



**TESTIMONY OF
THE DEPARTMENT OF THE ATTORNEY GENERAL
KA 'OIHANA O KA LOIO KUHINA
THIRTY-SECOND LEGISLATURE, 2024**

ON THE FOLLOWING MEASURE:
H.B. NO. 2165, RELATING TO RENT CONTROL.

BEFORE THE:
HOUSE COMMITTEE ON CONSUMER PROTECTION AND COMMERCE

DATE: Wednesday, January 31, 2024 **TIME:** 2:00 p.m.

LOCATION: State Capitol, Room 329 and Videoconference

TESTIFIER(S): Anne E. Lopez, Attorney General, or
Christopher T. Han or Bryan C. Yee, Deputy Attorneys General

Chair Nakashima and Members of the Committee:

The Department of the Attorney General provides the following comments on this bill.

This bill prohibits a landlord from renting or leasing a dwelling unit at a rate higher than the going rate as of August 7, 2023. The bill applies to the Lahaina district of Maui and sunsets on July 1, 2025.

This blanket prohibition on rent increases, without any exceptions, may be susceptible to constitutional challenges on legal grounds such as the impairment of contracts under the Contract Clause of the U.S. Constitution. Therefore, we recommend amending the bill to incorporate the exceptions contained in section 127A-30(b), Hawaii Revised Statutes (HRS).

Section 1 of the bill should be amended by amending subsection (a) as follows:

(a) Notwithstanding any other law to the contrary, no landlord shall rent or lease, or offer to rent or lease, a dwelling unit in the district described in section 4-1(2)(D), Hawaii Revised Statutes, at a rate that exceeds the rate for which that dwelling unit was rented or leased or offered for rent or lease on August 7, 2023[-], unless:

- (1) The landlord incurred additional operating expenses, which can be documented, because of an emergency, disaster, or severe

weather in the rent-controlled county, and passes such additional operating expenses on to the tenant; or

- (2) The rent increases are contained in a written instrument that was signed by the tenant prior to the effective date of this Act.

We also recommend inserting a statement of purpose to further bolster the bill against potential Contract Clause challenges. Even where a law is found to impair a pre-existing contract, the court looks to whether the state law is drawn in an appropriate and reasonable way to advance a significant and legitimate public purpose. See *Galima v. Ass'n of Apartment Owners of Palm Ct. by & Through Bd. of Directors*, 453 F. Supp. 3d 1334, 1355 (D. Haw. 2020). In *Galima*, the U.S. District Court of for the District of Hawaii struck down Act 282, Session Laws of Hawaii 2019, as it found that not only did the act impair the obligation of pre-existing contracts, the act did not appear to be for the public good, as it benefitted a favored group as opposed to a basic societal interest. See *Id.* at 1356. Therefore, the purpose of the bill should provide that it is either for the benefit of a vulnerable group or the advancement of a basic societal interest.

Additionally, the use of session laws as a vehicle for the prohibition on rent increases, as opposed to incorporating the provision in a HRS chapter may create notice issues for the bill. Thus, we recommend amending the bill to be added to an appropriate part within chapter 521, HRS, the Residential Landlord-Tenant Code.

Based on the above, we respectfully request that the Committee pass this bill with the recommended amendments.

Thank you for the opportunity to offer comments.



Testimony of **Lahaina Strong**
Before the Committee on
Consumer Protection & Commerce
And Judiciary & Hawaiian Affairs

In Consideration of House Bill No. 2165
Rental Units; Dwelling Units; Rental Rates; Rent Control

To Chair Nakashima, Vice Chair Sayama, and the members of the House Committee on Consumer Protection & Commerce,

We are writing on behalf of Lahaina Strong, an organization that was initially formed in 2018 following the Hurricane Lane fire in Lahaina and re-energized last year after the devastating Lahaina fires on August 8. Our organization is the largest grassroots, Lahaina-based community organization, with over 20,000 supporters, engaged in providing support and assistance to the victims of these disasters.

Lahaina Strong stands in support of HB2165, which prohibits a landlord from renting or leasing, or offering to rent or lease, a dwelling unit in the district described in section 4-1(2)(D), HRS, at a rate that exceeds the rate for which that dwelling unit was rented or leased or offered for rent or lease on 8/7/2023.

Lahaina Strong has been at the forefront of relief and advocacy efforts, including initiating the "Fishing for Housing" camp, which has been in operation for over eleven weeks along Kaanapali Beach, highlighting the need for dignified housing for Lahaina fire victims. Our organization has been working closely with the affected community to address pressing issues, and we appreciate the legislature's consideration of measures that align with our organization's goals and demands.

One of our primary objectives is housing for the people of Maui. While our primary focus is on the displaced fire victims of Lahaina, we firmly believe that stronger protections are needed for all tenants on Maui, as we have borne witness to the skyrocketing rents, and secondary wave of evictions and instability the recent disasters have caused island-wide.

Setting a rental cap that reflects housing prices before the devastating fires of August 8 would account for the fact that any rent increases that took place during Governor Green's emergency proclamation were in violation of his emergency order, which prohibited rent increases as of August 9, 2023.

In summary, we believe that HB2165 presents a crucial step forward in addressing a critical challenge being faced by our community in the aftermath of the recent disasters, and we urge the legislature to pass this bill to provide much-needed relief and support to the entire population of Maui County renters.

Mahalo for your attention and commitment to the well-being of our community.

Sincerely,

Pa'ele Kiakona, Courtney Lazo, & Jordan Ruidas
Lahaina Strong



**TESTIMONY FROM THE DEMOCRATIC PARTY OF HAWAII
HOUSE COMMITTEE ON CONSUMER PROTECTION AND COMMERCE**

JANUARY 31, 2024

HB 2165, RELATING TO RENT CONTROL

POSITION: SUPPORT

The Democratic Party of Hawaii **supports** HB 2165, relating to rent control. In 2023, the Democratic Party of Hawaii's State Central Committee adopted a resolution calling for a just recovery for Maui, including a moratorium on foreclosures, evictions, and rental price increases.

Last year, we witnessed the impact of the climate emergency on our shores. On August 8, 2023, wildfires swept across Maui and killed at least 100 people, making it one of the nation's deadliest natural disasters. The spread of the fires has been attributed to climate change conditions, such as unusually dry landscapes and the confluence of a strong high-pressure system to the north and Hurricane Dora to the south.

The wildfires destroyed over 2,200 structures, including numerous residential buildings, historic landmarks, and school facilities. In September 2023, a report from the United States Department of Commerce estimated the total economic damage of the wildfires to be roughly \$5.5 billion. According to a report issued by the University of Hawaii Economic Research Organization on September 22, 2023, the unemployment rate on Maui was expected to soar above 11 percent by the end of 2023 and remain above 4 percent through 2026. A total of 10,448 new claims for unemployment in Maui County were filed in the four weeks following the wildfires, about 9,900 more than the preceding four weeks. Displaced families

and workers who lost their jobs are still attempting to recover from the disaster, with a full recovery expected to take many years to achieve.

Sadly, unsavory actors immediately began using the wildfires as a source for disaster capitalism. Numerous instances have been reported of landlords attempting to evict tenants to profit from state- and county-operated housing assistance programs. Under the state's emergency wildfire declaration, the Office of Consumer Protection issued a rental price freeze on Maui to avert price gouging. Yet, rental prices have soared in West Maui since the wildfires occurred, in part due to landlords charging new tenants exorbitant prices in a high-demand housing market once prior tenants have been evicted (legally or illegally).

On October 9, 2023, Hawai'i News Now reported finding a listing for a studio on Lower Honoapiilani Road for more than \$3,000 a month, a one-bedroom in Kahana for nearly \$4,000 a month, and a four-bedroom on Kainoe Street for \$21,000 a month. **We must close loopholes in our consumer protection laws that encourage price gouging after emergencies, while controlling rental prices for displaced families who are struggling to obtain permanent shelter because of unscrupulous landlords and unchecked greed.**

Maui needs more than our aloha. It deserves the resources and policies necessary to expedite a community- and people-driven recovery. In the aftermath of the wildfires, let's make compassion for Maui a paramount priority.

Mahalo nui loa,

Kris Coffield

Co-Chair, Legislative Committee
(808) 679-7454
kriscoffield@gmail.com

Abby Simmons

Co-Chair, Legislative Committee
(808) 352-6818
abbyalana808@gmail.com

Hawaii Financial Services

Est. 2003

House of Representatives
The Thirty-Second Legislature

January 30, 2024

Rep. Mark M. Nakashima, Chair, Rep. Jackson D. Sayama, Vice Chair, and the esteemed members of the House Committee on Consumer Protection & Commerce,
RE: Testimony in Support of HB2165

Aloha Chair Nakashima, Vice Chair Sayama, and members of the House Committee on Consumer Protection & Commerce,

I am a resident of the Lāhainā community and small business owner who lost her 24 year mortgage brokerage in the Lāhainā Fire on August 8, 2023. I am writing to express my support for HB1838. Testimony in Support of Bill HB2165 which aims to protect tenants by prohibiting landlords from charging rental rates that exceed pre-defined levels.

It is crucial to emphasize the urgent need for enhanced protections for all tenants on Maui, considering the surge in rents and the secondary wave of evictions and instability post-recent disasters.

Establishing a rental cap reflecting housing prices before the August 8 fires is a sensible approach. This ensures compliance with Governor Green's emergency order, which prohibited rent increases from August 9, 2023, onwards.

In conclusion, I firmly believe that HB2165 represents a vital step in addressing the challenges faced by our community after recent disasters. I implore the legislature to pass this bill promptly to provide essential relief and support to all renters in Maui County.

Mahalo for your attention and commitment to the well-being of our community.

'O au iho nō me ka 'oia'i'o,

Tera L.H. Paleka



Tera L.H. Paleka, CMPS
Certified Mortgage Planning Specialist™
Principle Broker In Charge

Proud Member Of:



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Company NMLS#: 1566069 | Individual NMLS#: 357949



January 31, 2024

The Honorable Mark Nakashima, Chair
House Committee on Consumer Protection & Commerce
State Capitol, Conference Room 329 & Videoconference

RE: House Bill 2056, Relating to Rent Control

HEARING: Tuesday, January 31, 2024, at 2:00 p.m.

Aloha Chair Nakashima, Vice Chair Sayama, and Members of the Committee:

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 11,000 members. HAR provides **comments** expressing concerns on House Bill 2056, which prohibits a landlord from renting or leasing, or offering to rent or lease, a dwelling unit in the district described in section 4-1(2)(D), HRS, at a rate that exceeds the rate for which that dwelling unit was rented or leased or offered for rent or lease on 8/7/2023. Sunsets on 7/1/2025.

The aftermath of the devastating wildfires on Maui has left numerous individuals and families grappling with the loss of their homes, businesses, and, tragically, even the lives of loved ones. In times of such crises, it is essential to help those affected and work towards a path of recovery. HAR appreciates the intent of this measure; however, 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.**

According to the Economic Research Organization at the University of Hawaii's ("UHERO") Hawaii Housing Fact Book, it 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.

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Current concerns with increasing rental prices are addressed by the Governor's Emergency Proclamation Relating to Wildfires. The Governor has stipulated in his Emergency Proclamations a prohibition on increasing rental housing prices, with additional restrictions on terminating an existing tenancy with a few exceptions. The Governor has gone further to state that certain essential commodities, including rentals of residential dwellings, "may not exceed the regular prices as of August 9, 2023."³ We support the need for enforcement of these current provisions rather than starting a policy of rent control.

While the focus is on helping Maui residents rebuild their lives by finding suitable housing, it is equally important to strike a balance that encourages those that would like to rent their homes to participate in the recovery process. Imposing rent controls beyond the measures already stipulated in the Emergency Proclamation may inadvertently discourage property owners from renting out their spaces.

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."⁴ 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. In the short-term as rents rise, it encourages new investment in rental housing through new construction, rehabilitation and conversion of buildings from nonresidential to residential use."⁵

Additionally, rent control policies require local property owners to charge below-market rents. A property owner has to pay a mortgage, property taxes, maintenance fees, and so on and the rent doesn't 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."⁶

Mahalo for the opportunity to testify providing comments on this measure. We acknowledge that this is an important issue and would be happy to participate in further discussion to help find solutions to house the Maui community and improve the health of the rental housing industry overall in Hawai'i.

³ Office of Hawai'i State Governor Josh Green. (January 5, 2024). *Ninth Proclamation Relating to Wildfires*. governor.hawaii.gov/wp-content/uploads/2024/01/2401019.pdf

⁴ National Multifamily Housing Council. *The High Cost of Rental Housing*. <https://www.nmhc.org/news/articles/the-high-cost-of-rent-control/>

⁵ Ibid.

⁶ Ibid.

HB-2165

Submitted on: 1/30/2024 1:28:20 PM

Testimony for CPC on 1/31/2024 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Nikhil Khurana	Honolulu Tenants Union	Support	Remotely Via Zoom

Comments:

Hello,

Today I am testifying as a renter and resident of Honolulu as well as a proud member of the Honolulu Tenants Union. The situation in Hawaii is deplorable, rents and costs have been skyrocketing while wages for working class jobs lag behind. Many people work multiple jobs just to make rent. Many people move every year to the continent. This was even before the crisis in Lahaina. Now after the wildfires, many are left without homes to go to.

The answer is simple:

If people do not make enough money to pay rent their wages must be increased!

If they cannot afford their rent the rent must be capped!

People are in crisis and this is the most direct way to help them. Anything less is giving in to landlords need for profit over peoples need for housing.

Sincerely,

Nikhil

Jan. 31, 2024, 2:00 p.m.
Hawaii State Capitol
Conference Room 329 and Videoconference

To: House Committee on Consumer Protection and Commerce
Rep. Mark M. Nakashima, Chair
Rep. Jackson D. Sayama, Vice-Chair

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

RE: HB2165 — RELATING TO RENT CONTROL

Comments only

Aloha Chair and Committee members,

The Grassroot Institute of Hawaii would like to offer its comments on [HB2165](#), which would freeze rent prices as of August 7, 2023. If passed, the bill would prohibit landlords from renting, leasing or offering to rent or lease a dwelling unit at a higher rate until July 1, 2025. This rent freeze would apply to only the Lahaina District of Maui.

We appreciate the good intentions behind this bill, as it is clearly part of an effort to address the housing shortages and higher rental prices that have arisen in the aftermath of the Aug. 8 wildfires that destroyed much of Lahaina and other parts of Maui.

However, the Grassroot Institute is concerned about the effect such rent control could have on the Maui housing market, even under the limitations created by this bill. The rent freeze proposed by HB2165 would last only about one year and only apply to one district, but evidence shows that even limited rent control can have a negative impact on the housing market.

Moreover, given that the problems targeted by this bill have been exacerbated by government policies such as high rent subsidies and eviction moratoriums,¹ one might reasonably ask whether more government intervention in Maui's rental market is really a good idea.

It is well-documented that over the long term, rent control results in an increase in evictions, especially among lower-income tenants.²

It also reduces the supply of available rental housing, eventually driving up rents as the supply of rental housing dries up.³ This is why economists overwhelmingly oppose rent control, and disagree with the idea that it can have a positive effect on the supply of affordable rental housing.⁴

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

A recent 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.⁵ 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.

Another consideration is that landlords who are fearful of the long-term impact of a rent control law often act to protect their interests by either raising their rental rates or leaving the market entirely.

