

February 26, 2025

The Honorable Donovan M. Dela Cruz, Chair
Senate Committee on Ways and Means

The Honorable Jarrett Keohokalole, Chair
Senate Committee on Commerce and Consumer Protection
State Capitol, Conference Room 211 & Videoconference

RE: Senate Bill 1133, SD1, Relating to Housing

HEARING: Wednesday, February 26, 2025, at 10:00 a.m.

Aloha Chair Dela Cruz, Chair Keohokalole, and Members of the Joint Committees:

My name is Lyndsey Garcia, Director of Advocacy, testifying on behalf of the Hawai'i Association of REALTORS® ("HAR"), the voice of real estate in Hawaii and its over 10,000 members. HAR **opposes** Senate Bill 1133, SD1, which authorizes certain counties to establish by ordinances a rental unit price control that prohibits a landlord from increasing the rental price of a dwelling unit at a rate that exceeds the percentage calculated and published by the county based on changes in the applicable Consumer Price Index. Beginning 8/1/2025, requires certain counties to annually calculate and publish the maximum rate at which a landlord may increase the rental price of a dwelling unit during the immediately succeeding twelve-month period. Establishes a Long-Term Residential Lease Tax Credit for taxpayers who own and lease a dwelling unit located in a county that has adopted a rental unit price ceiling ordinance to a person as the person's principal residence in the State pursuant to a lease agreement of a term of one year or longer. Tax credit applies to taxable years beginning after 12/31/2025. Effective 7/1/2050.

The Economic Research Organization at the University of Hawaii's ("UHERO") Hawaii Housing Fact Book highlights the stark reality that "Hawaii is the most expensive state in the nation for housing. Median housing costs are 2.7 times the national level."¹ Moreover, Hawaii's total housing supply has not seen significant growth, primarily due to "the most restrictive housing regulations in the nation. Long permit delays, limits on land use, legislative and judicial hurdles, and affordable housing requirements all constrain new construction making it more difficult for new housing to be supplied."² Increasing housing supply as well as encouraging and assisting property owners to offer homes for long-term rent is essential for a healthy rental housing market.

¹ UHERO. (June 28, 2023). *The Hawai'i Housing Factbook*. uhero.hawaii.edu/wp-content/uploads/2023/06/TheHawaiiHousingFactbook.pdf

² Ibid.

We do not believe rent control is the appropriate solution. **Rent control does nothing to increase the supply of rental housing and, ultimately, increasing supply is the true long-term solution to Hawaii's rental housing shortage.**

In a survey of economists of the American Economic Association, 93% agreed that "a ceiling on rents reduces the quality and quantity of housing available."³ The role of rent plays two essential functions in the housing market. First, it compensates providers of existing housing units and developers of new units for the cost of providing housing to a consumer. Second, it provides economic incentives needed to attract new investment in rental housing and maintain existing housing stock... It encourages new investment in rental housing through new construction, rehabilitation and conversion of buildings from nonresidential to residential use."⁴

Additionally, rent control policies require local property owners to charge below-market rents. Property owners have costs required with owning and maintaining the property such as a mortgage, property taxes, maintenance fees, rising insurance costs, and so on and rent does not always cover those expenses. Rent control policies can lower rent to levels that "can also lead to a deterioration of the quality of housing stock as providers faced with declining revenues may be forced to substantially reduce maintenance and repair of existing housing."⁵

Mahalo for the opportunity to provide testimony on this measure.

³ National Multifamily Housing Council. *The High Cost of Rental Housing*. <https://www.nmhc.org/news/articles/the-high-cost-of-rent-control/>

⁴ Ibid.

⁵ Ibid.



February 26, 2025

Senator Jarrett Keohokalole, Chair
Senator Carol Fukunaga, Vice Chair
Committee on Commerce and Consumer Protection

Senator Donovan Dela Cruz, Chair
Senator Sharon Moriwaki, Vice Chair
Committee on Ways and Means

RE: **SB 1133 SD1 - Relating to Housing**
Hearing date: Thursday February 26, 2025 at 10:00AM

Aloha Chair Keohokalole, Chair Dela Cruz, and members of the committee,

Mahalo for the opportunity to submit testimony on behalf of NAIOP Hawaii in **OPPOSITION to SB 1133 SD1 Relating to the Housing**. NAIOP Hawaii is the local chapter of the nation's leading organization for office, industrial, retail, residential and mixed-use real estate. NAIOP Hawaii has over 200 members in the State including local developers, owners, investors, asset managers, lenders, and other professionals.

SB 1133 SD1 authorizes each county which over one per cent of housing stock was destroyed or rendered uninhabitable by a disaster may establish by ordinances a rental unit price control that prohibits a landlord from increasing the rental price of a dwelling unit at a rate that exceeds the percentage calculated and published by the county based on changes in the applicable Consumer Price Index. Further the measure requires each county to annually calculate and publish the maximum rate at which a landlord may increase the rental price of a dwelling unit during the immediately succeeding twelve-month period.

While this bill aims to address rental affordability by authorizing counties where over one per cent of housing stock was destroyed or rendered uninhabitable by a disaster to implement rental price ceilings and creating a long-term residential lease tax credit, we must respectfully oppose it due to its conflicts with existing affordable housing regulations and potential negative impacts on housing development.

Rent stabilization measures in other jurisdictions have often led to unintended consequences, such as disincentivizing property maintenance and improvement, discouraging new housing development and reducing the availability of rental units as property owners opt out of the rental market. Given Hawaii's severe housing shortage, policies that introduce additional financial and regulatory risks to developers of rental housing could further slowdown affordable housing production, rather than expanding it.

Senator Jarrett Keohokalole, Chair
Senator Carol Fukunaga, Vice Chair
Committee on Commerce and Consumer Protection

Senator Donovan Dela Cruz, Chair
Senator Sharon Moriwaki, Vice Chair
Committee on Ways and Means
February 26, 2025
Page 2

While the long-term residential lease tax credit proposed in SB1133 SD1 may mitigate some of the adverse impacts of rent control, the amount of the tax credit is currently unknown and the practical benefit of the tax credit is uncertain, due in part to the 1-year minimum rental requirement.

Moreover, NAIOP Hawaii is concerned that the proposed rent control in SB 1133 does not include a specified termination date. Prolonged or undetermined lengths of rent control present severe long term housing market concerns. In turn, if the committee decides to move this bill forward, **we strongly urge that the bill be revised to include an end date for the rental unit price ceiling that is no more than three years from the date of the disaster.**

While this bill is intended to address rental affordability, its approach will likely have the opposite effect, ultimately reducing rental housing availability and discouraging investment in affordable housing development. We respectfully submit that the Legislature focus on strengthening existing affordable housing programs, streamlining permitting processes, and increasing funding for infrastructure that supports new development. We urge the committee to reconsider SB1133 SD1 and seek alternative measures that align with the state's established affordable housing framework.

NAIOP appreciates the Legislature's commitment to creating affordable housing for Hawaii residents and we look forward to working together. Thank you for the opportunity to provide testimony.

Mahalo for your consideration,



Reyn Tanaka, President
NAIOP Hawaii

JOSH GREEN M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR



GARY S. SUGANUMA
DIRECTOR

KRISTEN M.R. SAKAMOTO
DEPUTY DIRECTOR

STATE OF HAWAII
DEPARTMENT OF TAXATION
Ka 'Oihana 'Auhau
P.O. BOX 259
HONOLULU, HAWAII 96809
PHONE NO: (808) 587-1540
FAX NO: (808) 587-1560



**TESTIMONY OF
GARY S. SUGANUMA, DIRECTOR OF TAXATION**

TESTIMONY ON THE FOLLOWING MEASURE:

S.B. No. 1133, S.D.1, Relating to Housing.

