



# Connecting on **The Road to Home**

HOUSING POLICY & RESOURCES: 2022 UPDATE

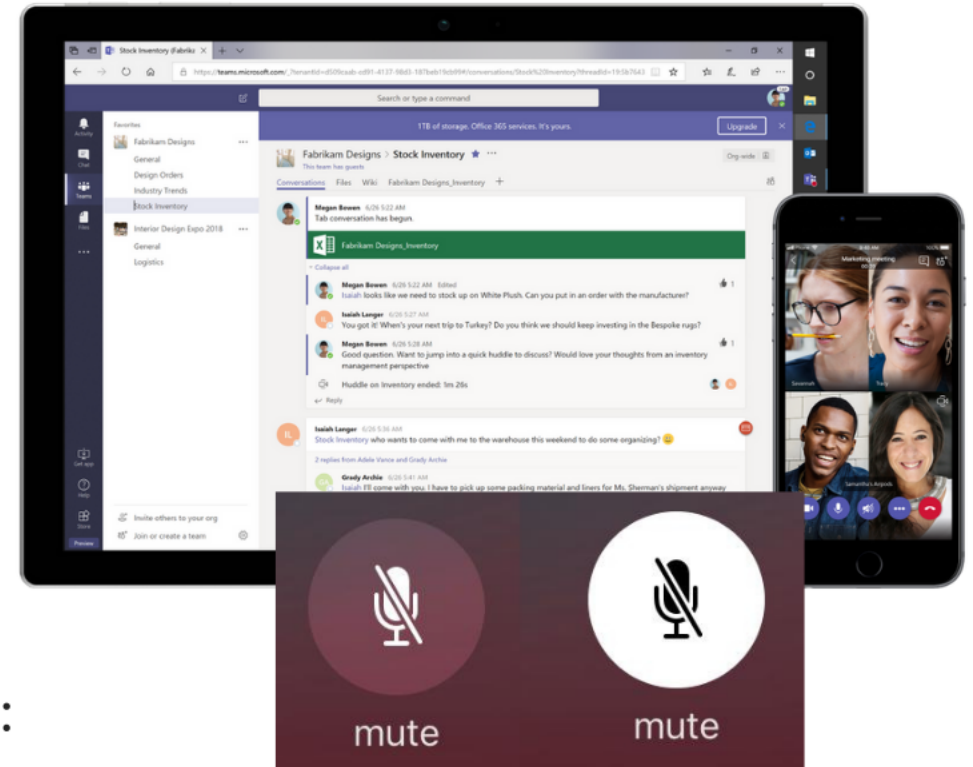


# Housekeeping Reminders

**Please Mute Your Microphone.  
Enter Questions in the Chat Box  
or Raise Your Hand.**

A recording of this webinar and copies of the presentation materials will be available online at:

**<https://homelessness.hawaii.gov/monthly-webinars/>**



# General Updates

July 2022

## Advocacy Resource Page

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National Homeless & Housing Resources

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Local Continuum of Care (CoC) Updates

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The "Medicaid 102: Higher Needs Cases" training is now posted at <http://homelessness.hawaii.gov/cis>.



Joint advocacy meetings are continuing on the fourth Friday of each month, and will focus on County-level advocacy issues. For more information or to be added to these meetings, e-mail [cheryl.a.bellisario@hawaii.gov](mailto:cheryl.a.bellisario@hawaii.gov).



The Supportive Housing Work Group continues to meet on the third Tuesday of each month from 10–11 a.m. HST. For more information or to be added to these meetings, e-mail [cheryl.a.bellisario@hawaii.gov](mailto:cheryl.a.bellisario@hawaii.gov).

# General Updates

July 2022

Advocacy Resource Page

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**National Homeless & Housing Resources**

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Local Continuum of Care (CoC) Updates

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USICH recently released updated guidance on encampment resolution, with the goal of making these tools available to communities as they conduct their planning process for the HUD Special NOFO on Unsheltered and Rural Homelessness.



HUD recently uploaded two additional webinars related to system-level landlord engagement and landlord incentives as a part of the EHV Landlord Engagement Webinar Series. To view these webinars and materials, visit <http://hudexchange.info/trainings>.

# General Updates

July 2022

Advocacy Resource Page

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National Homeless & Housing Resources

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**Local Continuum of Care (CoC) Updates**

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Planning is underway for the HUD Special NOFO for Unsheltered and Rural Homelessness. Both CoCs have hosted preliminary discussions and informational sessions for stakeholders.



- Interested parties can view information about the Oahu application process at <http://partnersincareoahu.org/special-nofo>.
- Weekly informational meetings are held on Wednesdays at 1:00 p.m. For more information, contact [elliottw@partnersincareoahu.org](mailto:elliottw@partnersincareoahu.org).



Please view consolidated data from our two CoCs – Partners in Care and Bridging the Gap – at: <https://homelessness.hawaii.gov/data>. ps://

**July 2022**



**Dan O'Meara**  
Legal Aid Society of Hawaii

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**Cheryl Bellisario and Lindsay Apperson**  
Office on Homelessness and Housing Solutions

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**Tracey Wiltgen**  
Mediation Center of the Pacific

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**Paul Normann**  
Neighborhood Place of Puna