For example, 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.⁶

We could expect to see a similar response to HB2165, especially if Maui landlords believe that the state might extend the rent freeze or even enact a permanent rent control law. The retroactive nature of the rent control provision in this bill might exacerbate the scarcity problem, creating increased rent gaps outside of Lahaina and incentivizing landlords to leave the rental market.

¹ Paula Dobbyn, "[Maui Renters Face 'Increasingly Hostile Housing Market' Despite Eviction Moratorium](#)," Honolulu Civil Beat, Jan. 17, 2024.

² Eilidh Geddes and Nicole Holz, "[Rational Eviction: How Landlords Use Evictions in Response to Rent Control](#)," June 22, 2023.

³ 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.

⁴ "[Rent Control](#)," Kent A. Clark Center for Global Markets, Feb. 7, 2012.

⁵ 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.

⁶ Patrick Gillespie, "[How a Plan to Stabilize Rents Sent Prices Skyrocketing](#)," Bloomberg, April 16, 2021.

We share the Legislature’s desire to lower rental prices throughout the state, especially on Maui. However, 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.

The sad fact is that the rental freeze proposed in this bill is likely to make the situation on Maui worse, not better.

A much better policy would be to simply facilitate more homebuilding. And if such measures that could accomplish that should come before the committee later in this session, we hope the committee will look upon them favorably.

Thank you for the opportunity to testify.

Ted Kefalas
Director of Strategic Campaigns
Grassroot Institute of Hawaii



January 31, 2024

Committee on Consumer Protection & Commerce
Representative Nakashima, Chair
Representative Sayama, Vice-Chair

Testimony in Support of HB2165

Chair Nakashima, Vice Chair Sayama and Members of the Committee,

UNITE HERE Local 5 represents 10,000 working people in the hotel, food service and health care industries across Hawaii.

Hundreds of our union members and their family lost their homes in the Lahaina wildfires. Our union has worked to provide what support we can to these working-class families in this impossibly difficult situation. Affordable housing and getting back to work are two key steps needed for Maui families to begin to rebuild their lives.

We are in support of HB2165. The bill will address one of those key building blocks needed for long term recovery. Rental costs were a serious problem for Maui residents even *before* the fire destroyed a significant number of homes in West Maui. It's hard to imagine a scenario where families can rebuild their lives if our government allows predatory rental prices to drain their financial resources. The profit enjoyed by landlords before the fire was good enough before, there is no good or ethical reason why keeping rental prices within that same range for a mere two years (as proposed by HB2165) would be a bad or harmful idea to those landlords now. Securing fair and reasonable rents will give our Maui ohana the stability and foundation they need to rebuild.

We urge you to pass HB2165.

Thank you for your consideration.

HB-2165

Submitted on: 1/29/2024 5:37:52 PM

Testimony for CPC on 1/31/2024 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Kelsey Vadnais	Individual	Support	Written Testimony Only

Comments:

Subject: Testimony in Support of Bill HB2165

To Chair Nakashima, Vice Chair Sayama, and the members of the House Committee on Consumer Protection & Commerce,

I am writing as a concerned member of the Maui community to express my support for HB2165, which aims to protect tenants by prohibiting landlords from charging rental rates that exceed pre-defined levels.

I am currently personally affected in the second wave of evictions. I live in Kahana, just 10 minutes north of the affected area. We did not receive support because we were not considered "affected" by anyone. Now we are being evicted from the home we have lived in for 5 years as the owner plans to sell and our home to be demolished, and a rebuild on the property. We have not yet found housing, we need severe intervention in this housing crisis as we now enter the market and compete with others who have been displaced. We have had to resort to finding housing on the other side, despite our entire lives as workers and volunteers being on the west side. The homes west side have asking prices of \$10,000 and \$20,000 a month.

It is crucial to emphasize the urgent need for enhanced protections for all tenants on Maui, considering the surge in rents and the secondary wave of evictions and instability post-recent disasters.

Establishing a rental cap reflecting housing prices before the August 8 fires is a sensible approach. This ensures compliance with Governor Green's emergency order, which prohibited rent increases from August 9, 2023, onwards.

In conclusion, I firmly believe that HB2165 represents a vital step in addressing the challenges faced by our community after recent disasters. I implore the legislature to pass this bill promptly to provide essential relief and support to all renters in Maui County.

Mahalo for your attention and unwavering commitment to our community's well-being.

Sincerely,

Kelsey Vadnais

HB-2165

Submitted on: 1/29/2024 6:08:09 PM

Testimony for CPC on 1/31/2024 2:00:00 PM

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

Comments:

Subject: Testimony in Support of Bill HB2165

To Chair Nakashima, Vice Chair Sayama, and the members of the House Committee on Consumer Protection & Commerce,

I am writing as a concerned member of the Maui community to express my support for HB2165, which aims to protect tenants by prohibiting landlords from charging rental rates that exceed pre-defined levels.

It is crucial to emphasize the urgent need for enhanced protections for all tenants on Maui, considering the surge in rents and the secondary wave of evictions and instability post-recent disasters.

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In conclusion, I firmly believe that HB2165 represents a vital step in addressing the challenges faced by our community after recent disasters. I implore the legislature to pass this bill promptly to provide essential relief and support to all renters in Maui County.

Mahalo for your attention and unwavering commitment to our community's well-being.

Sincerely,

Dale Ann Chappell

HB-2165

Submitted on: 1/29/2024 6:39:18 PM

Testimony for CPC on 1/31/2024 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Ashlie McGuire	Individual	Support	Written Testimony Only

Comments:

I support this bill

Subject: Testimony in Support of Bill HB2165
To Chair Nakashima, Vice Chair Sayama, and the members of the House Committee on
Consumer Protection & Commerce,

I am writing as a concerned member of the Maui community to express my support for HB2165, which aims to protect tenants by prohibiting landlords from charging rental rates that exceed pre-defined levels.

Landlords charging exorbitant rent is happening every day here on Maui and is adding to the already dire situation we are facing.

It is crucial to emphasize the urgent need for enhanced protections for all tenants on Maui, considering the surge in rents and the secondary wave of evictions and instability post-recent disasters.

Establishing a rental cap reflecting housing prices before the August 8 fires is a sensible approach. This ensures compliance with Governor Green's emergency order, which prohibited rent increases from August 9, 2023, onwards.

In conclusion, I firmly believe that HB2165 represents a vital step in addressing the challenges faced by our community after recent disasters. I implore the legislature to pass this bill promptly to provide essential relief and support to all renters in Maui County.

Mahalo for your attention and unwavering commitment to our community's well-being.

Sincerely,
Katie Austin

HB-2165

Submitted on: 1/29/2024 6:52:45 PM

Testimony for CPC on 1/31/2024 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Kelley Porter	Individual	Support	Written Testimony Only

Comments:

Subject: Testimony in Support of Bill HB2165

To Chair Nakashima, Vice Chair Sayama, and the members of the House Committee on Consumer Protection & Commerce,

I am writing as a concerned member of the Maui community to express my support for HB2165, which aims to protect tenants by prohibiting landlords from charging rental rates that exceed pre-defined levels.

It is crucial to emphasize the urgent need for enhanced protections for all tenants on Maui, considering the surge in rents and the secondary wave of evictions and instability post-recent disasters.

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In conclusion, I firmly believe that HB2165 represents a vital step in addressing the challenges faced by our community after recent disasters. I implore the legislature to pass this bill promptly to provide essential relief and support to all renters in Maui County.

Mahalo for your attention and unwavering commitment to our community's well-being.

Mahalo, Kelley Lehua Porter

HB-2165

Submitted on: 1/29/2024 7:03:46 PM

Testimony for CPC on 1/31/2024 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
De Andre Makakoa	Individual	Support	Remotely Via Zoom

Comments:

Subject: Urgent Endorsement of HB2165 for Future Stability

To Chair Nakashima, Vice Chair Sayama, and the Honorable Members of the House Committee on Consumer Protection & Commerce,

As a proud parent and a resilient survivor of the recent wildfires, I approach you today to express my wholehearted support for Bill HB2165. This proposed legislation stands as a beacon of hope for families like mine who have experienced the flames—not as victims, but as survivors determined to rebuild our lives.