BEFORE THE:

Senate Committees on Commerce and Consumer Protection, and Ways and Means

DATE: Wednesday, February 26, 2025

TIME: 10:00 a.m.

LOCATION: State Capitol, Room 211

Chairs Keohokalole and Dela Cruz, Vice-Chairs Fukunaga and Moriwaki, and Members of the Committees:

The Department of Taxation (DOTAX) offers the following comments regarding S.B. 1133, S.D. 1, for your consideration.

Section 3 of S.B. 1133, S.D. 1, adds a new section to chapter 235, Hawaii Revised Statutes (HRS), establishing a nonrefundable Long-Term Residential Lease Tax Credit. The amount of the credit will be equal to an unspecified dollar amount per dwelling unit owned and leased by a taxpayer who meets the following conditions:

1. The dwelling unit is leased to a person, not an immediate family member of any owner, as the person's principal residence;
2. The lease agreement shall be for a term of one year or longer;
3. The dwelling unit is located in a county where over 1 percent of the housing stock was destroyed or rendered uninhabitable by a disaster; and
4. The dwelling unit is located in a county that has adopted a rental unit price ceiling ordinance.

This credit may be claimed by a taxpayer for up to three years and may be claimed by only one taxpayer, regardless of whether the dwelling has multiple owners.

The bill has a defective effective date of July 1, 2050, provided that section 3, relating to the tax credit, applies to taxable years beginning after December 31, 2025.

DOTAX notes there are challenges in administering the proposed credit. DOTAX would need to adopt new information reporting requirements regarding property ownership and lease details for taxpayers claiming the credit. Furthermore, ensuring that a dwelling is leased to a person as their primary residence may require some involvement by the lessee to attest they have no other primary residence, as lessors are not best situated to confirm this.

For clarity and consistency, DOTAX recommends removing the language in section 3 of the bill (page 5, lines 13-14) that limits the tax credit to counties that have lost more than 1 percent of their housing stock due to a disaster. This limitation is unnecessary, as any county with the authority to adopt rent control must have already met this threshold. Removing this language would help to avoid confusion in administering the credit.

DOTAX also recommends amending subsection (c) on page 6, to clarify that the tax credit is nonrefundable and that any excess may be carried forward for three years, as follows:

(c) If the tax credit claimed by the taxpayer under this section exceeds the taxpayer's income tax liability, the excess of credit over liability may be used as a credit against the taxpayer's income tax liability in subsequent years until exhausted; provided that no credit may be carried forward after the third taxable year in which the credit is originally claimed. All claims for the tax credit under this section, including any amended claims, shall be filed on or before the end of the twelfth month following the close of the taxable year for which the credit may be claimed. Failure to comply with the foregoing provision shall constitute a waiver of any claim to the credit.

Thank you for the opportunity to provide comments on this measure.

TAX FOUNDATION OF HAWAII

735 Bishop Street, Suite 417

Honolulu, Hawaii 96813 Tel. 536-4587

SUBJECT: NET INCOME; Rental Unit Price Control; Income Tax Credit; Residential Landlords; Long-Term Lease

BILL NUMBER: SB 1133 SD 1

INTRODUCED BY: Senate Committee on Housing

EXECUTIVE SUMMARY: Authorizes certain counties to establish by ordinances a rental unit price control that prohibits a landlord from increasing the rental price of a dwelling unit at a rate that exceeds the percentage calculated and published by the county based on changes in the applicable Consumer Price Index. Beginning 8/1/2025, requires certain counties to annually calculate and publish the maximum rate at which a landlord may increase the rental price of a dwelling unit during the immediately succeeding twelve-month period. Establishes a Long-Term Residential Lease Tax Credit for taxpayers who own and lease a dwelling unit located in a county that has adopted a rental unit price ceiling ordinance to a person as the person's principal residence in the State pursuant to a lease agreement of a term of one year or longer. Tax credit applies to taxable years beginning after 12/31/2025.

SYNOPSIS: Adds new section 46-____, HRS, authorizing a county in which over 1% of housing stock is destroyed or rendered uninhabitable by a disaster, to establish a rental unit price ceiling that prohibits a landlord from increasing the rental price of a dwelling unit at a rate that exceeds the percentage calculated and published by the county.

The maximum rate at which a landlord may increase the rental price during the immediately succeeding twelve-month period, would be based on changes in the applicable Consumer Price Index for rent of primary residences as reported by the US Bureau of Labor Statistics. Beginning August 1, 2025, and every year thereafter, the county shall calculate the maximum rate based on changes in the applicable Consumer Price Index or successor index.

Section 3 of the measure adds new section 235-____, HRS, for a Long-term residential lease tax credit, ("Credit") deductible from the taxpayer's net income tax liability.

The amount of the Credit shall be equal to \$____, per dwelling unit to which the taxpayer has title and leases as a principal residence in a county where over 1% of housing stock was destroyed or rendered uninhabitable by a disaster. Additionally, 1) the lease must be for a term of one year or longer; 2) the dwelling unit is in a county that has adopted a rental unit price ceiling ordinance pursuant to section 46-____, HRS; and 3) lessee shall not be an immediate family member of any owner of the dwelling unit. If the dwelling unit is owned by multiple taxpayers, only one of the taxpayers may claim the Credit.

For a partnership, S corporation, estate, trust or other pass-through entity, the Credit allowable shall be determined at the entity level. Distribution and share of credit shall be determined by administrative rule.

If the Credit exceeds the amount of income tax payments due, the excess shall not be refunded; provided that the Credit would be paid to a taxpayer who has no income tax liability.

The Credit may be claimed by the taxpayer for not more than three taxable years.

All claims, including amended claims, for a tax credit shall be filed on or before the end of the twelfth month following the close of the taxable year for which the credit may be claimed. Failure constitutes a waiver of the right to claim the Credit.

Requires the director of taxation to prepare any forms necessary to claim a credit, may require a taxpayer to furnish reasonable information to validate a claim for the credit, and adopt rules pursuant to HRS chapter 91.

EFFECTIVE DATE: July 1, 2050; provided that section 3 shall apply to taxable years beginning after December 31, 2025.

STAFF COMMENTS: This measure provides a tax subsidy to landlords that are subject to rent price ceilings in areas where over 1% of housing has been destroyed or rendered uninhabitable due to disaster. While the availability of the Credit is limited to 3 years, lawmakers need to keep in mind two things.

First, the tax system is the device that raises the money that they, lawmakers, like to spend. Using the tax system to shape social policy merely throws the revenue raising system out of whack, making the system less than reliable as there is no way to determine how many taxpayers will avail themselves of the credit and in what amount.

The second point to remember about tax credits is that they are nothing more than the expenditure of public dollars, but out the back door. If, in fact, these dollars were subject to the appropriation process, would taxpayers be as generous about the expenditure of these funds when we need money to support victims of natural disasters like the Maui wildfires, there isn't enough money for social service programs, or our state hospitals are on the verge of collapse?

In any event, a direct appropriation of a grant or subsidy program would be more accountable and transparent.

Furthermore, the Credit would entail resources to implement rules to administer the allowance of the Credit, implement changes to tax forms and instructions, reprogramming, staff training, and other costs that could be massive in amount. A direct appropriation may be a far less costly method to accomplish the same thing.