And Kuna Housing  
City of Honolulu  
Department of Community Services

# Evictions in Hawai'i

What happened during the pandemic

What is next after Act 57 expires on August 6, 2022

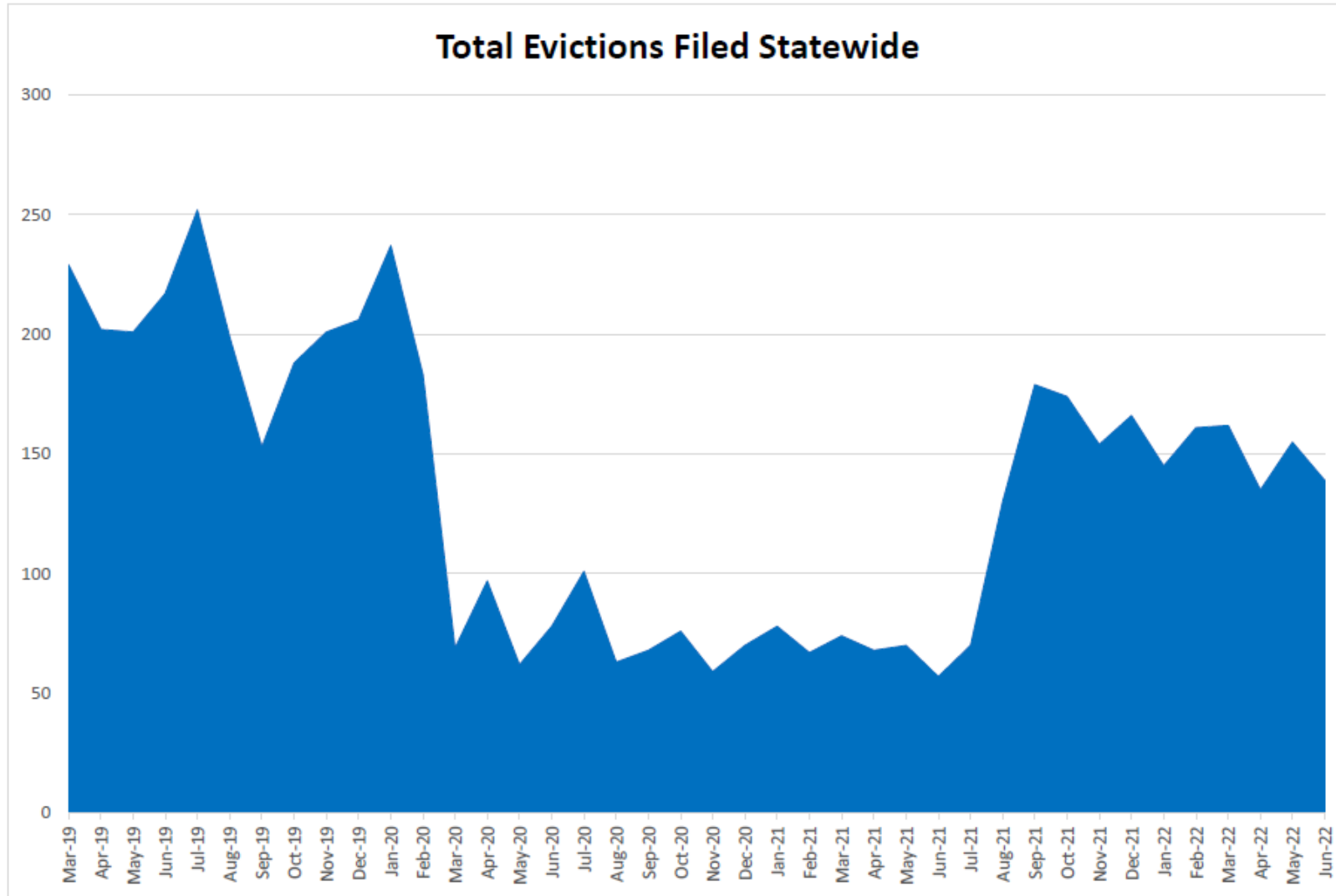
## Data presented is about Eviction Filings only – the Results of the Evictions filings have included:

- Many tenants have been able to preserve their home through a combination of rental assistance and/or mediation.
- Some tenants have voluntarily relocated, including leaving the State.
- Some tenants have defaulted – not shown up in court and lost
  - Although the percent of defaults has decreased during the pandemic, due, in part to:
    - The ability to appear via zoom to court
    - Increased public awareness of options to help tenants.
    - Increase in resources available to tenants such as State and government agencies, non-profit supportive services, legal services, and an overall awareness and sensitivity by the Courts.
- And, some tenants have been evicted

**The Eviction Filings will be greater than the families who have lost their home due to an eviction.**

**This graph vividly shows the impact of the pandemic on Statewide Eviction Filings.**

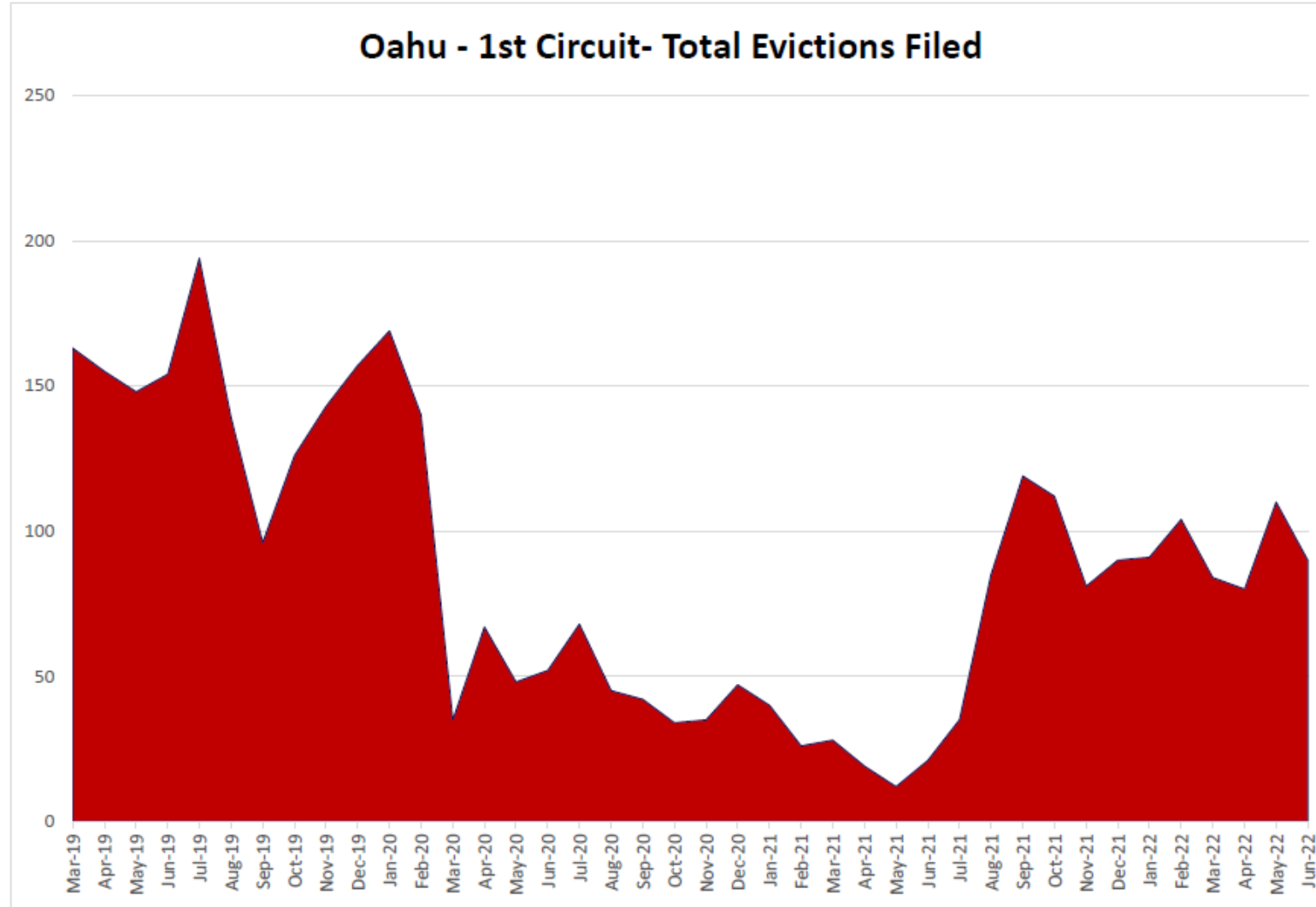
- The precipitous drop in March 2020 reflects the beginning of the Emergency Proclamation and Eviction Moratorium.
- The rise in August 2021 reflects the end of the moratorium and the start of Act 57.
- The chart also reflects that eviction filings statewide are still below the pre-pandemic volume, as Act 57 expires.



