless" who were living in storefront brothels or who were forced to find new places to sleep each night.</p> <p>These experiences helped me to understand that we need to base our approach to homelessness on compassion. Instead of criminalizing our houseless neighbors, we should establish a coordinated continuum of care for unsheltered people that includes mental health and addiction services, comprehensive healthcare, access to shelter space, transitional housing, and permanent supportive housing. Poverty is not a crime. it is an urgent concern that policymakers have a moral obligation to address.</p>
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What do you see as the biggest barriers to creating more affordable housing for residents of Hawaii? What are your plans to mitigate or remove those barriers?

Candidate	Response (up to 200 words)
Jeanné Kapela	<p>The biggest barrier to the creation of more affordable housing is our state's deference to luxury developers. Hawai'i has become a Monopoly board for property investors. In some counties, average housing prices have soared past \$1 million. We need to enact common-sense tax policies to shift our housing agenda back toward the interests of working families, including closing the tax loophole for real estate investment trusts, increasing conveyance taxes, and establishing vacancy taxes for investment properties. Each of these proposals will generate significant amounts of revenue for our state, which could be used to build more affordable housing and rental units for the working class.</p>

Tell us about your familiarity with organizations that provide services and resources to community members experiencing homelessness in Hawai'i County.

Candidate	Response (up to 200 words)
Jeanné Kapela	I have had the privilege of working with a number of service providers from our community over the last few years, including CARE Hawai'i, Catholic Charities Hawai'i, Child and Family Services, Habitat for Humanity Hawai'i Island, HOPE Services Hawai'i, Neighborhood Place of Kona, and the West Hawai'i Community Health Center, to name just a few. Addressing homelessness is a community concern that requires community solutions.

What is your plan to address the affordable housing crisis? Please list specific actions you would take if you are elected.

Candidate	Response (up to 200 words)
Jeanné Kapela	<p>We need to redefine what constitutes affordable housing in state law to ensure that we are building truly affordable housing for those earning no more than 60 percent of area median income. Additionally, we should institute a social housing model for our islands, in which housing is viewed not as a commodity for the private market or wealthy investors, but as a human right that should be available to all in need. I also believe that we should pass a rent control program and retaliatory eviction ban for Hawai'i to prevent predatory landlords from taking advantage of their tenants.</p> <p>Furthermore, we should empower nonprofit developers to create affordable housing for Hawai'i, since they are not driven by shareholder profits. Finally, we must enact common-sense tax reforms to shift our housing agenda back toward the interests of working families, including closing the tax loophole for real estate investment trusts, increasing conveyance taxes, and establishing vacancy taxes for investment properties. Each of these proposals would generate significant amounts</p>

	of revenue for our state, which could be used to build more affordable housing and rental units for the working class.
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Would you support making state lands accessible for building affordable housing?

Candidate	Response (up to 200 words)
Jeanné Kapela	I support making state lands accessible for building affordable housing, as long as those lands are not ceded lands. Additionally, we should consult with Hawaiian experts, like the Office of Hawaiian Affairs and community cultural practitioners, to ensure that any affordable housing development that is built on state land is culturally sensitive, respects the preservation of Hawaiian rights, and does not erode Hawaiian land claims.

Would you like to elaborate on any of your response(s) to the “Yes/No” questions?

Candidate	Response (up to 200 words)
Jeanné Kapela	I firmly support establishing a rent control program for Hawai'i. This is essential to protect the financial security of the 42 percent of our state's population who are renters.

Candidates for STATE HOUSE

District 8 Race

David Tarnas



Yes/No Questions

Question	David Tarnas
Do you believe housing is a human right?	YES
Do you believe we have an affordable housing crisis in Hawai'i?	YES
Are you committed to ending family homelessness?	YES
Do you think that homeless sweeps are effective?	NO
Would you support legislation to limit rent increases?	YES

What programs or initiatives would you champion in an effort to increase access to affordable housing? According to HUD “affordable housing is generally defined as housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities.”

Candidate	Response (up tp 200 words)
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David Tarnas	<p>To increase access to affordable housing in my district, we need more affordable homes for rent and purchase. To build more affordable housing, I would support programs to identify and allocate state land that is appropriate for affordable housing projects in my district. I would also support the State Commission on Water Resources Management approving potable water wells to provide water for affordable housing projects in the Kealahou area and in the Waikoloa area. I would also continue the work we did last session to provide funding for development of rental housing and to develop critical infrastructure for affordable housing.</p> <p>I will continue to work on legislation that I cosponsored last session that didn't gain final approval by the legislature. This includes several bills such as (1) legislation giving Counties the authority to grant State Land Use District Boundary Amendments for parcels between 15 acres and 50 acres that will be used for affordable housing projects; (2) legislation giving Counties the authority to conduct historic site preservation studies currently being done by the State Historic Preservation Division; and (3) several bills to facilitate State District Boundary Amendments of land to be developed for affordable housing.</p>
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Why do you think that people are experiencing homelessness?

Candidate	Response (up to 200 words)
David Tarnas	<p>People experience homelessness for many different reasons. Some people don't have sufficient financial resources to pay rent. That includes those who are employed, but they experienced an economic crisis and just missed one rental payment and were evicted. It also includes those who are not employable and have no means of support. Other people are homeless because they are experiencing mental health crises or substance abuse issues and therefore don't have the ability to deal with the basic necessities required to rent a home or apartment.</p>

What interactions have you had with people experiencing homelessness? How would these experiences shape the way you would address homelessness if you were elected?

Candidate	Response (up to 200 words)
David Tarnas	I interact with people experiencing homelessness when I ride the bus and walk to work at the Capitol. I interact with other homeless people who are panhandling in parking lots in my hometown of Waimea. I also interact with homeless people when they come to the community meal offered at St. James' church in Waimea. These experiences have helped me understand that there are a wide variety of people who are homeless and the solutions appropriate for these individuals can vary widely. We need to increase affordable housing. But we also need to increase access to social and mental health services for some homeless people who are experiencing these challenges.