As a technical consideration, we suggest that section 235 ____, subparagraph (c) be clarified to reflect the intent of whether the Credit is refundable or not. The measure currently provides that Credits in excess of income tax "payments due" shall NOT be refunded and presumably will be lost because there is no allowance for unused credits to be carried forward. On the other hand, Credits claimed by a taxpayer with no income tax liability shall be paid to the taxpayer. Thus, under the bill as currently drafted, a taxpayer with liability of \$1000, withholdings of \$999, and a

Re: SB 1133 SD1

Page 3

Credit of \$500 would get NO carryover credit, while the same taxpayer with withholdings of \$1000 would get \$500 refunded. Those results seem strange to us.

Digested: 2/24/2025

LATE



Mortgage Bankers Association of Hawaii
P.O. Box 4129, Honolulu, Hawaii 96812

February 24, 2025

The Honorable Donovan M. Dela Cruz, Chair
The Honorable Sharon Y. Moriwaki, Vice Chair
Members of the Senate Committee on Ways and Means

The Honorable Jarrett Keohokalole, Chair
The Honorable Carol Fukunaga, Vice Chair
Members of the Senate Committee on Commerce and Consumer Protection

Hearing Date: February 26, 2025
Hearing Time: 10:00 am
Hearing Place: Hawaii State Capitol, Conference Room 211

Re: SB 1133 SD1 Relating to Insurance

I am Victor Brock, representing the Mortgage Bankers Association of Hawaii ("MBAH"). The MBAH is a voluntary organization of individuals involved in the real estate lending industry in Hawaii. Our membership consists of employees of banks, savings institutions, mortgage bankers, mortgage brokers, financial institutions, and companies whose business depends upon the ongoing health of the financial services industry of Hawaii. The members of the MBAH originate and service, or support the origination and servicing, of the vast majority of residential and commercial real estate mortgage loans in Hawaii. When, and if, the MBAH testifies on legislation or rules, it is related only to mortgage lending and servicing.

The MBAH provide COMMENTS to SB 1133 SD1 with recommended amendments.

The proposed Bill would allow a county to impose rent controls when more than 1% of the housing stock in the county is destroyed or rendered uninhabitable by a disaster. The Bill does not specify any time limit during which these rent controls can be in place. Therefore, a county could impose them in perpetuity.

The Bill also proposes a long-term residential lease tax credit to landlords in these same counties after such a disaster, but the tax credit is limited to three years only.

With rent controls limiting rent increases to increases in CPI only, increased revenue to landlords would likely be fully offset by increases in actual expenses that correlate to increases in CPI. Any expenses that exceed CPI increases, such as large increases to

insurance premiums which have recently far exceeded increases to CPI, would have to be eaten by the landlord. Similarly, for individually owned condo rental units, large increases to HOA monthly dues assessed to these landlords to complete deferred maintenance would have to be absorbed by the landlord. In the long run, landlords would not be able to offset costs for long-term improvements and major repairs to these rental units, whether they are individually owned condos units, single-family detached units, or multi-family apartment buildings. The housing stock will deteriorate, and values may decline as landlords cannot increase rents sufficiently to offset their costs to maintain the property and secure a fair return on their investment in the long run.

The legislature should consider a limit to the number of years for which the county may impose the rent controls or expand the number of years for which the tax credit would be granted so that they align.

Thank you for the opportunity to present this testimony.

Victor Brock
Mortgage Bankers Association of Hawaii

Feb. 26, 2025 10 a.m.
Hawaii State Capitol
Conference Room 211 and Videoconference

To: Senate Committee on Ways and Means
Sen. Donovan M. Dela Cruz, Chair
Sen. Sharon Y. Moriwaki, Vice-Chair

Senate Committee on Commerce and Consumer Protection
Sen. Jarrett Keohokalole, Chair
Sen. Carol Fukunaga, Vice-Chair

From: Grassroot Institute of Hawaii
Ted Kefalas, Director of Strategic Campaigns

COMMENTS ON SB1133 SD1 — RELATING TO HOUSING

Aloha Chairs , Vice Chairs and other members of the committees,

The Grassroot Institute of Hawaii would like to offer **comments** regarding the portion of [SB1133 SD1](#) that allows counties that have lost more than 1% of housing stock due to a natural disaster to enact rental unit price controls.

We support the bill's provision for a long-term residential lease tax credit, especially in the wake of the wildfires on Maui in 2023, but we are concerned about this bill's potential negative effect on rental affordability and availability in our state. It is likely that rent control would end up hurting the people it is intended to help by exacerbating the current crisis in affordable rentals.

Economists have been studying rent controls for many decades and widely agree that they have a negative effect on housing markets, especially for vulnerable populations. Even limited rent control can negatively affect the broader housing market. Thus, it is possible that enacting rent control in just one county would still affect the rental market throughout the state.

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It is well-documented that over the long term, rent controls result in an increase in evictions, especially among lower-income tenants.¹

Rent control measures have also been shown to reduce the supply of available rental housing, eventually driving up rents as the supply of rental housing dries up.²

This is why economists overwhelmingly oppose rent controls, and disagree with the idea that they can have a positive effect on the supply of affordable rental housing.³

Even over a limited period of time or limited geographic area, rent control laws can have a negative impact on the rental market.

A study of Berlin's 2020 rent freeze found that even in the short term, rent control in Germany's capital city resulted in a dramatic drop in the number of properties advertised for rent.⁴ Many of Berlin's rentals appeared to permanently disappear from the rental market. Meanwhile, the policy created a significant rent gap in neighboring areas, pushing up rental prices where the freeze didn't apply.

Where rent control measures are put in place, landlords who are fearful of the long-term impact of a rent control law often protect their interests by either raising their rental rates in advance or leaving the market entirely.

When the city of Buenos Aires in Argentina announced a plan to "stabilize" rents in 2021, rental prices shot up 67% in anticipation of the coming rent freeze.⁵

We could expect to see a similar response to SB1133 HD1, which would likely result in an anticipatory spike in rental prices along with increasing scarcity in the rental market. This would keep rents high while simultaneously discouraging new landlords from entering the market.

Though this bill seeks to mitigate this problem via a tax credit for landlords, it does not specify the amount of the credit, nor does it guarantee that the credit will make it profitable to rent out units under a restrictive regulatory regime.

¹ Eilidh Geddes and Nicole Holz, "[Rational Eviction: How Landlords Use Evictions in Response to Rent Control](#)," June 22, 2023.

² Rebecca Diamond, Tim McQuade and Franklin Qian, "[The Effects of Rent Control Expansion on Tenants, Landlords, and Inequality: Evidence from San Francisco](#)," American Economic Review, Vol. 109, No. 9, pp. 3365-3394, Sept. 9, 2019.

³ "[Rent Control](#)," Kent A. Clark Center for Global Markets, Feb. 7, 2012.

⁴ Anja M. Hahn, Konstantin A. Kholodilin, Sofie R. Waltl and Marco Fongoni, "[Forward to the Past: Short-Term Effects of the Rent Freeze in Berlin](#)," Management Science, March 22, 2023.

⁵ Patrick Gillespie, "[How a Plan to Stabilize Rents Sent Prices Skyrocketing](#)," Bloomberg, April 16, 2021.

The evidence is clear: Rent control laws have an unfortunate tendency to distort the rental market and increase the scarcity of rental properties — and the negative impact falls hardest on the most vulnerable.

Grassroot sympathizes with the desire to increase the affordability of rental property in Hawaii, but this cannot be accomplished by regulating rental prices. In fact, the rental control measures proposed in SB1133 HD1 are likely to make the situation worse, not better.

A much better policy would be to facilitate more homebuilding by removing the barriers that have frustrated the construction of new housing units. This would have a more immediate and beneficial effect than rent control.

Thank you for the opportunity to testify.

Ted Kefalas
Director of Strategic Campaigns
Grassroot Institute of Hawaii



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Testimony of **Lahaina Strong**
Before the Senate Committees on
Commerce and Consumer Protection & Ways and Means

In Consideration of Senate Bill No. 1133 SD1
RELATING TO HOUSING

To Chair Keohokalole, Chair Dela Cruz, Vice Chair Fukunaga, Vice Chair Moriwaki and the honorable members of the committee,

We are writing on behalf of Lāhainā Strong, an organization deeply rooted in our community's resilience and advocacy. Originally formed in 2018 following the Hurricane Lane fire in Lahaina and revitalized after the devastating fires of August 8, 2023, Lāhainā Strong has become the largest grassroots, Lahaina-based community organization, with over 35,000 supporters. Our mission is to amplify local voices and champion community-driven solutions, which are more critical than ever as we continue rebuilding and recovering.

Lāhainā Strong **supports Senate Bill 1133 SD1**, which establishes a rental unit price ceiling in counties where over one percent of the housing stock was lost due to disaster and provides a long-term residential lease tax credit to incentivize stable, local housing.

Since the August 8th wildfires, Lahaina residents have faced a relentless struggle to find stable and affordable housing. The rising cost of rent—driven in part by the unintended consequences of FEMA rental assistance—has pushed many of our displaced families into overcrowded living situations, temporary shelters, or off-island altogether. While FEMA's emergency rental aid was meant to help, it inadvertently incentivized landlords to raise prices, knowing federal assistance could cover the cost.

As a result, market rents skyrocketed, making it nearly impossible for local families—especially those not receiving assistance—to secure housing. This bill takes a critical step toward preventing further displacement by capping rent increases at a

reasonable, inflation-based rate and encouraging long-term leases instead of short-term, profit-driven rentals.

Lahaina Strong urges you to **pass SB1133 SD1** to protect our 'ohana, keep our community together, and prevent further displacement.

Mahalo for your consideration and commitment to the Lahaina Community.

Sincerely,

Lāhainā Strong

LATE **LATE**

SB-1133-SD-1

Submitted on: 2/24/2025 2:33:24 PM
Testimony for CPN on 2/26/2025 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Candace Vizcarra	Individual	Oppose	Written Testimony Only

Comments:

Rent control DOES NOT alleviate housing shortages, but rather reduces housing availability!!
Stop trying to make up bills to fix your bad mistakes!!

GOD KNOWS AND SEES ALL!!!

LATE

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SB-1133-SD-1

Submitted on: 2/24/2025 2:43:39 PM

Testimony for CPN on 2/26/2025 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Stacey Alapai	Individual	Support	Written Testimony Only

Comments:

I am writing as a concerned member of the Maui community in **support of Senate Bill 1133 SD1**, which aims to address the unsustainable rise in rent impacting our community

Since the fire, we have seen rent prices climb higher and higher, pushing families out of their homes and off the island. With so much housing lost, landlords have the power to raise rents unchecked, and too many people are being priced out of their own community. We need every tool available to stop this crisis from getting worse.

This bill helps by capping excessive rent increases and rewarding landlords who offer long-term leases. It's a step toward keeping local families housed, preventing disaster profiteering, and giving our community a fighting chance to recover.

Please **support SB1133 SD1** to help bring some stability back to housing in Maui.

Mahalo for your time and commitment to Lahaina's recovery.

LATE

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SB-1133-SD-1

Submitted on: 2/24/2025 2:44:00 PM

Testimony for CPN on 2/26/2025 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Jessie Nogaro	Individual	Support	Written Testimony Only

Comments:

SUPPORT for Senate Bill 1133 SD1

Aloha Chair Keohokalole, Chair Dela Cruz, Vice Chair Fukunaga, Vice Chair Moriwaki, and Members of the Committee,

I am writing as a concerned member of the maui community in support of Senate Bill 1133

SD1, which aims to address the unsustainable rise in rent impacting our community

Since the fire, we have seen rent prices climb higher and higher, pushing families out of their homes and off the island. With so much housing lost, landlords have the power to raise rents unchecked, and too many people are being priced out of their own community. We need every tool available to stop this crisis from getting worse.

This bill helps by capping excessive rent increases and rewarding landlords who offer long-term leases. It's a step toward keeping local families housed, preventing disaster profiteering, and giving our community a fighting chance to recover.

Please support SB1133 SD1 to help bring some stability back to housing in Maui.

Mahalo for your time and commitment to Lahaina's recovery.

Jessie Nogaro

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SB-1133-SD-1

Submitted on: 2/24/2025 2:51:23 PM

Testimony for CPN on 2/26/2025 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Amy Sanchez	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Keohokalole, Chair Dela Cruz, Vice Chair Fukunaga, Vice Chair Moriwaki, and Members of the Committee,

I am writing as a concerned member of the maui community in support of Senate Bill 1133 SD1, which aims to address the unsustainable rise in rent impacting our community

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This bill helps by capping excessive rent increases and rewarding landlords who offer long-term leases. It's a step toward keeping local families housed, preventing disaster profiteering, and giving our community a fighting chance to recover.

Please support SB1133 SD1 to help bring some stability back to housing in Maui.

Mahalo for your time and commitment to Lahaina's recovery.

Amy Sanchez

LATE

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SB-1133-SD-1

Submitted on: 2/24/2025 2:57:06 PM

Testimony for CPN on 2/26/2025 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Cheylah	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Keohokalole, Chair Dela Cruz, Vice Chair Fukunaga, Vice Chair Moriwaki, and Members of the Committee,

I am writing as a concerned member of the Maui community in **support of Senate Bill 1133 SD1**, which aims to address the unsustainable rise in rent impacting our community

Since the fire, we have seen rent prices climb higher and higher, pushing families out of their homes and off the island. With so much housing lost, landlords have the power to raise rents unchecked, and too many people are being priced out of their own community. We need every tool available to stop this crisis from getting worse.

This bill helps by capping excessive rent increases and rewarding landlords who offer long-term leases. It's a step toward keeping local families housed, preventing disaster profiteering, and giving our community a fighting chance to recover.

Please **support SB1133 SD1** to help bring some stability back to housing in Maui.

Mahalo for your time and commitment to Lahaina's recovery.

Cheylah-Marie Uyeda

LATE

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SB-1133-SD-1

Submitted on: 2/24/2025 2:53:40 PM

Testimony for CPN on 2/26/2025 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Kathy Lomeli	Individual	Support	Written Testimony Only

Comments:

SUPPORT for Senate Bill 1133 SD1

Aloha Chair Keohokalole, Chair Dela Cruz, Vice Chair Fukunaga, Vice Chair Moriwaki, and Members of the Committee,

I am writing as a concerned member of the maui community in **support of Senate Bill 1133 SD1**, which aims to address the unsustainable rise in rent impacting our community

Since the fire, we have seen rent prices climb higher and higher, pushing families out of their homes and off the island. With so much housing lost, landlords have the power to raise rents unchecked, and too many people are being priced out of their own community. We need every tool available to stop this crisis from getting worse.

This bill helps by capping excessive rent increases and rewarding landlords who offer long-term leases. It's a step toward keeping local families housed, preventing disaster profiteering, and giving our community a fighting chance to recover.

