

MAR 11 2022

SENATE RESOLUTION

REQUESTING THE GOVERNOR TO ORDER EXECUTIVE AGENCIES TO REVIEW
AND REVISE THEIR POLICIES AND RULES TO PROHIBIT
DISCRIMINATION IN RENTAL TRANSACTIONS AND ADVERTISEMENTS
FOR RENTAL TRANSACTIONS BASED ON SOURCE OF INCOME OR
PARTICIPATION IN HOUSING ASSISTANCE PROGRAMS.

1 WHEREAS, the federal Fair Housing Act, title 42 United
2 States Code sections 3601-3619, and chapter 515, Hawaii Revised
3 Statutes, regarding discrimination in real property
4 transactions, do not prevent landlords from discriminating
5 against rental applicants with federal Housing Choice Vouchers
6 (Section 8 housing vouchers); and
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8 WHEREAS, Honolulu is one of the largest cities in the
9 United States that does not prohibit source of income
10 discrimination in housing; and
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12 WHEREAS, the extreme difficulty that low-income individuals
13 experience in finding affordable rentals is exacerbated when
14 housing vacancy advertisements proclaim "no Section 8 accepted"
15 or "Section 8 need not apply" in an effort to prevent low-income
16 individuals with housing vouchers from being considered as
17 tenants; and
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19 WHEREAS, studies have shown that when there are policies to
20 prevent discrimination against rental applicants with housing
21 vouchers, those applicants are twelve percent more likely to
22 find housing; and
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24 WHEREAS, source of income discrimination is currently
25 prohibited in sixteen states and the District of Columbia, as
26 well as numerous cities and counties throughout the United
27 States; and
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29 WHEREAS, the coronavirus disease 2019 (COVID-19) pandemic
30 has impacted many residents' ability to make rental payments,
31 which adds additional pressure on low-income residents who have
32 lost their jobs and income, and those who are struggling to
33 secure more affordable rental housing; and



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 2 WHEREAS, the reluctance of landlords to rent to individuals
 3 that participate in housing assistance programs during the
 4 ongoing COVID-19 pandemic has adversely impacted the utilization
 5 of new federal resources, such as the Emergency Housing Voucher
 6 Program, as well as the Emergency Rental Assistance Program; and
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8 WHEREAS, with twenty-two thousand single mothers residing
 9 in the State and ninety-two percent of single mothers in Hawaii
 10 reporting having lost financial independence during the COVID-19
 11 pandemic, allowing landlords to consider a rental applicant's
 12 source of income or participation in housing assistance programs
 13 is a proxy for discrimination against women; and
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15 WHEREAS, the State should adopt policies and rules that
 16 encourage access to housing for all people, regardless of their
 17 source of income; now, therefore,
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19 BE IT RESOLVED by the Senate of the Thirty-first
 20 Legislature of the State of Hawaii, Regular Session of 2022,
 21 that the Governor be requested to order all executive agencies
 22 to review their policies and rules and make any revisions
 23 necessary to prohibit discrimination in rental transactions and
 24 advertisements for rental transactions based on source of income
 25 or participation in housing assistance programs; and
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27 BE IT FURTHER RESOLVED that all executive agencies are
 28 requested to submit a report to the Legislature no later than
 29 twenty days prior to the convening of the Regular Session of
 30 2023, on the status of its review and any revisions of their
 31 policies and rules necessary to prohibit discrimination in
 32 rental transactions and advertisements for rental transactions
 33 based on source of income or participation in housing assistance
 34 programs; and
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36 BE IT FURTHER RESOLVED that a certified copy of this
 37 Resolution be transmitted to the Governor.
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OFFERED BY:


