

COVID Eviction Moratorium Ends (effective 8/6/21 11:59 pm)

Knowns

Cost of Housing:

- *Median price* (June 2021):
 - \$1M = SF house, 1300 SF statewide, +24% from 2020;
 - \$580K = condo, 600 SF, +12% from 2020
 - Kauai & Maui state's highest SF (\$1.1M) & condo (~\$615K)
- *Average rent statewide*: \$2,000/ month
- 42% (190,420) households rent, 5th lowest ownership in US
- Honolulu 7th most expensive city in US

Households:

- 8% - overcrowded/ doubled up (ACS 2019)
- 11% - multi-generational; 3x higher than rest of US, pre-pandemic (ACS 2019)
- 11% (41,000) - not caught up on rent
- 4.1% (27,725) - missed payments, have low housing security
- 30% (308,000) - have trouble meeting basic expenses (food, shelter, transport, medical)
- 48% - court evictions by default (no shows)

Unemployment:

- 8.9% (73,000) = highest in US (June 2021)
 - 2.7% = lowest in US (Jan 2020)
 - 21.9% = near highest in US (Apr 2020)

Unknowns

1. Total estimated evictions

2. Total emergency funds support applicants

- Emergency Rent & Utility Assistance funds available but slow downs neighbor islands
- 7,600 applications pending on 'Oahu

3. Affordable housing stock availability

- Rents raised
- VRBO and B&B permits issued
- Property conversions to vacation rentals

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Issues

1. Moratorium ends as school year starts and Federal Plus Up financial support ends.
2. Social services needed for those who must move or are evicted. (includes hurricane season impacts)
3. Displacements because of rent rate increases and conversion to vacation rentals.

Actions

- **Messaging for Landlords & Tenants:**
 - Increase awareness of emergency assistance funds.
 - Participate in mediation, if receive notice (and court hearing, if receive complaint).
 - Mediation centers are in every county.
 - Multi-lingual messages in print and audio.
- **Resources available to Landlords & Tenants:**
 - Expand rent assistance program to provide security deposit and three-month prospective rent to facilitate transitions.
 - Provide better map of emergency assistance funds and resources.
 - Provide multi-lingual resources in print and audio.
 - Provide clarity on nuances of rental assistance program.