Please **support SB1133 SD1** to help bring some stability back to housing in Maui.

Mahalo for your time and commitment to Lahaina's recovery.

Kathy Lomeli

LATE **LATE**

SB-1133-SD-1

Submitted on: 2/24/2025 3:02:45 PM
Testimony for CPN on 2/26/2025 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Paul Littleton	Individual	Oppose	Written Testimony Only

Comments:

I oppose SB1133

LATE **LATE**

SB-1133-SD-1

Submitted on: 2/24/2025 3:11:15 PM
Testimony for CPN on 2/26/2025 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
carol lee kamekona	Individual	Support	Written Testimony Only

Comments:

SUPPORT for Senate Bill 1133 SD1

Aloha Chair Keohokalole, Chair Dela Cruz, Vice Chair Fukunaga, Vice Chair Moriwaki, and Members of the Committee,

I am writing as a concerned member of the maui community in support of Senate Bill 1133 SD1, which aims to address the unsustainable rise in rent impacting our community

Since the fire, we have seen rent prices climb higher and higher, pushing families out of their homes and off the island. With so much housing lost, landlords have the power to raise rents unchecked, and too many people are being priced out of their own community. We need every tool available to stop this crisis from getting worse.

This bill helps by capping excessive rent increases and rewarding landlords who offer long-term leases. It’s a step toward keeping local families housed, preventing disaster profiteering, and giving our community a fighting chance to recover.

Please support SB1133 SD1 to help bring some stability back to housing in Maui.

Mahalo for your time and commitment to Lahaina’s recovery. Although I must add this rental cap is needed countywide for those who were and still are indirectly affected by the wildfires. The governor’s proclamation allowed landlords to displace their tenant for family members moving in. This displacement added to the amount of people looking for rental units in which many couldn’t afford because of the exorbitant prices being charged.

I wholeheartedly support this bill. Mahalo!

Carol Lee Kamekona

Kahului, Maui

LATE

LATE

SB-1133-SD-1

Submitted on: 2/24/2025 3:10:55 PM

Testimony for CPN on 2/26/2025 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Elizabeth Kashiwabara	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Keohokalole, Chair Dela Cruz, Vice Chair Fukunaga, Vice Chair Moriwaki, and Members of the Committee,

I am writing as a concerned member of the maui community in **support of Senate Bill 1133 SD1**, which aims to address the unsustainable rise in rent impacting our community

Since the fire, we have seen rent prices climb higher and higher, pushing families out of their homes and off the island. With so much housing lost, landlords have the power to raise rents unchecked, and too many people are being priced out of their own community. We need every tool available to stop this crisis from getting worse.

This bill helps by capping excessive rent increases and rewarding landlords who offer long-term leases. It's a step toward keeping local families housed, preventing disaster profiteering, and giving our community a fighting chance to recover. As a person who had to leave the westside seeking cheaper rent 10 years ago, the need is real and has been for years. We will continue to see folks move out of state.

Please **support SB1133 SD1** to help bring some stability back to housing in Maui.

Mahalo for your time and commitment to Lahaina's recovery.

Elizabeth Kashiwabara

SB-1133-SD-1

Submitted on: 2/24/2025 3:18:48 PM

Testimony for CPN on 2/26/2025 10:00:00 AM



Submitted By	Organization	Testifier Position	Testify
Deborah Surace	Individual	Support	Written Testimony Only

Comments:

SUPPORT for Senate Bill 1133 SD1

Aloha Chair Keohokalole, Chair Dela Cruz, Vice Chair Fukunaga, Vice Chair Moriwaki, and Members of the Committee,

I am writing as a concerned member of the maui community in support of Senate Bill 1133 SD1, which aims to address the unsustainable rise in rent impacting our community

Since the fire, we have seen rent prices climb higher and higher, pushing families out of their homes and off the island. With so much housing lost, landlords have the power to raise rents unchecked, and too many people are being priced out of their own community. We need every tool available to stop this crisis from getting worse.

This bill helps by capping excessive rent increases and rewarding landlords who offer long-term leases. It's a step toward keeping local families housed, preventing disaster profiteering, and giving our community a fighting chance to recover.

Please support SB1133 SD1 to help bring some stability back to housing in Maui.

Mahalo for your time and commitment to Lahaina's recovery.

Deborah Surace

LATE

SB-1133-SD-1

Submitted on: 2/24/2025 3:33:20 PM
Testimony for CPN on 2/26/2025 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Lorena Martinez	Individual	Support	Written Testimony Only

Comments:

SUPPORT for Senate Bill 1133 SD1

Aloha Chair Keohokalole, Chair Dela Cruz, Vice Chair Fukunaga, Vice Chair Moriwaki, and Members of the Committee,

I am writing as a concerned member of the Maui community in support of Senate Bill 1133 SD1, which aims to address the unsustainable rise in rent impacting our community and myself directly.

Since the fire, we have seen rent prices climb higher and higher, pushing families out of their homes and off the island. With so much housing lost, landlords have the power to raise rents unchecked, and too many people are being priced out of their own community. We need every tool available to stop this crisis from getting worse.

This bill helps by capping excessive rent increases and rewarding landlords who offer long-term leases. It's a step toward keeping local families housed, preventing disaster profiteering, and giving our community a fighting chance to recover.

Please support SB1133 SD1 to help bring some stability back to housing in Maui. Please help.

Mahalo for your time and commitment to Lahaina's recovery.

Lorena Martinez (West Maui Resident)

LATE

SB-1133-SD-1

Submitted on: 2/24/2025 4:43:29 PM

Testimony for CPN on 2/26/2025 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Joelle Seashell	Individual	Oppose	Written Testimony Only

Comments:

I OPPOSE this Marxist anti American bill.

LATE

SB-1133-SD-1

Submitted on: 2/24/2025 4:57:30 PM

Testimony for CPN on 2/26/2025 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Kazuo Flores	Individual	Support	Written Testimony Only

Comments:

Aloha,

I'm writing in full support of SB1133 SD1.

Mahalo

LATE

SB-1133-SD-1

Submitted on: 2/24/2025 5:48:01 PM

Testimony for CPN on 2/26/2025 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Gina Jones	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Keohokalole, Chair Dela Cruz, Vice Chair Fukunaga, Vice Chair Moriwaki, and Members of the Committee,

I am writing as a concerned member of the maui community in support of Senate Bill 1133 SD1, which aims to address the unsustainable rise in rent impacting our community

Since the fire, we have seen rent prices climb higher and higher, pushing families out of their homes and off the island. With so much housing lost, landlords have the power to raise rents unchecked, and too many people are being priced out of their own community. We need every tool available to stop this crisis from getting worse.

This bill helps by capping excessive rent increases and rewarding landlords who offer long-term leases. It's a step toward keeping local families housed, preventing disaster profiteering, and giving our community a fighting chance to recover.

Please support SB1133 SD1 to help bring some stability back to housing in Maui.

Mahalo for your time and commitment to Lahaina's recovery.

Concerned renter,

Gina Jones

LATE

SB-1133-SD-1

Submitted on: 2/24/2025 6:31:26 PM

Testimony for CPN on 2/26/2025 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Christine Otto Zaa	Individual	Support	Written Testimony Only

Comments:

Aloha Senators:

I strongly support SB1133. Rent control policies are necessary to keep housing affordable for a large percentage of our population who are renters.

Thank you,

Christine

LATE

SB-1133-SD-1

Submitted on: 2/24/2025 7:48:03 PM

Testimony for CPN on 2/26/2025 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Christine Keahi	Individual	Support	Written Testimony Only

Comments:

SUPPORT for Senate Bill 1133 SD1

Aloha Chair Keohokalole, Chair Dela Cruz, Vice Chair Fukunaga, Vice Chair Moriwaki, and Members of the Committee,

I am writing as a concerned member of the maui community in **support of Senate Bill 1133 SD1**, which aims to address the unsustainable rise in rent impacting our community

Since the fire, we have seen rent prices climb higher and higher, pushing families out of their homes and off the island. With so much housing lost, landlords have the power to raise rents unchecked, and too many people are being priced out of their own community. We need every tool available to stop this crisis from getting worse.

This bill helps by capping excessive rent increases and rewarding landlords who offer long-term leases. It's a step toward keeping local families housed, preventing disaster profiteering, and giving our community a fighting chance to recover.

Please **support SB1133 SD1** to help bring some stability back to housing in Maui.

Mahalo for your time and commitment to Lahaina's recovery.

Christine Keahi

LATE

SB-1133-SD-1

Submitted on: 2/24/2025 8:25:12 PM

Testimony for CPN on 2/26/2025 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
dale chappell	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Keohokalole, Chair Dela Cruz, Vice Chair Fukunaga, Vice Chair Moriwaki, and Members of the Committee,

I am writing as a concerned member of the Maui community in **support of Senate Bill 1133 SD1**, which aims to address the unsustainable rise in rent impacting our community

Since the fire, we have seen rent prices climb higher and higher, This bill helps by capping excessive rent increases and rewarding landlords who offer long-term leases. It's a step toward keeping local families housed, preventing disaster profiteering, and giving our community a fighting chance to recover.

Please **support SB1133 SD1** to help bring some stability back to housing in Maui.

Mahalo!!

Dale Ann Chappell

43 yr resident of Maui

LATE

SB-1133-SD-1

Submitted on: 2/24/2025 8:40:19 PM
Testimony for CPN on 2/26/2025 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Meg Ganser	Individual	Oppose	Written Testimony Only

Comments:

I oppose this bill. More unconstitutional measures to regulate the use of our private property, and make it impossible for us to hold our rentals while insurance prices skyrocket, we can't raise rates to afford them. Soon there will be far less affordable housing.
hewa all of you

LATE

SB-1133-SD-1

Submitted on: 2/24/2025 8:43:06 PM
Testimony for CPN on 2/26/2025 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Ravi Bugga	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Keohokalole, Chair Dela Cruz, Vice Chair Fukunaga, Vice Chair Moriwaki, and Members of the Committee,

I am writing as a concerned member of the Maui community in **support of Senate Bill 1133 SD1**, which aims to address the unsustainable rise in rent impacting our community

Since the fire, we have seen rent prices climb higher and higher, pushing families out of their homes and off the island. With so much housing lost, landlords have the power to raise rents unchecked, and too many people are being priced out of their own community. We need every tool available to stop this crisis from getting worse.

This bill helps by capping excessive rent increases and rewarding landlords who offer long-term leases. It's a step toward keeping local families housed, preventing disaster profiteering, and giving our community a fighting chance to recover.

Please **support SB1133 SD1** to help bring some stability back to housing in Maui.

Mahalo for your time and commitment to Lahaina's recovery.

Ravi Bugga

Lahaina

LATE

SB-1133-SD-1

Submitted on: 2/24/2025 8:59:20 PM

Testimony for CPN on 2/26/2025 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Ron Dias	Individual	Oppose	Written Testimony Only

Comments:

I OPPOSE this Rent Control bill!!!

-Rent Control does NOT alleviate housing shortages.

-Rent control has been shown to REDUCE the availability of housing.

Thank you for considering my testimony.

Ron Dias

LATE

SB-1133-SD-1

Submitted on: 2/24/2025 9:33:50 PM
Testimony for CPN on 2/26/2025 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Deirdre Madrid	Individual	Oppose	Written Testimony Only

Comments:

This does nothing to alleviate the housing shortage. This is just incentivized red tape on hard-working citizens trying to keep Hawaii Hawaiian.

LATE

SB-1133-SD-1

Submitted on: 2/24/2025 10:38:52 PM

Testimony for CPN on 2/26/2025 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Rosa L Jaime	Individual	Oppose	Written Testimony Only

Comments:

Dear Members of CPN/WAM

As most economists understand, price controls have disastrous effects on the housing market: namely, shortages and diminished housing quality. Even the socialist Swedish economist Assar Lindbeck once [said](#), “In many cases rent control appears to be the most efficient technique presently known to destroy a city – except for bombing.”

Price Controls on the Housing Industry Will Cause Shortages

The government is incapable of setting prices efficiently. In a free market, prices are determined by supply and demand: a balance of how much customers are willing to pay for a product and how much product manufacturers are willing to supply. This results in an equilibrium market price. This price shifts constantly due to many visible and invisible factors – there is no possible way for the government to keep up with these rapid changes.

Because the government is incapable of determining the equilibrium market price, the price they set will always be too high or too low. Certainly, the government is not equipped to tell private entities how they should determine their prices. Shortages occur when the government establishes a price ceiling below the equilibrium price, increasing consumers’ demand for the product, and causing manufacturers to supply less of the product. Under the current senate and governor, shortages are a real risk.

[An NBER study](#) revealed that the 1994 rent-control expansion in San Francisco led to landlords converting their properties to condos or tenancies in common. Instead of encouraging affordable housing, the government incentivized converting away from it. This [study](#) also found that, because of rent control, there was a city-wide rent price increase of 5.1 percent. Because of existing tenants’ depressed rents, many stay in apartments for longer than they otherwise would. This reduces the supply of rent-controlled properties for potential tenants, thus increasing the prices of other, non-controlled properties. This [study](#) also found that, because of rent control, there was a city-wide rent price increase of 5.1 percent. Because of existing tenants’ depressed rents, many stay in apartments for longer than they otherwise would. This reduces the supply of rent-controlled properties for potential tenants, thus increasing the prices of other, non-controlled properties.

Price Controls Will Diminish the Quality of Rentals

Another prominent effect of price controls is that regulated products are often transformed to consumers' detriment. For those who get their hands on a price-controlled unit, their quality of life has still been diminished. To make up for massive losses, providers must find ways to reduce costs. Notoriously, caps make it harder for landlords to keep up with apartment maintenance, remodel their units, and include perks like parking or furnished amenities.

One [study](#) found that, when the number of rent-controlled units double in an urban area, there is a "16.2% increase in severely inadequate housing units and a 14.7% increase in moderately inadequate housing."

Nationwide rent control and price controls (like banning pricing algorithms) will further inflate housing costs. Despite the mountain of evidence against the use of price controls, politicians cannot resist telling voters that they can simply lower prices without any consequence. I urge lawmakers to oppose and fight these dangerous efforts in the housing industry.

Sincerely,

R. Lilia Jaime

LATE

SB-1133-SD-1

Submitted on: 2/24/2025 11:54:57 PM

Testimony for CPN on 2/26/2025 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Gerald Tariao Montano	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Keohokalole, Chair Dela Cruz, Vice Chair Fukunaga, Vice Chair Moriwaki, and Members of the Committee,

My name is Gerald Montano. I am resident of Maui.

I am writing as a concerned member of the Maui community **in support** of Senate Bill 1133 SD1, which aims to address the unsustainable rise in rent impacting our community

Since the fire, we have seen rent prices climb higher and higher, pushing families out of their homes and off the island. With so much housing lost, landlords have the power to raise rents unchecked, and too many people are being priced out of their own community. We need every tool available to stop this crisis from getting worse.