What do you see as the biggest barriers to creating more affordable housing for residents of Hawaii? What are your plans to mitigate or remove those barriers?

Candidate	Response (up to 200 words)
David Tarnas	The biggest barriers to creating more affordable housing in Hawaii include lack of potable water, lack of critical infrastructure, lack of financial subsidies for rental assistance, and lack of appropriately designated parcels for affordable housing projects. To address these issues, I would support the Commission on Water Resources Management approving potable water wells in West Hawaii to provide potable water for affordable housing projects in Kealahou and in Waikoloa. Regarding infrastructure funding, we need to continue the progress we made last session when we appropriated \$300 million to build rental housing and \$45 million to facilitate development of infrastructure for affordable housing. Regarding financial subsidies for rental assistance, we need to continue the funding that we approved last session to fund those in the Temporary Assistance for Needy Families program to receive up to \$500 per month in rental assistance. We also need to

	continue the work we started last session to make sure we prohibit rental discrimination against recipients of Section 8 housing vouchers and also provide incentives for landlords who participate in the Section 8 program. Next session, I plan to sponsor legislation to make it easier to do district boundary amendments for parcels for affordable housing projects.
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Tell us about your familiarity with organizations that provide services and resources to community members experiencing homelessness in Hawai'i County.

Candidate	Response (up to 200 words)
David Tarnas	I am familiar with various organizations in Hawaii County that provide services and resources to community members experiencing homelessness including State government agencies, Hawaii County agencies, West Hawaii Community Health Center, Neighborhood Place of Kona, Neighborhood Place of Puna, CARE Hawaii, Catholic Charities Hawaii, Tutu's House, Child & Family Services, Going Home Hawaii, Habitat for Humanity, Hawaii Affordable Properties, Hawaii Rise Foundation, HOPE Services, Interfaith Communities in Action, St. Michael's, St. James', and The Salvation Army.

What is your plan to address the affordable housing crisis? Please list specific actions you would take if you are elected.

Candidate	Response (up to 200 words)
David Tarnas	I would address the barriers to creating more affordable housing in Hawaii which are lack of potable water, lack of critical infrastructure, lack of financial subsidies for rental assistance, and lack of appropriately designated parcels for affordable housing projects. I would support the Commission on Water Resources Management approving potable water wells in West Hawaii to provide potable water for affordable housing projects in Kealahou and in Waikoloa. Regarding infrastructure funding, we need to continue the

	<p>progress we made last session when we appropriated \$300 million to build rental housing and \$45 million to facilitate development of infrastructure for affordable housing. Regarding financial subsidies for rental assistance, we need to continue the funding that we approved last session to fund those in the Temporary Assistance for Needy Families program to receive up to \$500 per month in rental assistance. We also need to continue the work we started last session to make sure we prohibit rental discrimination against recipients of Section 8 housing vouchers and also provide incentives for landlords who participate in the Section 8 program. Next session, I plan to sponsor legislation to make it easier to do district boundary amendments for parcels for affordable housing projects.</p>
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Would you support making state lands accessible for building affordable housing?

Candidate	Response (up to 200 words)
David Tarnas	Yes.

Would you like to elaborate on any of your response(s) to the “Yes/No” questions?

Candidate	Response (up to 200 words)
David Tarnas	No thanks.

Candidates for COUNTY COUNCIL

District 1 Race

Heather Kimball



Yes/No Questions

Question	Heather Kimball
Do you believe housing is a human right?	YES
Do you believe we have an affordable housing crisis in Hawai'i?	YES
Are you committed to ending family homelessness?	YES
Do you think that homeless sweeps are effective?	NO
Would you support legislation to limit rent increases?	YES
Would you support a vacancy tax?	YES

What programs or initiatives would you champion in an effort to increase access to affordable housing? According to HUD “affordable housing is generally defined as housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities.”

Candidate	Response (up to 200 words)
Heather Kimball	There are several that are already in the works. The most significant is a rewrite to Chapter 11, the affordable housing code. We have been stalled by the administration on the rewrite so are instead approaching it piece by piece. This includes, expanding the uses of affordable housing funds,

	redefining what is actually affordable, providing a preference for Hawaii County residents and sustained funding for affordable housing development. In addition, I am looking into deed restriction programs, expanding ADU options in already urban areas and vacancy taxes.
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Why do you think that people are experiencing homelessness?

Candidate	Response (up to 200 words)
Heather Kimball	There is no one answer to that. There are a variety of reasons that some people find themselves in a position of being homeless. They can be the victim of abuse, mental illness or just bad luck. Sometimes people are just square pegs that don't fit in to the round holes of society. No matter how they find themselves there, they deserve respect. Housing is a human right and in a society with as much wealth as ours, no one should be without a home.

What interactions have you had with people experiencing homelessness? How would these experiences shape the way you would address homelessness if you were elected?

Candidate	Response (up to 200 words)
Heather Kimball	The main interactions that I have had have been at the canoe hale where I practice. Over the years a number of our club members were actually homeless families. Our original head coach wanted our club to be a safe place for kids to hang out and learn some basic life skills. Our doors were always open to anyone - and if they couldn't cover the dues or trips to Kona to race, the whole club would chip in. To me, they are members of our crew like anyone else.

What do you see as the biggest barriers to creating more affordable housing for residents of Hawaii? What are your plans to mitigate or remove those barriers?