July 25, 2022

## The Evictions Filed in the First Circuit on Oahu reflect the same trend as Statewide

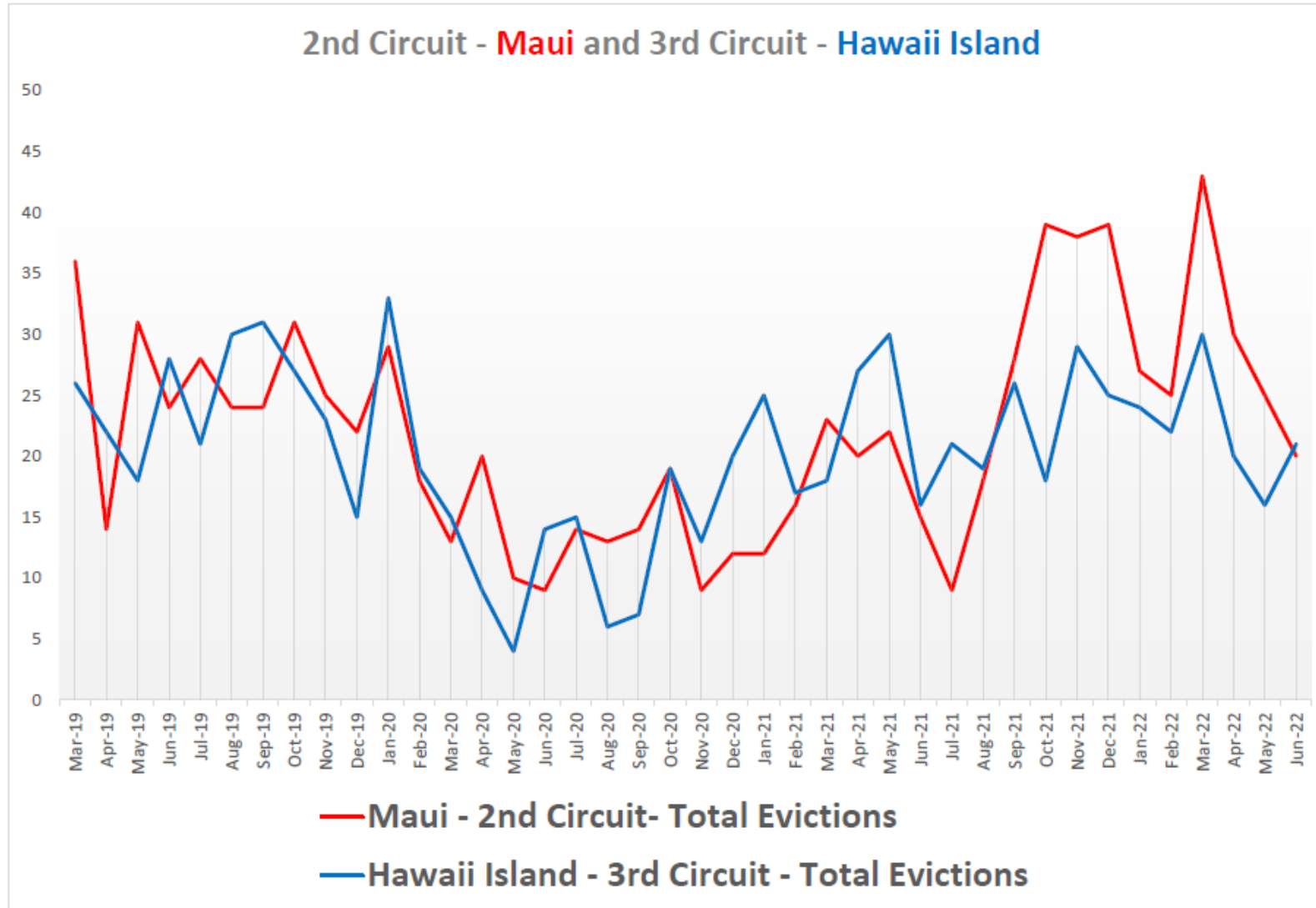
- The main difference for Oahu compared to Statewide is that there was more of a dip in January to June 2021 compared to the Statewide eviction filings.
- Moratorium – March 2020 to July 2021 Act 57 – August 2021 to July 2022 (data available through June 2022)



July 25, 2022

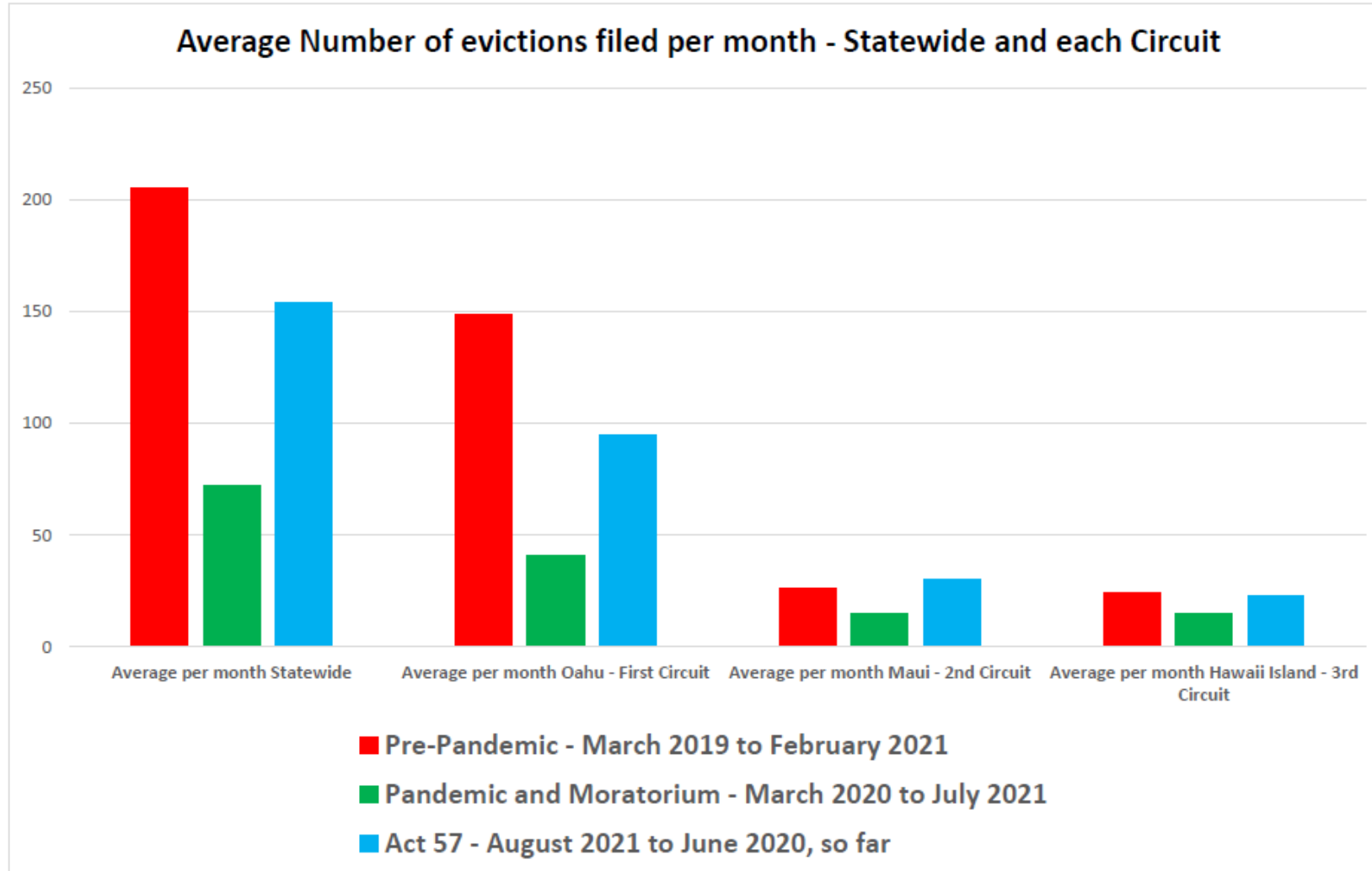
## The Evictions FILED in Second and Third Circuit have returned to pre-pandemic totals