The bill's objective to impose restrictions on rental rate increases is a necessary measure for our community. It echoes the collective plea of tenants across Maui who face a relentless surge in rent, compounded by the threat of post-disaster evictions that could disrupt the fragile stability we're fighting to restore.

The legislation offers a fair and compassionate solution: aligning rental caps with the housing prices that existed before August 8th. This not only aligns with Governor Green's emergency order but also respects the spirit of unity and protection that has always defined our community, especially in times of calamity.

As a father, ensuring the security and well-being of my children is paramount. Passing HB2165 is imperative to afford every family the assurance that their homes will remain secure—financially and physically. I trust that your decision will reflect the values of empathy and responsibility we hold dear in Maui County.

Thank you for considering my perspective, born not just from personal experience but also from a place of deep concern for the future of all families residing in our beloved home.

Mahalo for your commitment to our communal recovery and prosperity.

With respect and hope,

De Andre Makakoa

HB-2165

Submitted on: 1/29/2024 7:15:10 PM

Testimony for CPC on 1/31/2024 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
ANDREW ISODA	Individual	Support	Written Testimony Only

Comments:

Subject: Testimony in Support of Bill HB2165

To Chair Nakashima, Vice Chair Sayama, and the members of the House Committee on Consumer Protection & Commerce,

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In conclusion, I firmly believe that HB2165 represents a vital step in addressing the challenges faced by our community after recent disasters. I implore the legislature to pass this bill promptly to provide essential relief and support to all renters in Maui County.

Mahalo for your attention and unwavering commitment to our community's well-being.

Sincerely,

Andrew Isoda
Lahaina, Mau'i

HB-2165

Submitted on: 1/29/2024 8:16:18 PM

Testimony for CPC on 1/31/2024 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Madison Furlong	Individual	Support	Written Testimony Only

Comments:

I think it is extremely important to protect residents and renters during this recovery time after many people have lost everything

HB-2165

Submitted on: 1/29/2024 8:27:13 PM

Testimony for CPC on 1/31/2024 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Peter Webster	Individual	Support	Written Testimony Only

Comments:

Subject: Testimony in Support of Bill HB2165

To Chair Nakashima, Vice Chair Sayama, and the members of the House Committee on Consumer Protection & Commerce,

I am writing as a concerned member of the Maui community to express my support for HB2165, which aims to protect tenants by prohibiting landlords from charging rental rates that exceed pre-defined levels.

It is crucial to emphasize the urgent need for enhanced protections for all tenants on Maui, considering the surge in rents and the secondary wave of evictions and instability post-recent disasters.

Establishing a rental cap reflecting housing prices before the August 8 fires is a sensible approach. This ensures compliance with Governor Green's emergency order, which prohibited rent increases from August 9, 2023, onwards.

In conclusion, I firmly believe that HB2165 represents a vital step in addressing the challenges faced by our community after recent disasters. I implore the legislature to pass this bill promptly to provide essential relief and support to all renters in Maui County.

Mahalo for your attention and unwavering commitment to our community's well-being.

Sincerely,

Peter Webster

HB-2165

Submitted on: 1/29/2024 9:26:37 PM

Testimony for CPC on 1/31/2024 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Cardenas Pintor	Individual	Support	Written Testimony Only

Comments:

Aloha,

I support this bill.

Mahalo nui,

Cardenas Pintor

HB-2165

Submitted on: 1/29/2024 9:53:21 PM

Testimony for CPC on 1/31/2024 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Tamara C Griffiths	Individual	Support	Written Testimony Only

Comments:

I support this bill as it is another critical step in protecting Hawaii's hard working residents. Give us a fair chance already. LISTEN to real needs, especially of west Maui citizens--not of greedy property owners. We've been taken advantage of for too long.

Respectfully,

Tamara Griffiths

Lahaina, HI

HB-2165

Submitted on: 1/29/2024 10:45:24 PM

Testimony for CPC on 1/31/2024 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Gretchen Losano	Individual	Support	Written Testimony Only

Comments:

Please support HB 2165. This is an extremely important bill for west Maui. And please make it retroactive to August 7, 2023. The rental rates were already way too high before the fire, but the rates are insane now. It is completely unsustainable. Clearly the people doing this to our community as we are already suffering are not capable of making good choices, so you need to make good choices for them. Mahalo

HB-2165

Submitted on: 1/29/2024 11:21:56 PM

Testimony for CPC on 1/31/2024 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Katrina Ahia	Individual	Support	Written Testimony Only

Comments:

To Chair Nakashima, Vice Chair Sayama, and the members of the House Committee on Consumer Protection & Commerce,

I am writing as a concerned member of the Maui community to express my support for HB2165, which aims to protect tenants by prohibiting landlords from charging rental rates that exceed pre-defined levels.

How can anyone afford these rents? The teachers? The musicians? The single parents? The people of the Lahaina community cannot afford the rents that greedy companies and outside investors are offering! Please help us. It has never been easy to afford to live here - and it is becoming more and more impossible.

It is crucial to emphasize the urgent need for enhanced protections for all tenants on Maui, considering the surge in rents and the secondary wave of evictions and instability post-recent disasters.

Establishing a rental cap reflecting housing prices before the August 8 fires is a sensible approach. This ensures compliance with Governor Green's emergency order, which prohibited rent increases from August 9, 2023, onwards.

In conclusion, I firmly believe that HB2165 represents a vital step in addressing the challenges faced by our community after recent disasters. I implore the legislature to pass this bill promptly to provide essential relief and support to all renters in Maui County.

Mahalo for your attention and unwavering commitment to our community's well-being.

Sincerely,

Katrina Ahia

HB-2165

Submitted on: 1/29/2024 11:41:52 PM

Testimony for CPC on 1/31/2024 2:00:00 PM

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

Comments:

To Chair Nakashima, Vice Chair Sayama, and the members of the House Committee on Consumer Protection & Commerce,

I am writing as a resident of the Maui community to express my support for HB2165, which aims to protect tenants by prohibiting landlords from charging rental rates that exceed pre-defined levels.

It is crucial to emphasize the urgent need for enhanced protections for all tenants on Maui, considering the surge in rents and the secondary wave of evictions and instability post-recent disasters.

Establishing a rental cap reflecting housing prices before the August 8 fires is a sensible approach. This ensures compliance with Governor Green's emergency order, which prohibited rent increases from August 9, 2023, onwards.

In conclusion, I firmly believe that HB2165 represents a vital step in addressing the challenges faced by our community after recent disasters. I implore the legislature to pass this bill promptly to provide essential relief and support to all renters in Maui County.

Mahalo for your attention and unwavering commitment to our community's well-being.

Sincerely,

Carol Lee Kamekona

HB-2165

Submitted on: 1/30/2024 12:17:15 AM

Testimony for CPC on 1/31/2024 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Leslie jaramillo	Individual	Support	Written Testimony Only

Comments:

U support this bill

HB-2165

Submitted on: 1/30/2024 12:24:38 AM

Testimony for CPC on 1/31/2024 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Carlos Lamas	Individual	Support	Written Testimony Only

Comments:

Aloha,

My name is Carlos Lamas, a Lahaina resident, and I wish to express my strong support for HB2165. However, there is an aspect of the bill that, in my view, require amendments to fully address the housing challenges we face in Lahaina.

Firstly, I propose that the expiration date be extended past the 7/1/25 date. A longer duration for the Act would provide more stability and predictability in the housing market, allowing residents to plan their futures with greater confidence.

Additionally, I believe the penalties for violating the Act should be more stringent. The current fine of \$2,000 may not be a sufficient deterrent, especially for landlords who might be receiving significantly higher rents through FEMA who are currently compensating rental owners at rates that exceed market values. A steeper fine, in the range of \$10,000 to \$15,000, could be more effective in ensuring compliance.