This bill helps by capping excessive rent increases and rewarding landlords who offer long-term leases. It's a step toward keeping local families housed, preventing disaster profiteering, and giving our community a fighting chance to recover.

Housing is major determinant of health. As a pediatrician taking care of the keiki on Maui, I see first hand that the lack of housing can impact physical health (like keeping asthma under control), mental health (lack of housing is associated with depression and anxiety), and school success. **This is not only an economic and justice issue, it is also a public health issue.**

Please support SB1133 SD1 to help bring some stability back to housing in Maui.

Mahalo for your time and commitment to Lahaina's recovery.

Gerald Montano, DO

Kahului, HI

LATE

SB-1133-SD-1

Submitted on: 2/25/2025 1:53:01 AM

Testimony for CPN on 2/26/2025 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Luis Ma	Individual	Oppose	Written Testimony Only

Comments:

I strongly opposed this bill about Rent control policies, while often intended to make housing more affordable and protect tenants, can have several significant disadvantages. Here are some key drawbacks of implementing a rent control bill:

1. ****Reduced Housing Supply****:

Rent control can discourage property owners from maintaining or investing in rental properties. In some cases, landlords may convert rental units into condominiums or other non-rental housing, reducing the overall supply of rental housing.

2. ****Deterioration of Housing Quality****:

With capped rental income, landlords may have less incentive to maintain or improve their properties. This can lead to a decline in the quality of housing over time, as repairs and upgrades are deferred or neglected.

3. ****Inefficient Allocation of Housing****:

Rent control can lead to situations where tenants remain in rent-controlled units even if their housing needs change (e.g., empty nesters staying in large apartments). This reduces the availability of housing for others who may need it more, leading to inefficiencies in the housing market.

4. ****Higher Rents for Non-Controlled Units****:

To compensate for lost revenue from rent-controlled units, landlords may increase rents on non-controlled units. This can exacerbate affordability issues for tenants who do not benefit from rent control.

5. **Black Market and Illegal Practices**:

Rent control can create incentives for illegal practices, such as under-the-table payments or "key money" (extra fees demanded by landlords to secure a rental unit). These practices undermine the intended benefits of rent control and create an unregulated housing market.

6. **Reduced Mobility**:

Tenants in rent-controlled units may be reluctant to move, even if their circumstances change, because they fear losing their below-market rent. This can reduce labor mobility and economic efficiency, as people may avoid relocating for better job opportunities.

7. **Discouragement of New Construction**:

Developers may be less inclined to build new rental housing if rent control policies limit their potential returns on investment. This can exacerbate housing shortages, particularly in high-demand urban areas.

8. **Unintended Consequences for Low-Income Renters**:

Rent control often benefits middle- or higher-income tenants who were able to secure rent-controlled units, while low-income renters may struggle to find affordable housing due to reduced supply and higher rents in the non-controlled market.

9. **Administrative Complexity and Costs**:

Implementing and enforcing rent control policies requires significant administrative effort and resources. This can lead to bureaucratic inefficiencies and increased costs for local governments.

10. **Market Distortions**:

Rent control interferes with the natural functioning of the housing market, leading to distortions in pricing, supply, and demand. Over time, these distortions can worsen housing affordability and availability.

11. ****Disincentive for Landlords****:

Small landlords, in particular, may find it difficult to cover maintenance costs and property taxes under rent control. This could lead to the sale or abandonment of rental properties, further reducing the rental housing stock.

12. ****Potential for Long-Term Harm****:

While rent control may provide short-term relief for some tenants, its long-term effects—such as reduced investment in housing and declining quality—can harm the very population it aims to protect.

While rent control may seem like a solution to housing affordability, its disadvantages often outweigh the benefits. Policymakers should consider alternative approaches, such as increasing housing supply, providing direct rental assistance, or incentivizing affordable housing development, to address housing challenges more effectively.

LATE

SB-1133-SD-1

Submitted on: 2/25/2025 6:50:54 AM

Testimony for CPN on 2/26/2025 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Mavis Oliveira-Medeiros	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Keohokalole, Chair Dela Cruz, Vice Chair Fukunaga, Vice Chair Moriwaki, and Members of the Committee,

I am writing as a concerned member of the Maui community in **support of Senate Bill 1133 SD1**, which aims to address the unsustainable rise in rent impacting our community

Since the fire, we have seen rent prices climb higher and higher, pushing families out of their homes and off the island. With so much housing lost, landlords have the power to raise rents unchecked, and too many people are being priced out of their own community. We need every tool available to stop this crisis from getting worse.

This bill helps by capping excessive rent increases and rewarding landlords who offer long-term leases. It's a step toward keeping local families housed, preventing disaster profiteering, and giving our community a fighting chance to recover.

Please **support SB1133 SD1** to help bring some stability back to housing in Maui.

Mahalo for your time and commitment to Lahaina's recovery.

Sincerely,

Mavis Oliveira-Medeiros

(808)866-7409

LATE

SB-1133-SD-1

Submitted on: 2/25/2025 7:21:43 AM

Testimony for CPN on 2/26/2025 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
cheryl hendrickson	Individual	Support	Written Testimony Only

Comments:

I am writing to address the unsustainable rise in rent impacting our community

Since the fire, we have seen rent prices climb higher and higher, pushing families out of their homes and off the island. With so much housing lost, landlords have the power to raise rents unchecked, and too many people are being priced out of their own community. We need every tool available to stop this crisis from getting worse.

This bill helps by capping excessive rent increases and rewarding landlords who offer long-term leases. It's a step toward keeping local families housed, preventing disaster profiteering, and giving our community a fighting chance to recover.

LATE

SB-1133-SD-1

Submitted on: 2/25/2025 7:43:36 AM

Testimony for CPN on 2/26/2025 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
pahnelopi mckenzie	Individual	Support	Written Testimony Only

Comments:

SUPPORT for Senate Bill 1133 SD1

Aloha Chair Keohokalole, Chair Dela Cruz, Vice Chair Fukunaga, Vice Chair Moriwaki, and Members of the Committee,

I am writing as a concerned member of the maui community in **support of Senate Bill 1133 SD1**, which aims to address the unsustainable rise in rent impacting our community

Since the fire, we have seen rent prices climb higher and higher, pushing families out of their homes and off the island. With so much housing lost, landlords have the power to raise rents unchecked, and too many people are being priced out of their own community. We need every tool available to stop this crisis from getting worse.

This bill helps by capping excessive rent increases and rewarding landlords who offer long-term leases. It's a step toward keeping local families housed, preventing disaster profiteering, and giving our community a fighting chance to recover.

Please **support SB1133 SD1** to help bring some stability back to housing in Maui.

Mahalo for your time and commitment to Lahaina's recovery.

Pahnelopi McKenzie

LATE

SB-1133-SD-1

Submitted on: 2/25/2025 8:14:07 AM

Testimony for CPN on 2/26/2025 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Sarah Wing	Individual	Oppose	Written Testimony Only

Comments:

Rent Control does not alleviate housing shortages. rent control has been shown to reduce the availability of housing.

LATE

SB-1133-SD-1

Submitted on: 2/25/2025 8:42:35 AM

Testimony for CPN on 2/26/2025 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Nalani	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Keohokalole, Chair Dela Cruz, Vice Chair Fukunaga, Vice Chair Moriwaki, and Members of the Committee,

I am writing as a concerned member of the maui community in support of Senate Bill 1133 SD1, which aims to address the unsustainable rise in rent impacting our community

Since the fire, we have seen rent prices climb higher and higher, pushing families out of their homes and off the island. With so much housing lost, landlords have the power to raise rents unchecked, and too many people are being priced out of their own community. We need every tool available to stop this crisis from getting worse.