- For Maui County, the 2<sup>nd</sup> Circuit, and Hawaii Island, the 3<sup>rd</sup> Circuit, the volume of evictions did drop during the moratorium, but are rebounding closer to pre-pandemic evictions



**Statewide and County Average Evictions Filed per month**  
**205 ave/month pre-pandemic – 72 ave/month during the moratorium – 154 ave/month since Act 57**

- The Statewide average number of evictions filed are about 25% less then pre-pandemic under Act 57, while eviction filing dropped by 65% during the moratorium. Oahu has seen the biggest drop, while Maui County and Big Island are back to pre-pandemic levels. Evictions during the pandemic have been much more time consuming in the Courts, often because a resolution can be reached with the assistance of the Court.



July 25, 2022

# What Happens when Act 57 expires August 6, 2022 and 15-day notice for non-payment and mandatory mediation is gone?

## How much notice does landlord need to give after Act 57?

**For non-payment  
of rent:**

**5 days**

**For lease  
violations**

**(ex. noise, failure to  
maintain the  
property- with a right  
to cure):**

**10 days**

**For activities that  
threaten to harm  
people or property:**

**0 days**

**– there is no  
opportunity to  
remedy the issue**

# Received a 5-Day Notice for Non-Payment?

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- **PAY** the rent owed if possible
- **CONFIRM** whether rental assistance is still available.
- **If available, APPLY** for rental assistance. If you already have applied and have not been approved, contact the program to let them know that your landlord gave you notice.
- **MAKE** your budget, so you have a plan in place for how you will pay your rent going forward.
- **CALL** for legal assistance or review available legal information to know your rights.
- **ATTEND** your court hearing. If the court hearing is scheduled, you must attend. After August 6, the Court will have discretion to order mediation. Mediation programs are looking for resources to continue mediation after August 6.

# If the eviction case is filed...

Make sure to attend the first hearing (or plan to move) !

# Determine What Is Best for You and Your Family

# Need Legal Help?

ONLINE INTAKE

[www.legalaidhawaii.org](http://www.legalaidhawaii.org)

CALL

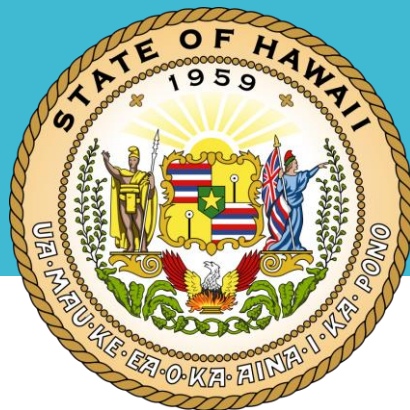
‘Oahu: (808) 536-4302

Neighbor Islands: (800) 499-4302

Monday – Friday, 9:00 – 11:30 am & 1:00 – 3:30 pm

# What You Need to Know:

The 2022 Changing Landscape on  
Housing Policy & Programs in Hawai'i



# Agenda

What You Need to Know: 2022  
Legislative & Program Updates

The Role of Landlords & Ongoing  
Supports

Q&A

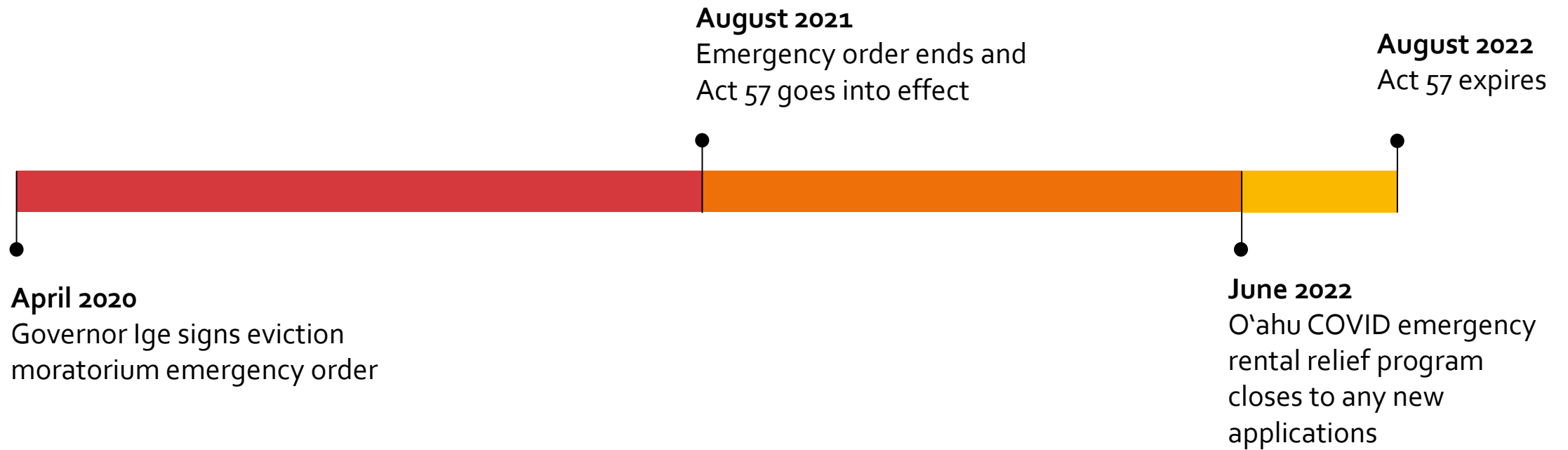
# What You Need to Know:

## Legislative & Program Updates in 2022

### The Changing Status of COVID-19 Rent Relief Measures in 2022

- Act 57 – Incrementally winding down eviction moratorium relief
- Emergency Rental Assistance Programs

# Timeline



# What You Need to Know:

## Act 57



The eviction moratorium prevented eviction during the pandemic for non-payment of rent.