In summary, while I support HB2165, I strongly advocate for its extension beyond the current 2025 deadline and for the imposition of more substantial fines for non-compliance. These amendments will greatly aid in the recovery and stabilization of Lahaina's housing market, ultimately benefiting the entire community.

Mahalo for considering my testimony in support of HB2165 and proposed amendments on this critical issue.

HB-2165

Submitted on: 1/30/2024 2:13:53 AM

Testimony for CPC on 1/31/2024 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
KEALA FUNG	Individual	Support	Written Testimony Only

Comments:

Subject: Testimony in SUPPORT of Bill HB2165

To Chair Nakashima, Vice Chair Sayama, and the members of the House Committee on Consumer Protection & Commerce,

I am writing as a concerned member of the community to express my support for HB2165, which aims to protect tenants by prohibiting landlords from charging rental rates that exceed pre-defined levels.

It is crucial to emphasize the urgent need for enhanced protections for all tenants on Maui, considering the surge in rents and the secondary wave of evictions and instability post-recent disasters.

Establishing a rental cap reflecting housing prices before the August 8 fires is a sensible approach. This ensures compliance with Governor Green's emergency order, which prohibited rent increases from August 9, 2023, onwards.

In conclusion, I firmly believe that HB2165 represents a vital step in addressing the challenges faced by our community after recent disasters. I implore the legislature to pass this bill promptly to provide essential relief and support to all renters in Maui County.

Mahalo for your attention and unwavering commitment to our community's well-being.

Sincerely,

Keala Fung

HB-2165

Submitted on: 1/30/2024 5:26:16 AM

Testimony for CPC on 1/31/2024 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Shannon K. I'i	Individual	Support	Remotely Via Zoom

Comments:

Subject: Testimony in Support of Bill HB2165

To Chair Nakashima, Vice Chair Sayama, and the members of the House Committee on Consumer Protection & Commerce,

My name is Shannon I'i directly affected by the August 8th "wildfire" and also a generational kupa of Lahaina. I am writing as a concerned member of the Maui community to express my support for HB2165, which aims to protect tenants by prohibiting landlords from charging rental rates that exceed pre-defined levels.

It is extremely crucial to emphasize the urgent need for enhanced protections for all tenants on Maui, considering the surge in rents and the secondary wave of evictions and instability post-recent disasters.

Establishing a rental cap reflecting housing prices before the August 8 fires is a sensible approach. This ensures compliance with Governor Green's emergency order, which prohibited rent increases from August 9, 2023, onwards.

In conclusion, I firmly believe that HB2165 represents a vital step in addressing the challenges faced by our community after recent disasters. I implore the legislature to pass this bill promptly to provide essential relief and support to all renters in Maui County.

Mahalo for your attention and unwavering commitment to our community's well-being and for helping to make change to strengthen our lahui.

Sincerely,

Shannon K. I'i

HB-2165

Submitted on: 1/30/2024 7:36:06 AM

Testimony for CPC on 1/31/2024 2:00:00 PM

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

Comments:

Testimony in Support of Bill HB2165

To Chair Nakashima, Vice Chair Sayama, and the members of the House Committee on Consumer Protection & Commerce,

I am writing as a concerned member of the Maui community to express my support for HB2165, which aims to protect tenants by prohibiting landlords from charging rental rates that exceed pre-defined levels.

It is crucial to emphasize the urgent need for enhanced protections for all tenants on Maui, considering the surge in rents and the secondary wave of evictions and instability post-recent disasters.

Establishing a rental cap reflecting housing prices before the August 8 fires is a sensible approach. This ensures compliance with Governor Green's emergency order, which prohibited rent increases from August 9, 2023, onwards.

In conclusion, I firmly believe that HB2165 represents a vital step in addressing the challenges faced by our community after recent disasters. I implore the legislature to pass this bill promptly to provide essential relief and support to all renters in Maui County.

Mahalo for your attention and unwavering commitment to our community's well-being.

Sincerely,
Lorena Martinez
Resident of West Maui

HB-2165

Submitted on: 1/30/2024 7:36:28 AM

Testimony for CPC on 1/31/2024 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Virginia Kamohalii-Dew	Individual	Support	Written Testimony Only

Comments:

I am writing to express my strong support for bill HB2165, which aims to prohibit landlords from unjustly raising the rental rates for dwelling units. I believe that this bill is an essential step towards ensuring fair and affordable housing for all residents, as well as being long overdue.

The current housing crisis has placed an immense burden on individuals and families, making it increasingly difficult for them to secure safe and affordable housing. Many hardworking individuals find themselves struggling to keep up with skyrocketing rental rates, which often exceed their income. This situation in itself has harmful ripple effects to our communities while allowing landlords to line their pockets and define rents as they see fit. Unregulated rents directly contribute to the growing issue of homelessness in our state.

By prohibiting landlords from renting or leasing a dwelling unit at a rate higher than before the Lahaina & Kula fire we allow displaced and struggling residents alike the opportunity to stay in Hawaii. As well as giving support to allow the processing and planning that will be needed in the coming months.

Furthermore, the sunset provision set for 7/1/2025 allows for a thorough evaluation of the effectiveness of this legislation. It provides an opportunity to assess its impact on both tenants and landlords, ensuring that any adjustments required can be made before the bill's expiration.

Affordable housing is a fundamental right that should be accessible to all individuals, regardless of their income level. By passing HB2165, we will take a significant step towards achieving this goal. This legislation will provide much-needed relief to tenants, enabling them to allocate their financial resources towards other essential needs, such as healthcare, rebuilding, stabilizing, education, and savings.

I urge each of you to support HB2165 and work towards ensuring fair and affordable housing in our beautiful home. By doing so, we will not only protect our community but also demonstrate the commitment to the well-being and prosperity of all residents.

Mahalo

HB-2165

Submitted on: 1/30/2024 7:45:04 AM

Testimony for CPC on 1/31/2024 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Sara Patton	Individual	Support	Written Testimony Only

Comments:

I am a concerned member of the Maui community who supports HB2165, which aims to protect tenants by prohibiting landlords from charging rental rates that exceed pre-defined levels. It is crucial to emphasize the urgent need for enhanced protections for all tenants on Maui, considering the surge in rents and the secondary wave of evictions and instability post-recent disasters.

Establishing a rental cap reflecting housing prices before the August 8 fires is a sensible approach. This ensures compliance with Governor Green's emergency order, which prohibited rent increases from August 9, 2023, onwards.

I believe that HB2165 represents a vital step in addressing the challenges faced by our community after recent disasters. I implore the legislature to pass this bill promptly to provide essential relief and support to all renters in Maui County.

HB-2165

Submitted on: 1/30/2024 7:53:36 AM

Testimony for CPC on 1/31/2024 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Nanea Lo	Individual	Support	Written Testimony Only

Comments:

To Chair Nakashima, Vice Chair Sayama, and the members of the House Committee on Consumer Protection & Commerce,

I am writing as a concerned member of the Maui community to express my support for HB2165, which aims to protect tenants by prohibiting landlords from charging rental rates that exceed pre-defined levels.

It is crucial to emphasize the urgent need for enhanced protections for all tenants on Maui, considering the surge in rents and the secondary wave of evictions and instability post-recent disasters.

Establishing a rental cap reflecting housing prices before the August 8 fires is a sensible approach. This ensures compliance with Governor Green's emergency order, which prohibited rent increases from August 9, 2023, onwards.