Candidate	Response (up to 200 words)
Heather Kimball	Infrastructure, land speculation and STVRs. Infrastructure - we have a once in a generation opportunity to access federal funds for infrastructure development. I will continue to work with the state and the federal delegation to bring those funds to Hawaii County. Our property tax system continues to encourage land speculation. I am working on tax policy revisions that will make locking up potential developable land as an investment less desirable. Revisions to the STVR law that will hopefully return more long term rentals to the market. It should be introduced by the end of this quarter.

Tell us about your familiarity with organizations that provide services and resources to community members experiencing homelessness in Hawai'i County.



Candidate	Response (up to 200 words)
Heather Kimball	I am most familiar with the homeless service providers that apply for Grants in Aid with Hawaii County.

Would you like to elaborate on any of your response(s) to the "Yes/No" questions?

Candidate	Response (up to 200 words)
Heather Kimball	N/A

Candidates for COUNTY COUNCIL

District 2 Race

Matthias Kusch	Maurice Golding	Jennifer “Jenn” Kagiwada
		

Yes/No Questions

Question	Matthias Kusch	Maurice Golding	Jennifer “Jenn” Kagiwada
Do you believe housing is a human right?	YES	YES	YES
Do you believe we have an affordable housing crisis in Hawai‘i?	YES	YES	YES
Are you committed to ending family homelessness?	YES	YES	YES
Do you think that homeless sweeps are effective?	NO	NO	NO
Would you support legislation to limit rent increases?	YES	YES	YES
Would you support a vacancy tax?	YES	YES	YES

What programs or initiatives would you champion in an effort to increase access to affordable housing? According to HUD “affordable housing is generally defined as housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities.”

Candidate	Response (up to 200 words)
Matthias Kusch	<p>First, while EVERYBODY talks about Affordable Housing, I have been building, renovating and renting Affordable homes and Rentals for 22 years. My wife and I share this passion, and have not just made promises, but with our own capital, our own hard work, ACTUALLY put people in homes. No other candidate has this experience, this commitment or longevity working towards this goal. If elected, to address this important issue, I want to look at a number of zoning and density options, that are already part of the General Plan, including ADU's (Ohana's), mixed use development for our Downtown Hilo and other appropriate areas, regulatory overreach in the building code, expansion of Housing Vouchers, make them more landlord friendly to incentivize their use and look at programs where the County, partners with other entities and with large employers to secure down payments for our entry level workers to get into homes.</p>
Maurice Golding	<p>I will address and push to update our affordable housing county code. It is currently designed in a way that does not address minimum wage earners and those that make up to just under double minimum wage. We mandate that developers create 20% of their buildings or units for "affordable housing" but give them no additional incentives to sell to those that make between minimum wage and just under double minimum wage. As a legislator, I would rewrite the code to make sure these people were addressed and that developers were given the incentives they needed to build true affordable housing that's tied to minimum wage. Currently minimum wage earner can afford about 520\$/month. I'd also like to create code that prohibits the use of credit scores from being used to determine a renter's viability. Many have fallen on hard times and had to make difficult choices about who got paid on time. If a rental candidate never paid rent late, but got behind on a student loan, they demonstrated their commitment to pay housing. They</p>

	shouldn't be denied a rental based on a credit score that doesn't properly reflect the lack of risk associated with renting to them.
Jenn Kagiwada	Utilize the County's Real Property Taxation authority to encourage maintaining and expanding low income housing stock, including, moving apartments and time-shares into separate tax classes to allow for bringing time shares into the same tax class with other visitor accommodations and allowing the lowering of taxes on apartment complexes that generally provide housing for residents, often lower-income residents; increasing benefits to home owners who rent to low-income residents; and, increasing taxes on STVRs and vacant homes.

Why do you think that people are experiencing homelessness?

Candidate	Response (up to 200 words)
Matthias Kusch	I worked for roughly 10 years in Downtown Hilo at Central Fire Station. I used to know many of the homeless' names and their plights that led up to them living on the street. In my experience, it is usually a shock to people's lives that begins a cascade towards homelessness. More common than not, it is a combination of several of the following shocks that result in Houselessness: Divorce, loss of a rental/foreclosure, loss of a job, death of a spouse, child or parent, personal illness that results in bankruptcy, underlying mental health issues, lack of family resources or issues related to being a Veteran.
Maurice Golding	People are experiencing houselessness because home prices and rents are high. Yes there are certainly those that are houseless that have mental issues and or addiction issues, but the fact is that across the United States, as prices of homes and rents go up, so does houselessness. Coupled with the issue of housing prices going up, wages have been fairly stagnant since the 1970's. We don't have a lack of housing in our island. The majority of houses sat empty in the beginning of the pandemic. I walked out on Ali'i drive on a Sunday morning and stood in the middle of the street for several minutes

	without seeing a single moving car from either direction. We have the housing, we just give preference to rich people who don't live here to own them.
Jenn Kagiwada	The short answer is that all levels of government have failed to create the conditions for everyone to have the opportunity to access housing. Low-income residents do not have an adequate safety net and are usually living paycheck-to-paycheck, just one financial emergency (car problem, health issue, inflation, etc.) away from not being able to pay their rent or mortgage. The underlying causes of this common situation are: unlivable wages, lack of access to adequate healthcare (including mental health and substance abuse treatment), shrinking affordable housing stock, inadequate tenant protections, lack of accessible/affordable child care, a need for better mass transit services, etc.

What interactions have you had with people experiencing homelessness? How would these experiences shape the way you would address homelessness if you were elected?

