

**HFC Committee**

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HFC-66

**From:** Linda Munsell <Linda.Munsell@co.maui.hi.us>  
**Sent:** Thursday, August 27, 2020 2:11 PM  
**To:** HFC Committee  
**Cc:** Lesley J. Milner; Raynette Yap  
**Subject:** HFC-66 DHHC Presentation  
**Attachments:** HFC-66 DHHC Presentation.pdf

See attached.

RECEIVED AT HFC MEETING ON 8/27/2020  
Deputy Director Linda Munsell



# **Maui County Department of Housing and Human Concerns**

**Evictions during COVID-19 Pandemic (HFC-66)  
August 27, 2020**

## EVICTION MORATORIUM - Federal

Coronavirus Aid, Relief, and Economic Security Act (CARES Act)  
Signed into law March 27, 2020 (ended July 24)

- Imposed a temporary moratorium on evictions for 120 days
- Applied to individuals and programs receiving federal assistance
- Applied to properties with a federally backed mortgage
- During the term of the moratorium, owners were prohibited from:
  - Initiating eviction proceedings for non-payment of rent, fees or other charges
  - Charging tenants fees, penalties or other charges related to non-payment of rent



## EVICTIION MORATORIUM – State of Hawaii

- ▶ Extended through September 30
- ▶ Protects individuals residing in:
  - ▶ Property with a federally backed mortgage; or
  - ▶ With federal subsidy through a federal housing program
- ▶ Eviction Violations
  - ▶ Up to 1 year in jail; or
  - ▶ \$5,000 fine

# EVICTIION MORATORIUM

Moratorium is limited to non-payment for rent and associated charges only.

Moratorium does not apply to:

- ▶ Evictions based on violations of permitted lease terms
  - ▶ Material violations of the lease such as criminal or drug related activity
  - ▶ Other violations, owners are encouraged to delay initiation of eviction



## POST MORATORIUM

Once the moratorium is lifted:

- ▶ Tenants are responsible for paying the back rent owed
- ▶ Owner has the option of pursuing a court-ordered eviction
  - ▶ HUD has encouraged owners to treat the tenants with understanding and work out repayment agreements

## RESOURCES – Financial

County Financial assistance in FY21:

- ▶ HELP2 - FY21 \$3M – increase expected
  - ▶ Financial assistance to help pay for essential needs (incl. housing)
- ▶ Rental Assistance Program (RAP) – FY21 \$2M
- ▶ HOME Tenant Based Rental Assistance – FY21 \$450K (federal source)
- ▶ CDBG-CV – FY21 \$1.09M (federal source)

## RESOURCES – Financial

State/Other assistance sources in FY21

- ▶ Rent Relief and Housing Assistance Program – HHFDC (CARES Act funds)
  - ▶ Expected to start in September
- ▶ Hawaii Community Foundation Rental Assistance
- ▶ DHHL COVID-19 Emergency Rental Assistance Program
  - ▶ Up to 12 months of assistance (15 beneficiaries so far in Maui County)
- ▶ Hale Mahaolu (provided rental assistance for tenants during the gap)
- ▶ Mortgage forbearance programs



## RESOURCES – Non-financial

- ▶ Legal Aid
  - ▶ [https:// www.legalaidhawaii.org/housing-covid-19.html](https://www.legalaidhawaii.org/housing-covid-19.html)
- ▶ Links to Coronavirus housing assistance information is posted on the Housing Division web page
  - ▶ <https://www.mauicounty.gov/251/Housing-Division>
- ▶ Consumer Financial Protection Bureau (CFPB), Federal Housing Finance Agency (FHFA) and Department of Housing and Urban Development (HUD) website:
  - ▶ [cfpb.gov/housing](https://cfpb.gov/housing)
- ▶ HUD.gov
  - ▶ [https://www.hud.gov/program\\_offices/public\\_indian\\_housing/covid\\_19\\_resources](https://www.hud.gov/program_offices/public_indian_housing/covid_19_resources)



Mahalo!