In conclusion, I firmly believe that HB2165 represents a vital step in addressing the challenges faced by our community after recent disasters. I implore the legislature to pass this bill promptly to provide essential relief and support to all renters in Maui County.

me ke aloha ‘āina,

Nanea Lo

HB-2165

Submitted on: 1/30/2024 7:58:31 AM

Testimony for CPC on 1/31/2024 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
michelle Herrin	Individual	Support	Written Testimony Only

Comments:

I am in agreement with bill HB2165

HB-2165

Submitted on: 1/30/2024 8:01:26 AM

Testimony for CPC on 1/31/2024 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Eric Balinbin	Individual	Support	Written Testimony Only

Comments:

Subject: Testimony in Support of Bill HB2165

To Chair Nakashima, Vice Chair Sayama, and the members of the House Committee on Consumer Protection & Commerce,

I am writing as a concerned member of the Maui community to express my support for HB2165, which aims to protect tenants by prohibiting landlords from charging rental rates that exceed pre-defined levels.

It is crucial to emphasize the urgent need for enhanced protections for all tenants on Maui, considering the surge in rents and the secondary wave of evictions and instability post-recent disasters.

Establishing a rental cap reflecting housing prices before the August 8 fires is a sensible approach. This ensures compliance with Governor Green's emergency order, which prohibited rent increases from August 9, 2023, onwards.

In conclusion, I firmly believe that HB2165 represents a vital step in addressing the challenges faced by our community after recent disasters. I implore the legislature to pass this bill promptly to provide essential relief and support to all renters in Maui County.

Mahalo for your attention and unwavering commitment to our community's well-being.

Sincerely,

Eric Balinbin

HB-2165

Submitted on: 1/30/2024 8:08:59 AM

Testimony for CPC on 1/31/2024 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Brittany Fleck	Individual	Support	Written Testimony Only

Comments:

Subject: Testimony in Support of Bill HB2165

To Chair Nakashima, Vice Chair Sayama, and the members of the House Committee on Consumer Protection & Commerce,

I am writing as a concerned member of the Maui community to express my support for HB2165, which aims to protect tenants by prohibiting landlords from charging rental rates that exceed pre-defined levels.

It is crucial to emphasize the urgent need for enhanced protections for all tenants on Maui, considering the surge in rents and the secondary wave of evictions and instability post-recent disasters.

Establishing a rental cap reflecting housing prices before the August 8 fires is a sensible approach. This ensures compliance with Governor Green's emergency order, which prohibited rent increases from August 9, 2023, onwards.

In conclusion, I firmly believe that HB2165 represents a vital step in addressing the challenges faced by our community after recent disasters. I implore the legislature to pass this bill promptly to provide essential relief and support to all renters in Maui County.

Mahalo for your attention and unwavering commitment to our community's well-being.

Sincerely,

Brittany Fleck

HB-2165

Submitted on: 1/30/2024 8:19:10 AM

Testimony for CPC on 1/31/2024 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Charles Fleck	Individual	Support	Written Testimony Only

Comments:

Subject: Testimony in Support of Bill HB2165

To Chair Nakashima, Vice Chair Sayama, and the members of the House Committee on Consumer Protection & Commerce,

I am writing as a concerned member of the Maui community to express my support for HB2165, which aims to protect tenants by prohibiting landlords from charging rental rates that exceed pre-defined levels.

It is crucial to emphasize the urgent need for enhanced protections for all tenants on Maui, considering the surge in rents and the secondary wave of evictions and instability post-recent disasters.

Establishing a rental cap reflecting housing prices before the August 8 fires is a sensible approach. This ensures compliance with Governor Green's emergency order, which prohibited rent increases from August 9, 2023, onwards.

In conclusion, I firmly believe that HB2165 represents a vital step in addressing the challenges faced by our community after recent disasters. I implore the legislature to pass this bill promptly to provide essential relief and support to all renters in Maui County.

Mahalo for your attention and unwavering commitment to our community's well-being.

Sincerely,

Charles Fleck

HB-2165

Submitted on: 1/30/2024 8:26:56 AM

Testimony for CPC on 1/31/2024 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Airabella Molina	Individual	Support	Written Testimony Only

Comments:

To Chair Nakashima, Vice Chair Sayama, and the members of the House Committee on Consumer Protection & Commerce,

I am writing as a concerned member of the Maui community to express my support for HB2165, which aims to protect tenants by prohibiting landlords from charging rental rates that exceed pre-defined levels.

It is crucial to emphasize the urgent need for enhanced protections for all tenants on Maui, considering the surge in rents and the secondary wave of evictions and instability post-recent disasters.

Establishing a rental cap reflecting housing prices before the August 8 fires is a sensible approach. This ensures compliance with Governor Green's emergency order, which prohibited rent increases from August 9, 2023, onwards.

In conclusion, I firmly believe that HB2165 represents a vital step in addressing the challenges faced by our community after recent disasters. I implore the legislature to pass this bill promptly to provide essential relief and support to all renters in Maui County.

Mahalo for your attention and unwavering commitment to our community's well-being.

Sincerely,

Airabella Molina

HB-2165

Submitted on: 1/30/2024 8:28:22 AM

Testimony for CPC on 1/31/2024 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Tarsis Rich	Individual	Support	Written Testimony Only

Comments:

Support bill HB2165.

HB-2165

Submitted on: 1/30/2024 8:43:53 AM

Testimony for CPC on 1/31/2024 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Tamara Paltin	Individual	Support	Written Testimony Only

Comments:

We have seen too much price gouging as a result of the devastating wildfires in Lahaina and so I support measures aimed at protecting those displaced by the tragedy and keeping others who are renting from being displaced as well

HB-2165

Submitted on: 1/30/2024 8:49:17 AM

Testimony for CPC on 1/31/2024 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
kai nishiki	Individual	Support	Written Testimony Only

Comments:

Support pre fire rates

HB-2165

Submitted on: 1/30/2024 8:59:24 AM

Testimony for CPC on 1/31/2024 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Yvonne Alvarado	Individual	Support	Written Testimony Only

Comments:

I, Yvonne L Alvarado is in support of Bill 2165

HB-2165

Submitted on: 1/30/2024 9:03:29 AM

Testimony for CPC on 1/31/2024 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
mary drayer	Individual	Support	Written Testimony Only

Comments:

submitting testimony in SUPPORT of HB2165

HB-2165

Submitted on: 1/30/2024 10:22:48 AM

Testimony for CPC on 1/31/2024 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
J. Kehau Lucas	Individual	Support	Written Testimony Only

Comments:

Subject: Testimony in Support of Bill HB2165

To Chair Nakashima, Vice Chair Sayama, and the members of the House Committee on Consumer Protection & Commerce,

I am writing as a concerned member of the Maui community to express my support for HB2165, which aims to protect tenants by prohibiting landlords from charging rental rates that exceed pre-defined levels.

It is crucial to emphasize the urgent need for enhanced protections for all tenants on Maui, considering the surge in rents and the secondary wave of evictions and instability post-recent disasters.

Establishing a rental cap reflecting housing prices before the August 8 fires is a sensible approach. This ensures compliance with Governor Green's emergency order, which prohibited rent increases from August 9, 2023, onwards.

In conclusion, I firmly believe that HB2165 represents a vital step in addressing the challenges faced by our community after recent disasters. I implore the legislature to pass this bill promptly to provide essential relief and support to all renters in Maui County.

Mahalo for your attention and unwavering commitment to our community's well-being and fulfilling your civic duty as a representative of the people of Hawai'i. E ola!

Aloha 'Āina,

Kehau Lucas

HB-2165

Submitted on: 1/30/2024 10:43:19 AM

Testimony for CPC on 1/31/2024 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Nani Be	Individual	Support	Written Testimony Only

Comments:

Subject: Testimony in Support of Bill HB2165

To Chair Nakashima, Vice Chair Sayama, and the members of the House Committee on Consumer Protection & Commerce,

I am writing as a concerned member of the Maui community to express my support for HB2165, which aims to protect tenants by prohibiting landlords from charging rental rates that exceed pre-defined levels.

It is crucial to emphasize the urgent need for enhanced protections for all tenants on Maui, considering the surge in rents and the secondary wave of evictions and instability post-recent disasters.