Candidate	Response (up to 200 words)
Matthias Kusch	Hawaii Fire Department is the only integrated Fire/EMS department in the state, we respond to and mitigate all EMS related calls and transport via HFD ambulances to the hospital. As such, a substantial volume of our calls is for people experiencing homelessness. In my 25 years with HFD, I was an EMT and rolled on hundreds, if not thousands of homeless related calls. During my last ~10 years, I was stationed at Central Fire Station in Downtown Hilo. During that period, I used to know many of the Downtown Hilo homeless names, their issues and sometimes the circumstances that put them on the streets. It's easy to be frustrated, but many of the homeless struggle from mental health issues exacerbated by drinking and drugs that are part of the coping mechanisms of living on the street. I know a big, big part of being homeless is just holding on to your personal belongings: Fall asleep or walk away from your stuff for a minute and your reading glasses

	<p>are stolen, or shoes, jacket, phone, drinking container.... You name it.</p> <p>I have solutions to fix these issues and restore some dignity to their lives. Progress together!</p>
Maurice Golding	<p>My biological mother died houseless and so the issue of houselessness is another issue that is very important to me to resolve. Before the pandemic there was a woman who was a little disheveled walking down the street asking for money from people. These two men in front of me were rude to her. I saw the pain in her eyes from that interaction. So I pulled 20\$ from my pocket before she could even get the words out to ask me and she smiled with such gratitude. Something hit me and I just felt like this person needed a hug and so I asked if I could give her a hug. She opened her arms while still smiling and then she weaped tears of joy in my arms. I don't know how long it had been since she had experienced unconditional love even just for a moment, but it was too long.</p> <p>If I am elected, I will address houselessness with a great deal of compassion while calling out and eliminating the obstacles to creating housing that the houseless want to live in.</p>
Jenn Kagiwada	<p>While knocking on doors to connect with Hilo residents, I've had the chance to meet several formerly houseless individuals as well as many who have almost landed on the street. I was struck by the concern these folks had for their less-fortunate community members and their requests to me to please help the folks currently living on the streets. In addition, I have spoken to several individuals in the Hilo area who are living in doorways in the downtown area. Many of them seem to be experiencing mental health and/or addiction issues. Finally, I was able to tour Keolahou with Hope Services, and see and discuss some of the solutions and barriers facing our houseless residents.</p>

What do you see as the biggest barriers to creating more affordable housing for residents of Hawaii? What are your plans to mitigate or remove those barriers?

Candidate	Response (up to 200 words)
Matthias Kusch	I want to look at a number of zoning and density options, that are already part of the General Plan, including ADU's (Ohana's), mixed use development for our Downtown Hilo and other appropriate areas. By increasing density in our town cores, we reduce urban sprawl, keeping our ag and open spaces intact. Another barrier is the regulatory overreach in the building code. With input from stakeholders (I participate with the Mayors building permit steering committee) there are a number of code rollbacks that will reduce costs, without impacting safety or quality of a building. On the rental front, I would like to see an expansion of Housing Vouchers (I currently have Housing Voucher tenants and it is a significant effort to work with the timelines), make them more landlord friendly to incentivize their use and lastly, look at programs where the County partners with other entities and with large employers to secure down payments for our entry level workers to get into homes.
Maurice Golding	The biggest barrier is that the affordable housing county code doesn't address minimum wage earners and those that make up to just under double minimum wage. Right now there are developers out there boasting that they create affordable housing, but by law they have to. Further more they have no real incentives, other than possibly their own sense of decency, to create housing for those making under 60% of the median income for the island. We need affordable housing code that is tied to minimum wage. I will help craft this code and restructure the credits that developers get so that they will have incentives to do more to solve this crisis.
Jenn Kagiwada	I have addressed this above, but will provide more specific information here. Barrier: Lack of political will to set fair tax rates on out of state investors, hotels, luxury developers,

	<p>etc. Plan: Propose a new property tax structure, or use exemptions to replace our current, regressive tax structure that punishes Mom and Pop landlords who rent to local residents at market value. Barrier: shrinking housing stock. Plan: Vacant homes tax, STVR regulation/enforcement, reducing profit incentive for REITS to evict our neighbors and raise rents, like we are seeing Tower Development doing to long term residents of Waiākea Villas.</p>
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Tell us about your familiarity with organizations that provide services and resources to community members experiencing homelessness in Hawai'i County.

Candidate	Response (up to 200 words)
Matthias Kusch	I have met with the leaders of BISAC, Catholic Charities, CoH Office of Housing and Community Development, Habitat for Humanity, supported Community Paramedicine homeless outreach program (defunded by the state) to name a few, to discuss current and future plans to address homeless on Hawai'i Island.
Maurice Golding	I have met with and worked with representatives of Hope Services to create food producing gardens on their lands and I am aware of Family Life services.
Jenn Kagiwada	Generally, I reach out to individuals at Hope Services when I need assistance understanding issues concerning the houseless population. I subscribe to email bulletins from Appleseed and Hawaii Children's Action Network that keep me apprised of the latest data on poverty, housing and houselessness issues in our state and Hawai'i County. I have looked to the CAP website for information, including your strategic plan.

Would you like to elaborate on any of your response(s) to the “Yes/No” questions?

Candidate	Response (up to 200 words)
Matthias Kusch	<p>"yes/no" question clarification:</p> <p>'Rent Increases'.</p> <p>Rent boards, rent control and similar legislation has shown time and time again to be terrible for affordable rentals. However, I do think there are reasonable steps that can be taken to take some of the spikes in rent during a rising market. California's state rental law is an example of reasonable legislation that is fair to both renters and (especially "mom and pop") landlords.</p> <p>'Vacancy Tax'</p> <p>I would support a vacancy tax under certain circumstances. However, it would need to be nuanced, balanced and fair legislation that achieves a specific goal.</p>
Maurice Golding	N/A
Jenn Kagiwada	<p>Housing First is the most effective way of reducing homelessness. This means getting folks into permanent homes or permanent supportive housing before expecting them to find employment, enroll in programs, or undertake other challenges to get back on their feet. It recognizes that without stable housing, these challenges can become insurmountable barriers. With 96% of our homeless population being long term residents, we need to resist being distracted by non-factual arguments about other states sending homeless residents to Hawai'i, and instead work together to provide resources to the programs that house our residents in need. If it becomes a concern, there are also ways to prioritize residents for housing opportunities such as Maui's affordable housing lottery system.</p>

