
SENATE CONCURRENT 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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1 WHEREAS, the coronavirus disease 2019 (COVID-19) pandemic
2 has impacted many residents' ability to make rental payments,
3 which adds additional pressure on low-income residents who have
4 lost their jobs and income and those who are struggling to
5 secure more affordable rental housing; and
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7 WHEREAS, the reluctance of landlords to rent to individuals
8 that participate in housing assistance programs during the
9 ongoing COVID-19 pandemic has adversely impacted the utilization
10 of new federal resources, such as the Emergency Housing Voucher
11 Program and the Emergency Rental Assistance Program; and
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13 WHEREAS, with twenty-two thousand single mothers residing
14 in the State and ninety-two percent of single mothers in Hawaii
15 reporting having lost financial independence during the COVID-19
16 pandemic, allowing landlords to consider a rental applicant's
17 source of income or participation in housing assistance programs
18 is a proxy for discrimination against women; and
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20 WHEREAS, the State should adopt policies and rules that
21 encourage access to housing for all people, regardless of their
22 source of income; now, therefore,
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24 BE IT RESOLVED by the Senate of the Thirty-first
25 Legislature of the State of Hawaii, Regular Session of 2022, the
26 House of Representatives concurring, that the Governor is
27 requested to order all executive agencies to review their
28 policies and rules and make any revisions necessary to prohibit
29 discrimination in rental transactions and advertisements for
30 rental transactions based on source of income or participation
31 in housing assistance programs; and
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33 BE IT FURTHER RESOLVED that each executive agency is
34 requested to submit a report to the Legislature no later than
35 twenty days prior to the convening of the Regular Session of
36 2023, on the status of its review and any revisions of its
37 policies and rules necessary to prohibit discrimination in
38 rental transactions and advertisements for rental transactions
39 based on source of income or participation in housing assistance
40 programs; and
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1 BE IT FURTHER RESOLVED that a certified copy of this
2 Concurrent Resolution be transmitted to the Governor.
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