

MID-SESSION STAKEHOLDER FORUM

March 9, 2021
Rep. Nadine Nakamura
Chair, Housing Committee



HOUSING COMMITTEE: IMMEDIATE NEEDS



Rent Relief: from January –
December 2021



Renters: eviction diversion
program



Homeowners: mortgage
modification agreements to
avoid foreclosures

EMERGENCY
RENTAL
ASSISTANCE
PROGRAM 2021

\$200 million + \$152
million

Distributed to Counties

Uses: Rent and Utilities

MAJOR DIFFERENCES

- Landlord may apply for one or multiple properties and receive direct payment
- Eligible household changed from 100% AMI to 80% AMI
- Priority assistance to households with income less than 50% AMI; or one member in household unemployed and has not been employed for 90 days
- Covers utilities

ELIGIBLE HOUSEHOLDS

- One or more household members qualified for unemployment benefits or experienced a reduction in income, directly or indirectly, due to COVID-19
- One or more household members can demonstrate homelessness or housing instability
- Household income not more than 80% AMI

HOMEOWNER ASSISTANCE \$50 MILLION

For homeowners who are behind in mortgage, property tax, utility payments

At least 60% of funds must go to households at or below 100% of Area Median Income

Administered through the State of Hawaii

APPLICATION

Apply for three months at a time

If there's back rent (from January 1, 2021), must reduce back rent to receive prospective rent payments

Financial assistance not to exceed 12 months

EVICTIION MORATORIUMS

Federal eviction moratorium – expires March 31, 2021

31 Mar. 2021

Biden administration proposal – national eviction and foreclosure moratorium until September 30, 2021

30 Sep. 2021

14 April 2021

State eviction moratorium – expires April 14, 2021

**RENTER
HOUSEHOLD
DELINQUENCIES
PROJECTION BY
DR. PHIL
GARBODEN**

**As of December 2020, there
is an estimated 14,800
renters who are one to six
months behind in rent**

EVICTION DIVERSION PROGRAM HB 1376 HD2

Goal 1:

Prevent an avalanche of cases flooding courts once eviction moratorium is lifted

Goal 2:

Prevent the filing of an eviction lawsuit that may hurt a tenant's ability to rent in the future

EVICTON DIVERSION PROGRAM - CONCEPT

- Landlord notifies tenant and mediation center of intent to mediate delinquent rent
- Mediation center has 15 days to schedule mediation
- Landlord and tenant have 15 days to finalize mediation
- If mediation is unsuccessful, landlord may file for eviction

CONTINUE FUNDING

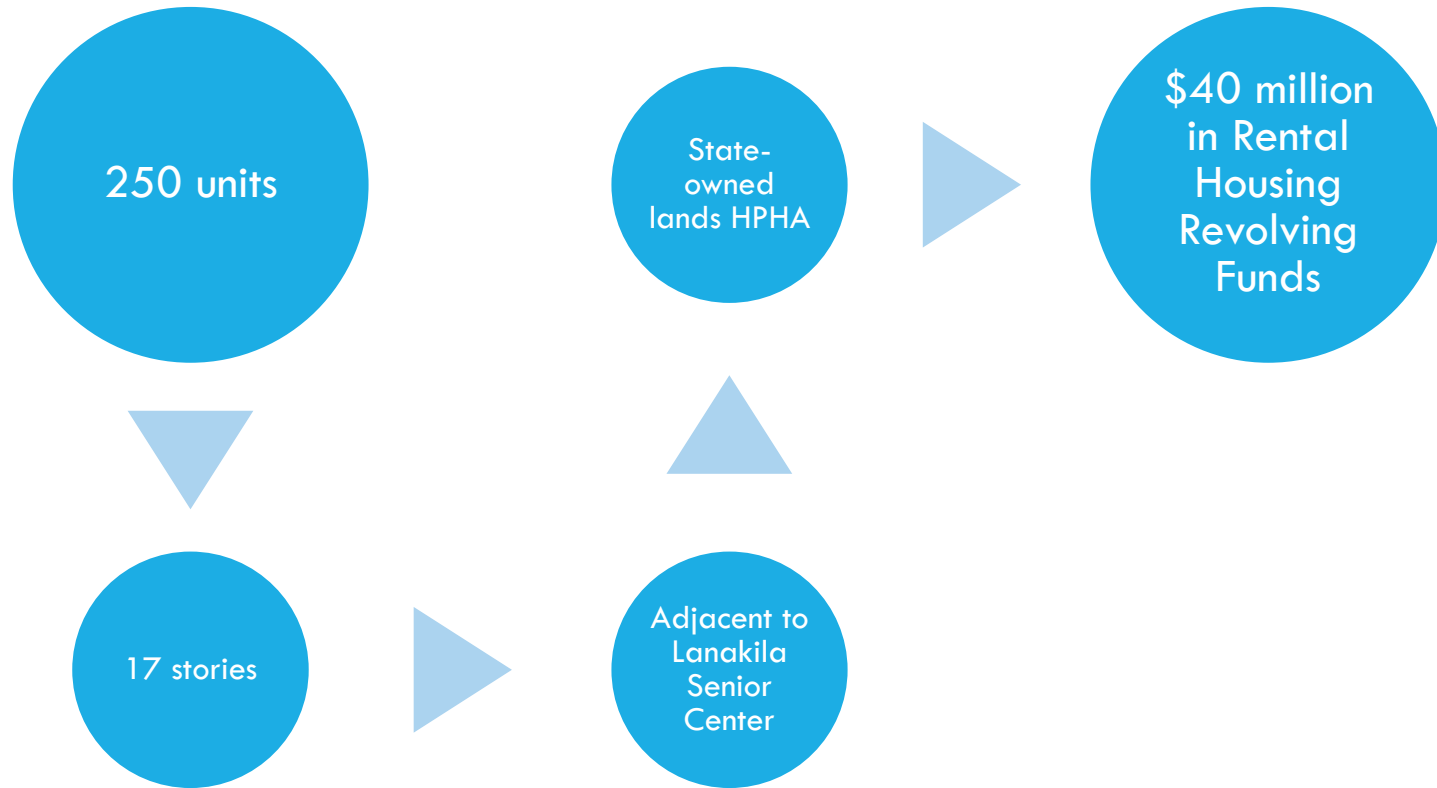
HB 606 HD1

Rental Housing Revolving Fund

Dwelling Unit Revolving Fund

SCHOOL STREET SENIOR HOUSING

HB 1132 HD1



LOW INCOME HOUSING TAX CREDITS

HB 80 HD1

Modernize LIHTC
program

Allow high net
worth individuals
to compete for
tax credits

Increase pool of
potential
investors

Extends sunset
date for another
5 years

HHFDC PUBLIC LANDS EXEMPTION

HB 902 HD1

Exempts lands set aside by the Governor to HHFDC for affordable housing from classification as public lands

Reduces development process by 6-9 months

HAWAIIAN HOME LANDS

Support

Support CIP requests for priority projects

Support


Support legislation to reduce development costs

Listen

Listen to proposals for alternative sources of financing to address waitlist backlog

MORE HOUSING BILLS

Require fiscal impact analysis on the cost of developing single- and multi-family homes of proposed changes to the State Building Code (HB1131 HD1)



Increase density in rural districts from one dwelling per half acre to one dwelling per quarter acre (HB 502 HD2)



Create an affordable homeownership revolving loan fund (HB 79 HD1)

Office of Planning to conduct study at five TOD sites statewide

Assess infrastructure needs; alternative financing and value-capture tools

Report back to Legislature in 2022

**TRANSIT-
ORIENTED
DEVELOPMENT
HB1130 HD2**

HOUSING NEED CONTINUUM

30% and below
AMI
10,457 households

30 – 60% AMI
8,871 households

60 – 80% AMI
6,910 households

80 – 120% AMI
6,055 households

120 – 140% AMI
4,011 households