Candidates for COUNTY COUNCIL

District 4 Race

Ashley Lehualani Kierkiewicz	Gregory Lum Ho
	

Yes/No Questions

Question	Ashley Lehualani Kierkiewicz	Gregory Lum Ho
Do you believe housing is a human right?	YES	YES
Do you believe we have an affordable housing crisis in Hawai'i?	YES	YES
Are you committed to ending family homelessness?	YES	YES
Do you think that homeless sweeps are effective?	NO	NO
Would you support legislation to limit rent increases?	YES	NO
Would you support a vacancy tax?	YES	NO

What programs or initiatives would you champion in an effort to increase access to affordable housing? According to HUD “affordable housing is generally defined as housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities.”

Candidate	Response (up to 200 words)
Ashley Lehualani Kierkiewicz	I continue to champion programs and initiatives geared towards increasing Hawai'i Island's housing inventory. In June 2022, the County Council passed Bill 160, a measure I introduced to ensure that going forward at least \$5 million of our annual County budget goes to a housing production program. The Office of Housing & Community Developers should engage more developers to leverage HRS 201H to expedite affordable housing production and coordinate various County departments to ensure applications move through the process efficiently. The County Administration must develop a plan to leverage federal dollars to invest in critical infrastructure to create more attractive conditions to develop housing.
Gregory Lum Ho	Rental housing for families to rent for a period of time. Hopefully saving money in the process. Not so much offering affordable housing for people to sell later for a profit. Defeats the purpose and too easy to take advantage of an ongoing issue.

Why do you think that people are experiencing homelessness?

Candidate	Response (up to 200 words)
Ashley Lehualani Kierkiewicz	People are experiencing homelessness because of the cost of living: lack of affordable housing, low wage jobs, and poverty.
Gregory Lum Ho	Cost of living has to affect some people with homelessness. Lack of support from family could also play a role. Mental health issues. But with the programs available sometimes it just comes down to a choice they make. From my experiences many just can't or won't follow simple rules. So the freedom of homelessness is easier for some.

What interactions have you had with people experiencing homelessness? How would these experiences shape the way you would address homelessness if you were elected?

Candidate	Response (up to 200 words)
Ashley Lehualani Kierkiewicz	In my early twenties, my father died and I was going through a divorce. I'm lucky that I had friends and family I could crash with for a few weeks, but I still had all of my things in my car. I honestly felt scared and embarrassed that I didn't have a place I could call home. Thankfully I was able to find a room to rent that included utilities for \$350/month that was in walking distance to the UH as I was in college at the time and working part-time to support myself. As an elected official, I bring a lot of compassion and empathy to the issue of homelessness because of my personal experience.
Gregory Lum Ho	My interactions are just asking questions and more importantly listening to these people who want to share their experiences. If elected I would reach out and see what programs would help them and not try to force them into a situation that makes them uncomfortable. Yes, it's an eyesore seeing so many homeless people, but turning a blind eye isn't going to make it go away.

What do you see as the biggest barriers to creating more affordable housing for residents of Hawaii? What are your plans to mitigate or remove those barriers?

Candidate	Response (up to 200 words)
Ashley Lehualani Kierkiewicz	The biggest barriers to create more affordable housing include building code regulations and the permitting process, vacation rentals, lack of infrastructure, and the County legislative branch. We have to have building codes that work for our island community and provide for baseline public health and safety as codes are currently overly regulatory. The EPIC permitting process has been a failure; we need to create a Department of Building that is focused squarely on permits, led by someone with actual development experience. I introduced a Charter Amendment to facilitate this. I am currently working with the Planning Department

	to update vacation rental regulations to ensure we are protecting our precious housing stock. The County must come up with a game plan to leverage federal dollars and invest infrastructure to support our growing population. Some Council Members have gotten in the way of bringing more housing online, either by asking for applicants for things beyond the scope of their zoning request or voting no to things like a housing fund; these members must be pressed to explain their votes and actions, and be held accountable.
Gregory Lum Ho	Inflation and the cost of living in paradise are the biggest barriers. The cost just to build a home let alone rent one makes it hard for working class families to afford to live here. I would love for the county to construct homes for these families to rent with a portion of their rent going into a savings account set aside for them. This would create better paying county and or contract jobs and the county could make money on the interest of these savings accounts.

Tell us about your familiarity with organizations that provide services and resources to community members experiencing homelessness in Hawai'i County.

Candidate	Response (up to 200 words)
Ashley Lehualani Kierkiewicz	I appreciate the collaboration various local organizations to tackle the issue of homelessness in a holistic way. HOPE Services, Neighborhood Place of Puna, Habitat for Humanity, Interfaith Communities in Action, BISAC, Uluwini, Going Home Hawai'i, and OHCD are some of the stakeholders working hand-in-hand to provide wrap around support for homeless individuals and 'ohana; I can say with confidence that I have a solid working relationship with each of these groups, and stay in touch so I can provide necessary support in my capacity as an elected official.
Gregory Lum Ho	I understand these services and programs are doing their best to bring the homeless population down. From food drives to job assistance.

	Obviously more can be done with a little help from everyone in the community.
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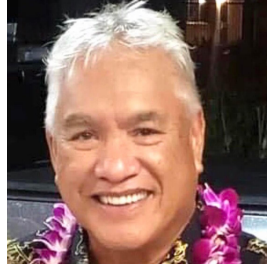
Would you like to elaborate on any of your response(s) to the “Yes/No” questions?