Act 57 put certain protections in place to transition out of the eviction moratorium, including mediation provisions.



Act 57 will expire on August 6, 2022.



The State expects to see an uptick in evictions and more people at risk of homelessness after its expiration.

# What are Rent Assistance Programs?

- Rent assistance programs are administered by governmental and service provider agencies to help low-income households pay rent.
- These programs may cover all or a portion of the rent and may be long-term or temporary.
- For many programs, the household pays a certain percentage of their income toward rent, usually around 30%, and the program subsidizes the rest.


# What You Need to Know:

## Emergency Rental Assistance Programs

- COVID-19 exacerbated the affordable housing crisis, leaving individuals & families at risk of homelessness.
- The U.S. Department of Treasury launched the Emergency Rental Assistance Programs to help cover rent & utilities.
- Each County has its own rental assistance program: the City & County of Honolulu, Maui County, Kaua'i County, & Hawai'i County.
- These programs are temporary in nature, and some are now coming to an end.

# What You Need to Know: O'ahu's Rental & Utility Relief Program (RURP)

- RURP has helped renters struggling during the COVID-19 pandemic by providing:
  - Rent support
  - Partial or full coverage of utilities
- RURP **stopped accepting new applications** on June 30, 2022.
- The program will now focus on housing stability services for those who have received assistance and may open again for applications if there are adequate funds.
- Many people may now be at risk of eviction without these supports.



## RESOURCES FOR RENTERS

### LEGAL ASSISTANCE & MEDIATION

- The Legal Aid Society of Hawaii can provide advice to renters about their rights. Contact them at (808) 536-4302, Monday to Friday from 9 to 11:30 a.m. and 1 to 3:30 p.m.
- Mediation is a free service that can help renters and their landlords reach an agreement. Contact The Mediation Center of the Pacific at (808) 807-0080, Monday to Friday from 8:30 a.m. to 4:30 p.m., or visit [mediatehawaii.org/semf](https://mediatehawaii.org/semf).
- State of Hawaii's eviction prevention: [homelessness.hawaii.gov/eviction-moratorium-resources](https://homelessness.hawaii.gov/eviction-moratorium-resources).

### RENT SUPPORT

- Department of Hawaiian Home Lands for families on the applicant waiting list, or an undivided interest lessee in the State of Hawaii: [hawaiiancouncil.org/dhhl](https://hawaiiancouncil.org/dhhl).
- Partners in Care for emergency shelters, apartment searches, and rental assistance programs: [partnersincareoahu.org/get-help](https://partnersincareoahu.org/get-help).

### UTILITY BILLS


- The Federal Communication Commission's Affordable Connectivity Program can help with internet bills: apply at [affordableconnectivity.gov](https://affordableconnectivity.gov).
- The Board of Water Supply urges anyone experiencing financial hardship to visit [hbws.me/help](https://hbws.me/help) or call (808) 748-5070 to obtain information about financial support programs.
- Hawaiian Community Assets has a number of loans and grants available to help cover expenses: [hawaiiancommunitylending.com/grants-loans](https://hawaiiancommunitylending.com/grants-loans).
- Hawaiian Electric has programs to help people cover electric bills: [hawaiianelectric.com/billing-and-payment/payment-assistance](https://hawaiianelectric.com/billing-and-payment/payment-assistance).
- Hawai'i Gas suggests calling them for assistance options: (808) 535-5933.

### OTHER SOCIAL SERVICES

- For comprehensive community information and referral, call 211 for Aloha United Way or visit [www.auw.org/211](https://www.auw.org/211).

### GENERAL RESOURCES

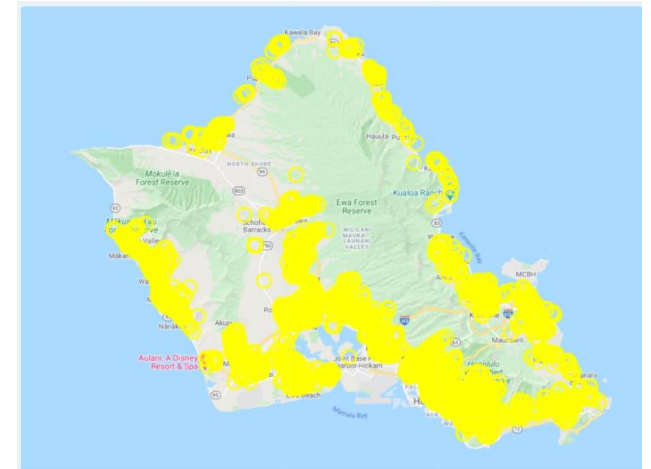
- For job training or job placement: Call the American Job Center Hawai'i at (808) 768-5701, Monday to Friday from 8 a.m. to 4 p.m., except City holidays.



Learn more at [oneoahu.org/renthelp](https://oneoahu.org/renthelp)



**\$174,392,023 in Relief Approved**



**13,692 Honolulu Households Approved**

*Images current as of 7/20/2022.*

# What You Need to Know: Maui County Emergency Rental Assistance Program ([MERA](#))

- MERA helps struggling renters by providing:
  - Up to \$2,500 a month in rent & utility bills.
  - Up to \$2,000 for future rent payments.
  - Up to \$500 a month for utilities
  - Eligible households may receive up to 12 months of assistance
  - Payments will be made directly to a landlord or utility provider
- As of now, MERA is still accepting applications, but it is a temporary relief program.

