



## Medical-Legal Partnership for Children in Hawai'i

A Project of the William S. Richardson School of Law

2515 Dole Street, Honolulu, Hawai'i 96822

T: (808) 688-3313 / [www.mlpchawaii.org](http://www.mlpchawaii.org)

June 18, 2020

### Re: Revised Federal & State Eviction Moratorium Timelines

#### **1. Moratorium on Eviction Until August 31st for Federally Subsidized Units**

The Federal government enacted a moratorium on evictions for federally subsidized lease units. This mandate applies to tenants in Hawaii Public Housing Authority properties, Section 8 units, and Low-Income Housing Tax Credit Units, otherwise known as "LIHTC" properties. This moratorium is in effect until **August 31st, 2020**. In order to attempt to evict a tenant after August 31st, a landlord must provide his tenant with a separate 30-day notice before attempting to do so. Please note that this mandate only applies only to **non-payment issues** that arose during the moratorium period, therefore a tenant can still be evicted for other unrelated independent lease violations such as: drug activity or damage to the unit.

#### **2. State Moratorium on Eviction Extended until July 31st**

Governor Ige recently announced an extension of his previously set moratorium on evictions for residential dwellings for non-payment issues. His order is now extended until **July 31st, 2020**. This mandate applies equally to all residential properties, including purely private leasehold units. A landlord who attempts to evict a tenant before this date will be in violation of the law. Such an offense is considered a misdemeanor punishable by up to 1 year in jail or a \$5,000 fine.

With these moratoriums in place, we are confident and hopeful that residents will be protected from disruptive eviction proceedings during this vulnerable time. HPHA has announced that they will be abiding by the Federal moratorium, therefore community members residing in public housing should be immune from any non-payment based eviction actions until at least August 31, 2020. We continue to encourage residents to report all changes in income to HPHA and/or their appropriate property managers. Thank you all for your continued efforts and dedication to service through this trying time.

Kind regards,

*The Medical-Legal Partnership for Children in Hawaii*