Candidate	Response (up to 200 words)
Ashley Lehualani Kierkiewicz	N/A
Gregory Lum Ho	N/A

Candidates for COUNTY COUNCIL

District 5 Race

**Desmon Antone
Haumea**



Yes/No Questions

Question	Desmon Antone Haumea (District 5)
Do you believe housing is a human right?	YES
Do you believe we have an affordable housing crisis in Hawai'i?	YES
Are you committed to ending family homelessness?	YES
Do you think that homeless sweeps are effective?	NO
Would you support legislation to limit rent increases?	NO
Would you support a vacancy tax?	YES

What programs or initiatives would you champion in an effort to increase access to affordable housing? According to HUD “affordable housing is generally defined as housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities.”

Candidate	Response (up to 200 words)
Desmon Antone Haumea	Tax incentives and the creation of an agricultural village. For example, if the village is able to produce x amount of food per square foot, each participating individual would get a tax break of x amount.

Why do you think that people are experiencing homelessness?

Candidate	Response (up to 200 words)
Desmon Antone Haumea	The system is broken. I would improve and implement a better audit, monitoring, and compliance system. A majority of the people experiencing homelessness have been in a county/state system and have fallen through the cracks or are lost to follow up. This system would increase job opportunities and many within or who have graduated from the system would be ideal candidates to facilitate and foster the upcoming generations.

What interactions have you had with people experiencing homelessness? How would these experiences shape the way you would address homelessness if you were elected?

Candidate	Response (up to 200 words)
Desmon Antone Haumea	Being a homeless person myself while on Maui, I worked with the homeless at Kanaha Beach Park providing trash bags and hygiene essentials teaching them to be good stewards of the land and thus giving them a level of kuleana in return for compassion and empathy. These experiences 100% help me to identify the links in the chain that are broken or missing and help to build a better system.

What do you see as the biggest barriers to creating more affordable housing for residents of Hawaii? What are your plans to mitigate or remove those barriers?

Candidate	Response (up to 200 words)
Desmon Antone Haumea	The biggest barrier(s) are overdevelopment, land grab, foreign investors building portfolios off of Hawai'i land(s), and an inefficient welfare system. My plans would include decentralizing government to each district so the communities can best meet the needs of their own.

Tell us about your familiarity with organizations that provide services and resources to community members experiencing homelessness in Hawai'i County.



Candidate	Response (up to 200 words)
Desmon Antone Haumea	Following the 1976 voyage of Hokule'a I became involved in the community and programs that provided culture based activities for those incarcerated. I also became involved in the food bank and providing monthly feedings in the Puna area. Being a cognitive behavioral therapist I have the skills to provide behavioral and spiritual guidance through traditional Hawaiian healing.

Would you like to elaborate on any of your response(s) to the "Yes/No" questions?

Candidate	Response (up to 200 words)
Desmon Antone Haumea	Mahalo.

Candidates for COUNTY COUNCIL

District 6 Race

Michelle Galimba	Colehour Bondera
	

Yes/No Questions

Question	Michelle Galimba	Colehour Bondera
Do you believe housing is a human right?	YES	YES
Do you believe we have an affordable housing crisis in Hawai'i?	YES	YES
Are you committed to ending family homelessness?	YES	YES
Do you think that homeless sweeps are effective?	NO	NO
Would you support legislation to limit rent increases?	NO	YES
Would you support a vacancy tax?	YES	YES

What programs or initiatives would you champion in an effort to increase access to affordable housing? According to HUD “affordable housing is generally defined as housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities.”

Candidate	Response (up to 200 words)
Michelle Galimba	<p>The housing crisis has multiple roots and therefore will need to be addressed from multiple angles, but the root cause is a mismatch between housing costs and the economic resources available to the average person (ALICE, or Asset Limited, Income Constrained, Employed). We will certainly need to be creative in designing, permitting and constructing affordable housing to meet the needs of our residents for safety, dignity and community, But we will also need to figure out how to actually make and keep housing affordable for our ALICE friends and neighbors. We also need to look at models such as social housing to address these issues at a structural level.</p>
Colehour Bondera	<p>Affordable housing is in critical short supply in District 6, and throughout Hawai'i Island. I am in favor of the development of new affordable housing throughout District 6. Especially as part of inclusionary housing developments which would serve both the general housing market and provide a mandated component of the development as income restricted housing.</p> <p>This type of housing has been provided in over 600 jurisdictions nationally. Because it is adjusted for local conditions, a range of household incomes are served. I would also support income restricted housing dedicated to serve certain occupations such as teachers, government workers, agricultural workers, and the local workforce.</p> <p>The backlog of permits for building began with the change in AirB&B rules, and pressure must be applied to fill vacant positions in the Planning Department to move these forward.</p> <p>Serious consideration should be given regarding the kit houses of HPM and tiny houses which could readily switch the needs to the families in need;</p>

	<p>especially those who are elderly and include children.</p> <p>Zoning legislation changes could allow multiple use zoning on farms. We need to allow long-term rentals, farmworker housing and AirB&B's on farms, and these could so be incorporated through zoning modifications.</p>
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Why do you think that people are experiencing homelessness?