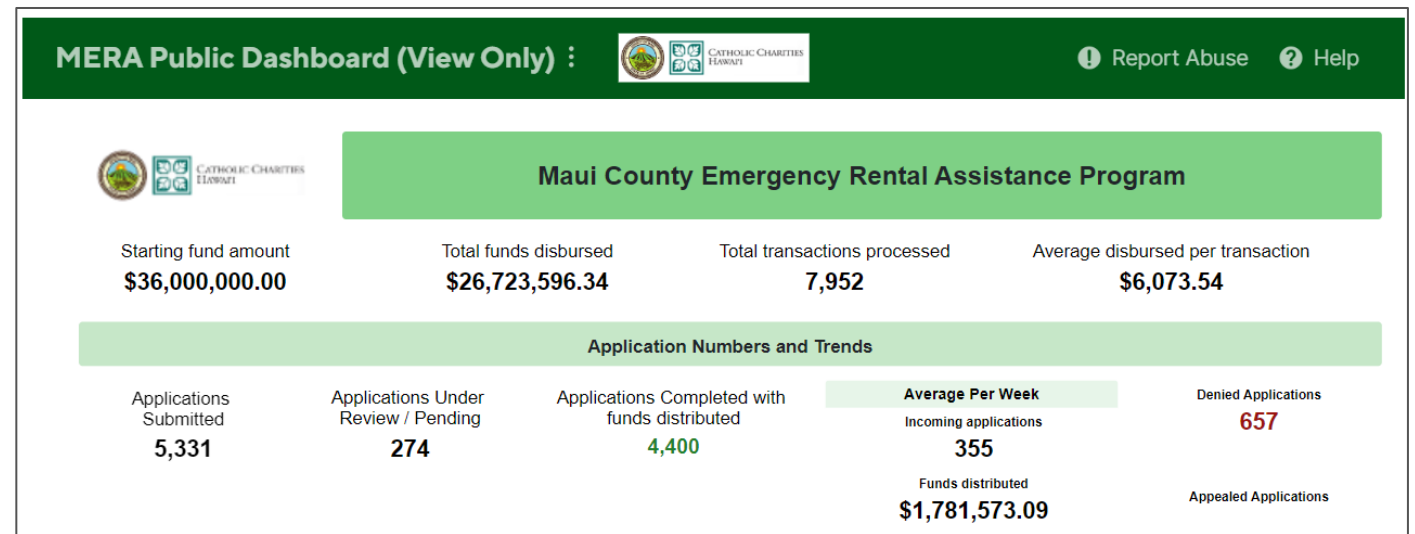
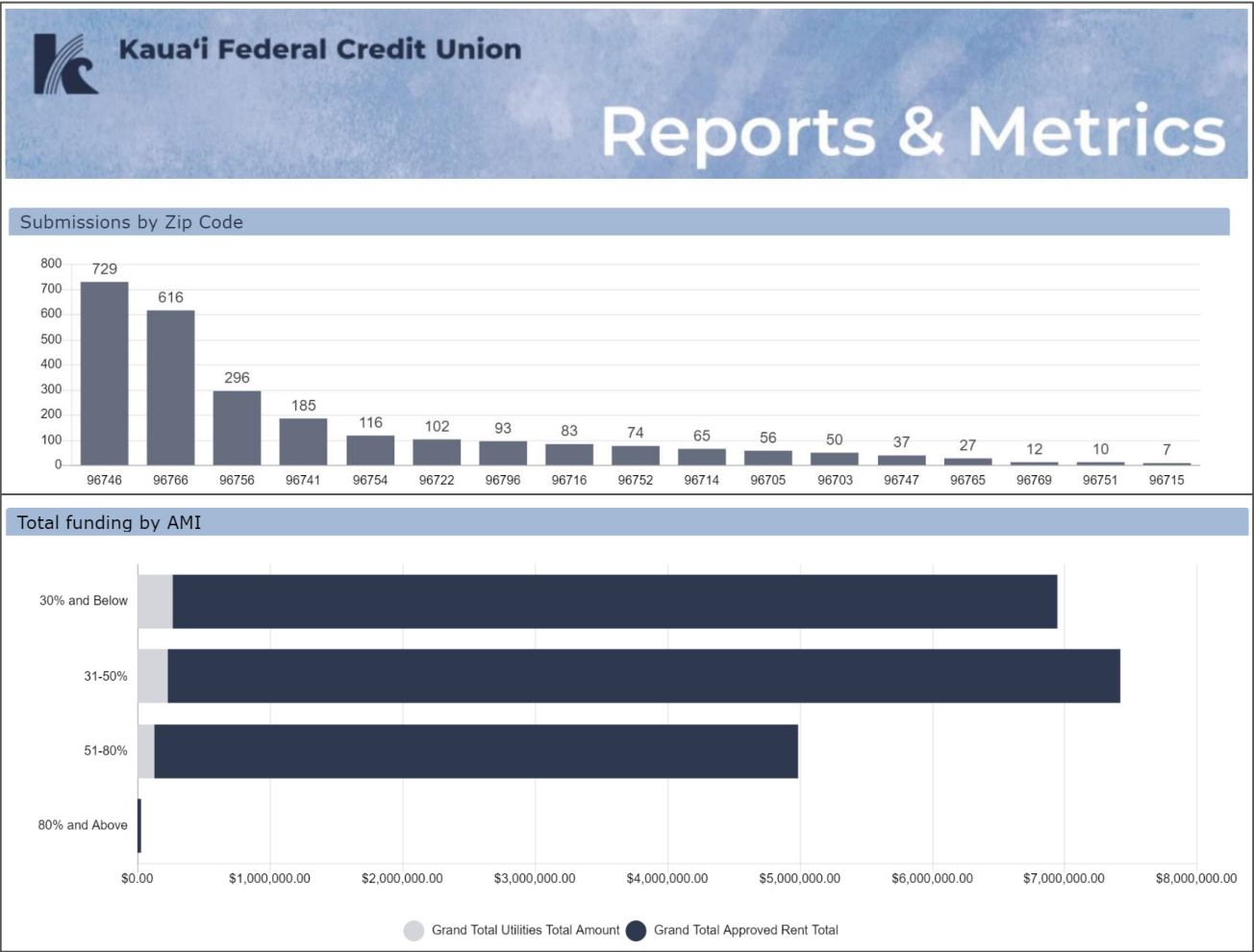


Image current as of 7/20/2022.

# What You Need to Know: Kaua'i Coronavirus Rental & Utility Assistance Program (CRUA)

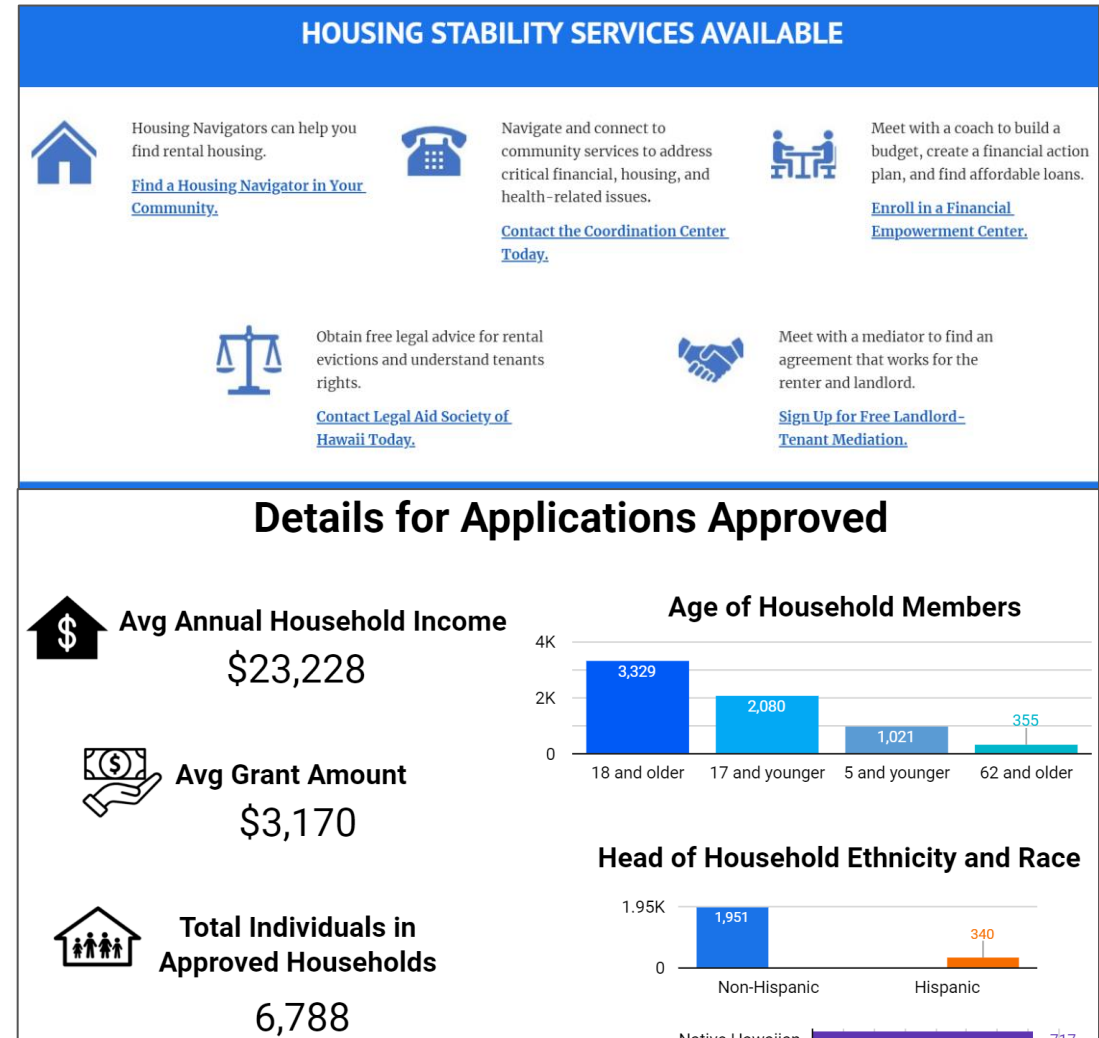
- CRUA helps struggling renters by providing financial assistance with rent and utilities for people struggling financially during the COVID-19 pandemic.
- As of now, CRUA is still accepting applications but is working with financial counselors to transition residents away from the program.



Images current as of 7/20/2022.

# What You Need to Know: Hawai'i County's Emergency Rental Assistance Program (ERAP)

- ERAP helps struggling renters by providing financial assistance with rent and utilities for people who struggled financially during the COVID-19 pandemic.
- As of now, ERAP is still accepting applications for financial hardship from March 2020 – December 2021.



Images current as of 7/20/2022.

# The Role of Landlords & Ongoing Supports

# How do Landlords Play a Role?

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Landlords play a crucial role in helping cost-burdened individuals and families access affordable housing.

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Landlords keep vulnerable individuals and families from slipping into housing insecurity and/or homelessness.

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Landlords serve as critical partners in preventing homelessness as COVID-era tenant supports and programs begin expiring.

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Landlords can benefit from a wide-range of incentives and supports if they choose to accept rent assistance vouchers.

# What You Need to Know:

## Landlord Incentive Programs

- There are various incentive programs across different Counties and rent assistance programs. These incentives may include:
  - 24-hour landlord support lines
  - Cash assistance
  - Damage mitigation funds
  - Free home inspections
  - Case management services

**Figure 2: Landlord Incentives By Rental Assistance Program**

	Section 8 HCVs	Special Purpose HCVs	Permanent Supportive Housing	HUD VASH	Rapid Re-Housing	Emergency Housing Vouchers
Who does the program serve?	Extremely low-income and low-income residents	Elderly, homeless, disabled, and veteran residents and families with special needs	Homeless individuals with a high level of need	Veteran individuals & households experiencing homelessness	Individuals requiring short- to medium-term support to transition into independent living	People who are homeless, at risk of homelessness, or fleeing domestic violence
<b>Landlord Incentives and Supports Provided</b>						
24-hour hotline			Varies (see <a href="#">LEP</a> )	Varies (see <a href="#">LEP</a> )	Varies (see <a href="#">LEP</a> )	
Damage mitigation fund			Varies (see <a href="#">LEP</a> )	Varies (see <a href="#">LEP</a> )	Varies (see <a href="#">LEP</a> )	
Cash assistance	Varies (see HPHA's <a href="#">MTW plan</a> and Hawai'i County's <a href="#">landlord incentive</a> )	Varies (see HPHA's <a href="#">MTW plan</a> and Hawai'i County's <a href="#">landlord incentive</a> )			Varies (see <a href="#">OHN</a> )	
Case management			X	X	X	
Free home inspections	X	X	X	X	X	X
Free advertising	X	X	X	X	X	X
Consistent rent while in program	X	X	X	X	X	X
Less time with empty rental unit	X	X	X	X	X	X

Source: Hawai'i Interagency Council on Homelessness (2022). [Policy Brief: Landlord Supports and Incentives for Participation in Rental Assistance Programs](#).

# Landlord Incentives & Tenant Supports:

County of  
Hawai'i

\$2,000 cash incentive when  
landlords initially sign or  
renew a lease with a tenant  
using an Emergency  
Housing Voucher (EHV)

Connections to case  
management and housing  
navigation services through  
the island-wide  
Coordination Center

Financial counseling  
services provided through  
Hawai'i County Financial  
Empowerment Center

A landlord liaison through  
the Office of Housing and  
Community Development

# Landlord Incentives & Tenant Supports:

County of  
Kaua'i

\$1,000 cash incentive when landlords sign a lease with a tenant using an EHV, with additional incentives if leases are extended

Financial counseling provided through the [Kaua'i Financial Opportunity Center](#)

A damage mitigation fund for landlords participating in the EHV program

Housing navigator program through [Women in Need](#), to better match landlords & tenants, and to better connect with case management

# Landlord Incentives & Tenant Supports:

County of  
Maui

Housing Committee of the  
Maui Homeless Alliance  
engages with & is a  
resource for landlords (have  
held landlord summits)

Maui Financial Opportunity  
Center for housing  
counseling, career  
coaching, income supports,  
and more

Long-term rental real  
property tax exemption of  
up to \$200k when renting  
to the same tenant for 12+  
months

County funded ongoing  
rental assistance program  
to provide emergency rent  
assistance or help with  
security deposits or utility  
deposits

# Landlord Incentives & Tenant Supports:

City & County  
of Honolulu

Partners In Care's Landlord  
Engagement Program  
(LEP) provides a 24/7  
support phone line,  
damage mitigation fund, &  
case management links

O'ahu Financial  
Opportunity Center for  
housing counseling, career  
coaching, income supports,  
and more

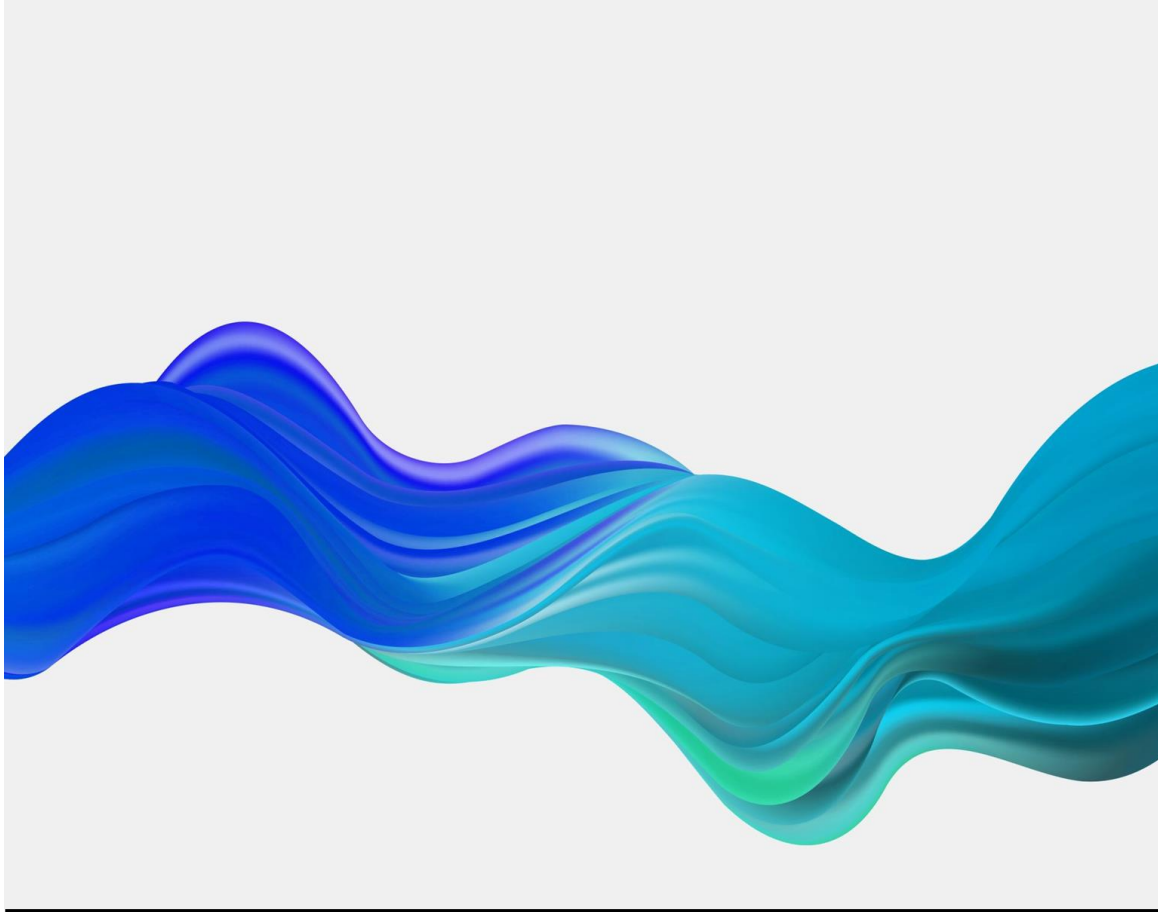
City Rent-to-Work program  
can help with rent,  
employment, &  
connections to other  
resources for homeless  
individuals willing to work

Act 287 (2022) and HUD's  
Moving To Work  
designation will allow for  
incentives to landlords in  
HPHA's Section 8 HCV  
program on O'ahu



Thank you!  
Questions?

# EVICTIION MEDIATION



NEGOTIATING AGREEMENTS  
BEFORE GOING TO COURT

**ACT 57 WILL END ON  
AUGUST 7**

FREE MEDIATION IS STILL  
AVAILABLE FOR LANDLORDS  
AND TENANTS PRIOR TO GOING  
TO COURT

**To Schedule a  
Mediation Session  
Call  
The Mediation Center  
of the Pacific  
808-521-6767**

Call Monday through Friday between 8:30 a.m. and 4:30 p.m.

If you need an interpreter, let MCP know

A Client Service Specialist will ask the tenant to provide some basic information and then work with the tenant to identify the best day and time to schedule a mediation session

Mediations are scheduled Monday through Friday between 8:30 a.m. and 4:30 p.m.

Some Saturday sessions are available

The Client Service Specialist will contact the landlord to schedule the mediation

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# Mediation is Accessible for all



Via zoom, telephone, or in-person



Availability of a private room with  
equipment and tech support



Sites available within the community



Interpreters for initial setup and during  
the mediation



Navigator support

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# How Mediation Works

A confidentiality agreement is emailed to tenant and landlord to sign electronically prior to the mediation

An interpreter is provided if needed

The session is scheduled for up to 1.5 hours

The landlord and tenant will start together with the mediator

- The tenant may request that they be kept separate from the landlord

# Mediation Agreements

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Work together to secure rental assistance

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Payment plans

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Payment plans and rental assistance

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Contingencies for no rental assistance/inability to meet payment plan

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Look to the future: new lease; no rental increase; move out

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Waiver of rent owed

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# Mediation Works

Between August 7, 2021 – July 15, 2022

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1,289 cases  
mediated

1,122 (87%)  
agreements

343 cases  
settled prior  
to mediation

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Mediation can help tenants and landlord build a stronger relationship

Mediation is not like going to court

A mediated agreement will avoid court

The participants make their own decisions

If tenants don't mediate, they will be evicted

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A Mediation Agreement

**Will Keep Landlord and Tenant Out of Court**

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# NEIGHBORHOOD PLACE OF PUNA

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Every family should have access to the resources, support, and opportunities they need to thrive; to raise their children in a safe, stable, and nurturing home.



# NEIGHBORHOOD PLACE OF PUNA

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Strong, connected, caring, and opportunity rich communities are essential for families and children to thrive!



# NEIGHBORHOOD PLACE OF PUNA

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## Coordination Center – Phase 1

- Provides a single point of contact for HI County residents to get connected to services
  - Housing, Financial, Health Related
- Collects data to identify needs and gaps



# NEIGHBORHOOD PLACE OF PUNA

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## Coordination Center:

### *Data to Date:*

- 1051 calls between Feb 1 and June 30, 2022
- 880 Referrals made
  - 55% have been for housing related resources

# Neighborhood Place of Puna

*Every family should have access to the resources, support, and opportunities they need to thrive; to raise their children in a safe, stable, and nurturing home.*

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**Paul Normann**

Executive Director

*[paul@neighborhoodplace.org](mailto:paul@neighborhoodplace.org)*



# Stay In Touch

If you have any questions regarding the webinars, or have suggestions for future topics, please contact our office.

**Justin Limasa**

GCH Homelessness Assistant

808-586-0193

[gov.homelessness@hawaii.gov](mailto:gov.homelessness@hawaii.gov)





# Connecting on **The Road to Home**

NEXT INSTALLMENT

**AUG**

MONTH

**22**

DAY

**2022**

YEAR

12:00 P.M. TO 1:00 P.M.