Establishing a rental cap reflecting housing prices before the August 8 fires is a sensible approach. This ensures compliance with Governor Green's emergency order, which prohibited rent increases from August 9, 2023, onwards.

In conclusion, I firmly believe that HB2165 represents a vital step in addressing the challenges faced by our community after recent disasters. I implore the legislature to pass this bill promptly to provide essential relief and support to all renters in Maui County.

Mahalo for your attention and unwavering commitment to our community's well-being.

Sincerely,

Nani Be

HB-2165

Submitted on: 1/30/2024 11:04:42 AM

Testimony for CPC on 1/31/2024 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Alana Reis	Individual	Support	Written Testimony Only

Comments:

To Chair Nakashima, Vice Chair Sayama, and the members of the House Committee on Consumer Protection & Commerce,

I am in support of measures that prevent landlords from charging rental rates that exceed pre-defined levels. Enhanced protections for all tenants on Maui, and eventually the islands as a whole, should be a priority of this legislation; the current moment and the ongoing housing crisis demands it.

Establishing a rental cap reflecting housing prices before the August 8 fires is a sensible approach. This ensures compliance with Governor Green's emergency order, which prohibited rent increases from August 9, 2023, onwards.

In conclusion, I firmly believe that HB2165 represents a vital step in addressing the challenges faced by our community after recent disasters. I implore the legislature to pass this bill promptly to provide essential relief and support to all renters in Maui County.

Mahalo for the opportunity to testify,

Alana Reis, Aliamanu resident, O'ahu

HB-2165

Submitted on: 1/30/2024 11:15:11 AM

Testimony for CPC on 1/31/2024 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Ezgi Green	Individual	Support	Written Testimony Only

Comments:

To Chair Nakashima, Vice Chair Sayama, and the members of the House Committee on Consumer Protection & Commerce,

I am writing as a concerned member of the O'ahu community to inform you about my support for HB2165, which protects tenants by prohibiting landlords from charging rental rates exceeding pre-defined levels.

It is crucial to emphasize the urgent need for enhanced protections for all tenants on Maui, considering the surge in rents and the secondary wave of evictions and instability post-recent disasters.

Establishing a rental cap reflecting housing prices before the August 8 fires is a sensible approach. This ensures compliance with Governor Green's emergency order, which prohibited rent increases from August 9, 2023.

In conclusion, HB2165 represents a vital step in addressing the challenges faced by our community after recent disasters. I would appreciate the legislature passing this bill to provide essential relief and support to all renters in Maui County.

Mahalo, thank you for your attention and unwavering commitment to our community's well-being.

Me ke aloha pumehana,

Ezgi Green

HB-2165

Submitted on: 1/30/2024 12:09:13 PM

Testimony for CPC on 1/31/2024 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Jodi Robinson	Individual	Support	Written Testimony Only

Comments:

I strongly support this bill to provide much needed relief, protection, and support for our Lahaina community.

HB-2165

Submitted on: 1/30/2024 1:55:53 PM

Testimony for CPC on 1/31/2024 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Allison Daniel	Individual	Support	Written Testimony Only

Comments:

Subject: Testimony in Support of Bill HB2165

To Chair Nakashima, Vice Chair Sayama, and the members of the House Committee on Consumer Protection & Commerce,

I am writing as a concerned member of the Maui community to express my support for HB2165, which aims to protect tenants by prohibiting landlords from charging rental rates that exceed pre-defined levels.

It is crucial to emphasize the urgent need for enhanced protections for all tenants on Maui, considering the surge in rents and the secondary wave of evictions and instability post-recent disasters.

Establishing a rental cap reflecting housing prices before the August 8 fires is a sensible approach. This ensures compliance with Governor Green's emergency order, which prohibited rent increases from August 9, 2023, onwards.

In conclusion, I firmly believe that HB2165 represents a vital step in addressing the challenges faced by our community after recent disasters. I implore the legislature to pass this bill promptly to provide essential relief and support to all renters in Maui County.

Mahalo for your attention and unwavering commitment to our community's well-being.

Sincerely,

Allison Daniel

LATE

HB-2165

Submitted on: 1/30/2024 3:35:07 PM

Testimony for CPC on 1/31/2024 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Alisa Hamasaki	Individual	Support	Written Testimony Only

Comments:

I support SB2904 as it will support Lahaina in the current housing crisis and hopefully help improve those who are impacted currently and any other natural events in the future. This bill will prevent landlord from renting at a higher rate and taking advantage of others during a time of need.

LATE

HB-2165

Submitted on: 1/30/2024 4:04:04 PM

Testimony for CPC on 1/31/2024 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Nicki Tedesco	Individual	Support	Written Testimony Only

Comments:

Subject: Testimony in Support of Bill HB2165

To Chair Nakashima, Vice Chair Sayama, and the members of the House Committee on Consumer Protection & Commerce,

I am writing as a concerned member of the Maui community to express my support for HB2165, which aims to protect tenants by prohibiting landlords from charging rental rates that exceed pre-defined levels.

It is crucial to emphasize the urgent need for enhanced protections for all tenants on Maui, considering the surge in rents and the secondary wave of evictions and instability post-recent disasters.

Establishing a rental cap reflecting housing prices before the August 8 fires is a sensible approach. This ensures compliance with Governor Green's emergency order, which prohibited rent increases from August 9, 2023, onwards.

In conclusion, I firmly believe that HB2165 represents a vital step in addressing the challenges faced by our community after recent disasters. I implore the legislature to pass this bill promptly to provide essential relief and support to all renters in Maui County.

Mahalo for your attention and unwavering commitment to our community's well-being.

Sincerely,

Nicki Tedesco

LATE

HB-2165

Submitted on: 1/30/2024 4:04:29 PM

Testimony for CPC on 1/31/2024 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Regina Gregory	Individual	Support	Written Testimony Only

Comments:

support

LATE

HB-2165

Submitted on: 1/30/2024 5:06:43 PM

Testimony for CPC on 1/31/2024 2:00:00 PM

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

Comments:

Aloha,

I am writing in support of HB2165 that prohibits landlords from price gouging rent.

Mahalo

LATE

HB-2165

Submitted on: 1/30/2024 6:00:13 PM

Testimony for CPC on 1/31/2024 2:00:00 PM

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

Comments:

Subject: Testimony in Support of Bill HB2165

To Chair Nakashima, Vice Chair Sayama, and the members of the House Committee on Consumer Protection & Commerce,

I am writing as a concerned member of the Maui community to express my support for HB2165, which aims to protect tenants by prohibiting landlords from charging rental rates that exceed pre-defined levels.

It is crucial to emphasize the urgent need for enhanced protections for all tenants on Maui, considering the surge in rents and the secondary wave of evictions and instability post-recent disasters.

Establishing a rental cap reflecting housing prices before the August 8 fires is a sensible approach. This ensures compliance with Governor Green's emergency order, which prohibited rent increases from August 9, 2023, onwards.

In conclusion, I firmly believe that HB2165 represents a vital step in addressing the challenges faced by our community after recent disasters. I implore the legislature to pass this bill promptly to provide essential relief and support to all renters in Maui County.

Mahalo for your attention and unwavering commitment to our community's well-being.

Sincerely, Pannelopi McKenzie

LATE

HB-2165

Submitted on: 1/30/2024 7:31:54 PM

Testimony for CPC on 1/31/2024 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
LISA ISODA	Individual	Support	Written Testimony Only

Comments:

Subject: Testimony in Support of Bill HB2165

To Chair Nakashima, Vice Chair Sayama, and the members of the House Committee on Consumer Protection & Commerce,

I am writing as a concerned member of the Maui community to express my support for HB2165, which aims to protect tenants by prohibiting landlords from charging rental rates that exceed pre-defined levels.