Candidate	Response (up to 200 words)
Michelle Galimba	Simply put the cost of housing and the resources available by the average person to obtain housing are mismatched.
Colehour Bondera	<p>The experience of homelessness is caused by many variables. Remember that the US Constitution does not include a "right to housing". Furthermore, our housing system is predicated on ownership and wealth accumulation; not uniformly accessible. Ongoing reasons of poverty, broken homes, mental illness and alcohol/drug use contribute to homelessness. Trauma and other forms of abuse may effectively disable individuals and hinder ability to integrate themselves in a competitive job market. Physical and mental disabilities may prevent gainful employment and contribute to homelessness. Often individuals and families that are homeless, are employed or employable, but the wage-to-housing mismatch, in Hawai'i means that their income is insufficient to pay rent or purchase a home. Evictions happened from apartments when the CARES Act money ran out last year, resulting in more pressure on our tenuous system. Note that many extra buildings are used as AirB&B's rather than rentals, and so wealthy residents are trumping poorer ones at multiple levels, resulting in some being homeless.</p> <p>Finally, the lack of a reliable and frequent transit system impedes timely work attendance, without the ownership of a dependable car (and the associated costs). This is another factor influencing</p>

	where people decide to live, even if therefore homeless.
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What interactions have you had with people experiencing homelessness? How would these experiences shape the way you would address homelessness if you were elected?

Candidate	Response (up to 200 words)
Michelle Galimba	I have helped a woman in my community find temporary housing for herself and her dog. I continue to look for a more permanent solution for her. This experience has given me a first hand look at how difficult it is to find shelter if you have mental health issues or are on the margin of society for whatever reason.
Colehour Bondera	My experiences over the years with homeless have included a friends' family taking a father because he did not have a place to live, despite the crowded condition; through his willingness to live on a couch for several years. People I have interacted with at beaches live in tents for shorter amounts of time, with regular moves. In South Point there are families living in trees, and I am aware of efforts to get clean water access for them. A friend was evicted from his apartment and though well educated, cannot locate a rental, and has been living at the Kona's Hoper Services shelter. He told me that he may miss his fathers' funeral (not local), since he therefore may not have a place to stay, upon return to Kona. Personally, my own well-employed daughter, and her well-employed partner cannot locate a place to rent. They live with family, not able to locate a place to rent, despite seeking options daily. My personal experiences mean I would prioritize elimination of homelessness in District 6 by offering accessible and affordable alternatives, which work for the residents. Home is a fundamental need and is not being guaranteed, despite the need.

What do you see as the biggest barriers to creating more affordable housing for residents of Hawaii? What are your plans to mitigate or remove those barriers?

Candidate	Response (up to 200 words)
Michelle Galimba	One of the biggest problems is structural. We don't have the policy framework to incentivize affordable housing. I would work to create programs to incentivize affordable housing and remove regulatory barriers.
Colehour Bondera	Some states, notably California, can pre-empt local development processes and permit affordable housing, if the application of local processes is deemed "exclusionary." This can be explored, along with legislation to limit second homes until after residents have primary homes. Truly, it is extremely challenging to build new housing of any type on the Big Island, and more-so for housing designated as "affordable." This is due to extremely high development costs; community and political resistance to change; inadequate infrastructure; and lack of a political consensus for affordable housing. Once elected to the Council for District 6, I will work with local communities, landowners and developers to identify sites for new housing development, with access to local infrastructure and amenities. If such sites are identified, I would work with all levels of government to acquire subsidies to ensure that a significant portion of new housing development was reserved for low and moderate income households.

Tell us about your familiarity with organizations that provide services and resources to community members experiencing homelessness in Hawai'i County.

Candidate	Response (up to 200 words)
Michelle Galimba	I am somewhat familiar with HOPE Services.
Colehour Bondera	Though limited, I am familiar with the fact that there is a long-serving group, Neighborhood Place, in Kailua-Kona which offer access to many of the services which homeless people need.

	<p>Hope Services shelter provides places to stay to the degree possible with limited capacity and staff.</p> <p>State offices throughout the District provide access to programs such as EBT and Medicaid. These are very difficult for access when homeless people likely do not have the required address, phone, bank account or car in order to properly enroll and participate.</p>
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Would you like to elaborate on any of your response(s) to the “Yes/No” questions?

Candidate	Response (up to 200 words)
Michelle Galimba	<p>I would not support legislation to limit rent increases because I don't think these would stand up legally. However I would be interested in looking for ways to keep rents affordable that would be legally sound. A vacancy tax could also be problematic in terms of being able to withstand legal challenges but might be more feasible</p>
Colehour Bondera	<p>Regarding, “homelessness sweeps”, I don't have enough information to answer it fairly. Such sweeps are difficult, if not traumatic, for the unhoused. However, homeless encampments can be dangerous for those unfortunate enough to live there, and a serious nuisance for nearby businesses and residents.</p> <p>Clearly “low barrier to entry” shelters and housing are needed in our County. Many communities elsewhere have adopted, “Housing First” models with considerable success. If well managed “Housing First” developments were to be established here, I would support that. Lets’ not require sweeps and instead put our energy and resources towards guaranteed housing.</p>

Candidates for COUNTY COUNCIL

District 8 Race

**Dr. Holeka Goro
Inaba**



Yes/No Questions

Question	Dr. Holeka Goro Inaba
Do you believe housing is a human right?	YES
Do you believe we have an affordable housing crisis in Hawai'i?	YES
Are you committed to ending family homelessness?	YES
Do you think homeless sweeps are effective?	NO
Would you support legislation to limit rent increases?	YES
Would you support a vacancy tax?	YES

What programs or initiatives would you champion in an effort to increase access to affordable housing? According to HUD “affordable housing is generally defined as housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities.

Candidate	Response (up to 200 words)
Dr. Holeka Goro Inaba	I would like to see a comprehensive reporting of the outstanding housing credit inventory as this is a necessary starting point for our policy improvement measures in Hawai'i County. After achieving this, I would like to give priority for affordable housing to those who are current residents of our County in the length of time they have been here in the County. I would also like to see a more simplified affordable housing requirement that allows for better management by the Office of Housing and Community Development and oversight by the Housing Agency.

Why do you think that people are experiencing homelessness?