This bill helps by capping excessive rent increases and rewarding landlords who offer long-term leases. It's a step toward keeping local families housed, preventing disaster profiteering, and giving our community a fighting chance to recover.

Please support SB1133 SD1 to help bring some stability back to housing in Maui.

Mahalo for your time and commitment to Lahaina's recovery.

Nalani A. From Lahaina



SB-1133-SD-1

Submitted on: 2/25/2025 10:26:00 AM

Testimony for CPN on 2/26/2025 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Kirk Powles	Individual	Oppose	Written Testimony Only

Comments:

Rent control might sound like a great idea on paper—keeping housing affordable for tenants by capping how much landlords can charge. But in practice, it often creates more problems than it solves. Here’s why.

First, it screws with supply and demand. When rents are artificially capped, landlords have less incentive to build or maintain rental properties. Why invest in a new apartment building or fix up an old one if you can’t charge what the market will bear? Over time, this leads to fewer available rentals, which is the last thing a city needs when housing’s already tight. Look at places like New York or San Francisco—decades of rent control haven’t exactly solved their housing shortages. Units stay scarce, and the ones that exist often get older and shabbier because owners aren’t motivated to upgrade.

Second, it distorts the market for everyone. People lucky enough to snag a rent-controlled place tend to hang onto it forever, even if their needs change—like a single person rattling around in a three-bedroom they don’t need. That locks up housing stock, making it harder for new renters, especially younger people or families, to find a place. Meanwhile, landlords jack up prices on non-controlled units to offset their losses, so anyone not already in the system ends up paying more. It’s a weird paradox: a policy meant to help affordability can make it worse for most.

Third, it’s a blunt tool that doesn’t target the right people. Rent control often benefits folks who don’t need it—think well-off tenants who’ve been in a cheap place for years—while doing little for the truly low-income renters it’s supposed to protect. A better approach would be direct subsidies or vouchers, which can adapt to actual need instead of blanketing everyone with the same cap.

Finally, it can backfire on quality. If landlords can’t raise rents to cover rising costs—like taxes, utilities, or repairs—they’ll cut corners. Leaky roofs don’t get fixed, elevators stay broken, and buildings slide into disrepair. Tenants might pay less, but they’re living in worse conditions.

The data backs this up: studies from places like Stockholm or Berlin, where rent controls have been tried, show long waitlists for apartments, black-market deals, and declining property maintenance. It’s not a conspiracy—basic economics just doesn’t bend for good intentions. Rent control might feel like a win in the short term, but it’s a slow burn that leaves cities with less housing, worse housing, and a bigger mess to clean up later.

LATE

SB-1133-SD-1

Submitted on: 2/25/2025 10:34:21 AM

Testimony for CPN on 2/26/2025 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
De Andre Makakoa	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Keohokalole, Chair Dela Cruz, Vice Chair Fukunaga, Vice Chair Moriwaki, and Members of the Committee,

Hawai'i is in a housing crisis, and Maui is at its breaking point. **Since the Lahaina fire, rent prices have skyrocketed, forcing families out of their homes and off the island.** As a fire survivor, I have seen how landlords, knowing that housing is scarce, have taken advantage of this crisis—raising rents beyond what local families can afford, pushing many into uncertainty, and in too many cases, off-island entirely. If we do nothing, Lahaina's recovery will mean nothing for those who no longer have a place to return to.

SB1133 SD1 is a necessary safeguard against disaster profiteering. This bill:

- **Caps excessive rent increases**, stopping predatory hikes that force people out.
- **Incentivizes long-term leases**, offering stability instead of short-term exploitation.
- **Provides accountability**, ensuring that rebuilding efforts don't fuel further displacement.

For fire survivors still struggling to secure permanent housing, this is not theoretical—it is urgent. **Maui's recovery cannot happen if its people are forced to leave.** SB1133 SD1 is a step toward ensuring that local families can stay in their homeland and rebuild, rather than being pushed out by greed.

I urge you to pass this bill and take action to protect our communities before it's too late.

Mahalo for your time and your commitment to keeping Hawai'i's people in Hawai'i.

De Andre Makakoa

LATE **LATE**

SB-1133-SD-1

Submitted on: 2/25/2025 10:53:29 AM

Testimony for CPN on 2/26/2025 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Jacqueline Hudson	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Keohokalole, Chair Dela Cruz, Vice Chairs Fukunaga & Moriwaki, and Committee Members,

As a concerned Maui resident, I urge you to support SB1133 SD1 to address soaring rents after the fire. Families are being priced out, and we need action now.

This bill helps by capping extreme rent hikes and encouraging long-term leases, protecting locals from displacement. Please pass SB1133 SD1 to bring stability back to Maui's housing.

Mahalo for all your hard work for our community.

Jacqueline Hudson
808-269-0295
6 Kiohuohu Lane, Lahaina, HI 96761

LATE

SB-1133-SD-1

Submitted on: 2/25/2025 1:47:40 PM

Testimony for CPN on 2/26/2025 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
James K. Rzonca	Individual	Oppose	Written Testimony Only

Comments:

I oppose this bill

LATE

LATE

Subject: Testimony in Support of Senate Bill SB1133 - Relating to Housing

Date: February 25, 2025

To: The Honorable Members of the Senate Committee on Ways and Means

Aloha Honorable Members of the Legislature,

My name is Tanya Pimienta, and I am a Master's in Social Work student specializing in. My educational and professional journey has deeply embedded in me an understanding of the crucial interconnections between stable housing and mental health. Today, I stand in strong support of S.B. NO. 1133, which seeks to establish vital rent stabilization measures and a long-term residential lease tax credit in the State of Hawaii.

In August 2023, I worked as a Graduate assistant at the University of Hawai'i at Manoa in the division of student success. Through my work, I witnessed firsthand the profound mental and emotional toll that housing insecurity can have on individuals and families. Many students would contact the office with concerns about housing, not just for themselves but for their families back in Lahaina. The constant threat of displacement and the stress of unaffordable rent contributed to mental health crises.

The provisions within this bill, which propose the implementation of rental unit price ceilings and long-term residential lease tax credits, are not merely economic measures—they are essential tools for enhancing the mental well-being of our communities. By limiting rent increases, we can

provide much-needed stability for our most vulnerable populations, including working families, seniors, and those directly affected by natural disasters.

Moreover, the long-term residential lease tax credit proposed by this bill will incentivize property owners to offer more stable and affordable housing options. This stability is crucial for mental health, providing a sense of security and continuity that can be beneficial for the mental health of the people. It allows individuals and families to focus on other aspects of well-being without the looming anxiety of potential eviction or unmanageable rent increases.

As someone deeply committed to the mental health field and as a future licensed clinical social worker, I understand the importance of a holistic approach to health, one that includes secure and stable housing as a fundamental component.

In closing, I urge you to consider the far-reaching impacts of S.B. NO. 1133 not just on the economic fabric of our communities but, more importantly, on their mental and emotional health. By supporting this bill, we are taking a significant step toward a healthier, more stable Hawaii.

Thank you for your time and consideration.

Warm Mahalo,

Tanya Pimienta

MSW Student

University of Hawai‘i at Mānoa

Thompson School of Social Work and Public Health