It is crucial to emphasize the urgent need for enhanced protections for all tenants on Maui, considering the surge in rents and the secondary wave of evictions and instability post-recent disasters.

Establishing a rental cap reflecting housing prices before the August 8 fires is a sensible approach. This ensures compliance with Governor Green's emergency order, which prohibited rent increases from August 9, 2023, onwards.

In conclusion, I firmly believe that HB2165 represents a vital step in addressing the challenges faced by our community after recent disasters. I implore the legislature to pass this bill promptly to provide essential relief and support to all renters in Maui County.

Mahalo for your attention and unwavering commitment to our community's well-being.

Sincerely,

Lisa Isoda
Lahaina, Maui

LATE

HB-2165

Submitted on: 1/30/2024 9:13:01 PM

Testimony for CPC on 1/31/2024 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
M. Llanes	Individual	Support	Written Testimony Only

Comments:

Subject: Testimony in Support of Bill HB2165

To Chair Nakashima, Vice Chair Sayama, and the members of the House Committee on Consumer Protection & Commerce,

I am writing as a concerned member of the Hawai'i community to express my support for HB2165, which aims to protect tenants by prohibiting landlords from charging rental rates that exceed pre-defined levels.

It is crucial to emphasize the urgent need for enhanced protections for all tenants on Maui, considering the surge in rents and the secondary wave of evictions and instability post-recent disasters.

Establishing a rental cap reflecting housing prices before the August 8 fires is a sensible approach. This ensures compliance with Governor Green's emergency order, which prohibited rent increases from August 9, 2023, onwards.

In conclusion, I firmly believe that HB2165 represents a vital step in addressing the challenges faced by our community after recent disasters. I implore the legislature to pass this bill promptly to provide essential relief and support to all renters in Maui County.

Mahalo for your attention and unwavering commitment to our community's well-being.

Sincerely,

MeleLani Llanes

30 January 2024

LATE

Subject: Testimony in Support of Bill HB2165

To Chair Nakashima, Vice Chair Sayama, and the members of the House Committee on Consumer Protection & Commerce,

I am writing as a concerned Citizen to express my support for HB2165, which aims to protect tenants by prohibiting landlords from charging rental rates that exceed pre-defined levels.

It is crucial to emphasize the urgent need for enhanced protections for all tenants on Maui, considering the surge in rents and the secondary wave of evictions and instability post-recent disasters.

Establishing a rental cap reflecting housing prices before the August 8 fires is a sensible approach. This ensures compliance with Governor Green's emergency order, which prohibited rent increases from August 9, 2023, onwards.

In conclusion, I firmly believe that HB2165 represents a vital step in addressing the challenges faced by our community after recent disasters. I implore the legislature to pass this bill promptly to provide essential relief and support to all renters in Maui County.

Mahalo for your attention and unwavering commitment to our community's well-being.

Me ka aloha pumehana,
Tristen Daniel

LATE

HB-2165

Submitted on: 1/30/2024 10:07:57 PM

Testimony for CPC on 1/31/2024 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Kiley Adolpho	Individual	Support	Written Testimony Only

Comments:

Subject: Testimony in Support of Bill HB2165

To Chair Nakashima, Vice Chair Sayama, and the members of the House Committee on Consumer Protection & Commerce,

I am writing as a concerned member of the Maui community to express my support for HB2165, which aims to protect tenants by prohibiting landlords from charging rental rates that exceed pre-defined levels.

It is crucial to emphasize the urgent need for enhanced protections for all tenants on Maui, considering the surge in rents and the secondary wave of evictions and instability post-recent disasters.

Establishing a rental cap reflecting housing prices before the August 8 fires is a sensible approach. This ensures compliance with Governor Green's emergency order, which prohibited rent increases from August 9, 2023, onwards.

In conclusion, I firmly believe that HB2165 represents a vital step in addressing the challenges faced by our community after recent disasters. I implore the legislature to pass this bill promptly to provide essential relief and support to all renters in Maui County.

Mahalo for your attention and unwavering commitment to our community's well-being.

Sincerely, Kiley Adolpho

HB-2165

Submitted on: 1/31/2024 1:26:35 AM

Testimony for CPC on 1/31/2024 2:00:00 PM



Submitted By	Organization	Testifier Position	Testify
Alice Abellanida	Individual	Support	Written Testimony Only

Comments:

I support this bill.

LATE

HB-2165

Submitted on: 1/31/2024 5:40:46 AM

Testimony for CPC on 1/31/2024 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Kristen Young	Individual	Support	Written Testimony Only

Comments:

To Chair Nakashima, Vice Chair Sayama, and the members of the House Committee on Consumer Protection & Commerce,

I am writing to express my support for HB2165, which aims to protect tenants by prohibiting landlords from charging rental rates that exceed pre-defined levels.

It is crucial to emphasize the urgent need for enhanced protections for all tenants on Maui, considering the surge in rents and the secondary wave of evictions and instability post-recent disasters.

Establishing a rental cap reflecting housing prices before the August 8 fires is a sensible approach. This ensures compliance with Governor Green's emergency order, which prohibited rent increases from August 9, 2023, onwards.

In conclusion, I firmly believe that HB2165 represents a vital step in addressing the challenges faced by the community after recent disasters. I implore the legislature to pass this bill promptly to provide essential relief and support to all renters in Maui County.

Mahalo for your commitment to our community's well-being.

Sincerely,
Kristen Young
Honolulu resident

HB-2165

Submitted on: 1/31/2024 7:52:07 AM

Testimony for CPC on 1/31/2024 2:00:00 PM



Submitted By	Organization	Testifier Position	Testify
Rosalina Maders	Individual	Support	Written Testimony Only

Comments:

I am in support of this bill as personally I have seen this rental market on Maui go sky high. I am currently experiencing a transitional move and at these prices I can't afford it on a single income. Mahalo U'i loa

LATE

HB-2165

Submitted on: 1/31/2024 8:09:02 AM

Testimony for CPC on 1/31/2024 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Lauren Taijeron	Individual	Support	Written Testimony Only

Comments:

Please support and vote yes on HB 2165. We will not forget that Lahaina used to be a wetland and it wasn't until greedy colonizers took and redirected the water that it was vulnerable to fires such as the ones that displaced and killed hundreds of people. We must ensure and it all of our responsibilities to ensure that Lahaina stays Lahaina and its residents remain! Again, please support HB 2165.

LATE

HB-2165

Submitted on: 1/31/2024 8:44:43 AM

Testimony for CPC on 1/31/2024 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Lori Apo	Individual	Support	Written Testimony Only

Comments:

Recovery from COVID and the Maui Fire is a slow process and rebuilding will need manpower and decent affordable housing for it's residents to get Lahaina back on the road to recovery. It is the people that make the place. Do not force us to move off the island that we love!

LATE

HB-2165

Submitted on: 1/31/2024 12:09:17 PM

Testimony for CPC on 1/31/2024 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Jessica Kuzmier	Individual	Support	Written Testimony Only

Comments:

To Chair Nakashima, Vice Chair Sayama, and the members of the House Committee on Consumer Protection & Commerce,

I am writing as a Hawaii resident who is concerned for the Maui community to express my support for HB2165, which aims to protect tenants by prohibiting landlords from charging rental rates that exceed pre-defined levels.

It is crucial to emphasize the urgent need for enhanced protections for all tenants on Maui as well as those on other islands, considering the surge in rents and the secondary wave of evictions and instability post-recent disasters.

Establishing a rental cap reflecting housing prices before the August 8 fires is a sensible approach. This ensures compliance with Governor Green's emergency order, which prohibited rent increases from August 9, 2023, onwards.

In conclusion, I firmly believe that HB2165 represents a vital step in addressing the challenges faced by our community after recent disasters. I implore the legislature to pass this bill promptly to provide essential relief and support to all renters in Maui County and all throughout the state.

Mahalo for your attention and unwavering commitment to our community's well-being.