Candidate	Response (up to 200 words)
Dr. Holeka Goro Inaba	There are numerous reasons why people might be experiencing homelessness. In some cases, it may be the high cost of living in Hawai'i and the lack of jobs paying a wage that corresponds with these costs. In other cases, there may be other circumstances such as mental health issues or drug use that may be causing individuals or families to be homeless.

What interactions have you had with people experiencing homelessness? How would these experiences shape the way you would address homelessness if you were elected?

Candidate	Response (up to 200 words)
Dr. Holeka Goro Inaba	I have had some of my own friends be on the brink of homelessness; some of them with multiple children and unable to afford their rent. These "close to home" situations bring into context the housing crisis we continue to find ourselves in. Looking ahead, my efforts are guided primarily by a priority to keep those who are housed in housing, while also providing services and mechanisms by which we can assist

	those who are currently unhoused.
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What do you see as the biggest barriers to creating more affordable housing for residents of Hawai'i? What are your plans to mitigate or remove those barriers?

Candidate	Response (up to 200 words)
Dr. Holeka Goro Inaba	I believe that one of the biggest barriers to creating more affordable housing is Hawai'i County's own affordable housing policies. I have worked closely with Councilmember Kimball to overhaul our affordable housing chapter and have our County moving in a more organized and sensible direction when it comes to affordable housing. These changes include better reporting of current affordable housing production, priority for local residents, and providing clearer options for developers to satisfy affordable housing requirements. This bill will come forward pending the completion of the study commissioned by the Office of Housing and Community Development earlier this year.

Tell us about your familiarity with organizations that provide services and resources to community members experiencing homelessness in Hawai'i County.

Candidate	Response (up to 200 words)
Dr. Holeka Goro Inaba	I have attended numerous Community Alliance Partner meetings where I've had the opportunity to learn about the different organizations that address homelessness and the services that they provide. In addition, at our joint meeting with HPD and the Office of Housing and Community Development on May 12, 2022 at the West Hawai'i Civic Center, I was able to get an update on the most recent information regarding outreach activities that these organizations have been doing in West Hawai'i.

Would you like to elaborate on any of your response(s) to the "Yes/No" questions?

Candidate	Response (up to 200 words)
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Dr. Holeka Goro Inaba	<p>In my first term, I have introduced two measures for affordable housing. Bill 152 which sought to expand the uses of the County Housing Revolving Fund and Bill 153 which sought to earmark 1% of our County's annual real property tax collections for affordable housing. Moving forward, I will continue to work on measures that address housing as I believe it is one of the most important problems our community is facing today.</p>
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Candidates for COUNTY COUNCIL

District 9 Race

Cindy Evans



Yes/No Questions

Question	Cindy Evans
Do you believe housing is a human right?	YES
Do you believe we have an affordable housing crisis in Hawai'i?	YES
Are you committed to ending family homelessness?	YES
Do you think homeless sweeps are effective?	NO
Would you support legislation to limit rent increases?	YES
Would you support a vacancy tax?	YES

What programs or initiatives would you champion in an effort to increase access to affordable housing? According to HUD “affordable housing is generally defined as housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities.

Candidate	Response (up to 200 words)
Cindy Evans	<p>I would research ways to ensure adequate infrastructure, and water development which is an impairment to housing development. Those mayors and council members who served years ago have previously worked on this issue and I would like to look at their successes and failures, along with review of current housing regulations, with a focus on ohana and guest house, self-help housing, tiny homes, 3D homes, cluster housing, multi-family housing, transitional housing, rental housing, migrant worker housing.</p> <p>Where the housing is located is critical to the needs of individuals and families. I was a facility planner at one time and know the importance of understanding the efficiencies of good planning. One big idea I have is looking at the Counties undeveloped real estate holdings and consider land exchanges to get housing in better locations.</p>

Why do you think that people are experiencing homelessness?

Candidate	Response (up to 200 words)
Cindy Evans	<p>Domestic Violence, Loss of Employment, Divorce, Physical or Mental Health, Drugs, Runaways, Illegal Immigrants, Return from Incarceration, Post Traumatic Stress Syndrome, Brain Injury, Addictions like gambling</p>

What interactions have you had with people experiencing homelessness? How would these experiences shape the way you would address homelessness if you were elected?

Candidate	Response (up to 200 words)
Cindy Evans	<p>Very little, other than myself that came very close to homelessness. I was very young and did not know who to talk to about help. Felt vulnerable. Felt shame. Felt alone. Felt isolated.</p>

What do you see as the biggest barriers to creating more affordable housing for residents of Hawai'i? What are your plans to mitigate or remove those barriers?

Candidate	Response (up to 200 words)
Cindy Evans	Government can provide assistance, zoning, and funding but someone has to build it and in some cases operate it. There are developers who specialize in low income housing and know how to access all the tax benefits and grants that have been put aside for low income housing. We need them to come to our island making sure our zoning, permitting, and planned development requirements are understandable and time sensitive. Identifying who the housing is for, how to find those individuals, and get them connected to the right people to assist them in applying, qualifying, and sustaining themselves both financially and mentally requires a team who is knowledgeable.

Tell us about your familiarity with organizations that provide services and resources to community members experiencing homelessness in Hawai'i County.

Candidate	Response (up to 200 words)
Cindy Evans	I attend meetings of Going Home Consortium and Partners In Development North Kohala and hear about organizations assisting community members. I am a member of North Hawai'i Domestic Violence Action Committee which works on finding organizations that assist those experiencing domestic violence.

Would you like to elaborate on any of your response(s) to the "Yes/No" questions?

Candidate	Response (up to 200 words)
Cindy Evans	Regarding rent increases and vacancy tax, I do not know. I need more information because I sure do not want a homeowner/property owner going into foreclosure. Inflation right now is hurting everyone. Please provide me with reports and I do have concern when a report is limited to an urban city solution. Our communities are rural, exception might be Hilo.

