



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

ON THE FOLLOWING MEASURE:
S.B. NO. 2762, RELATING TO RENT CONTROL.

BEFORE THE:
SENATE COMMITTEE ON COMMERCE AND CONSUMER PROTECTION

DATE: Wednesday, January 31, 2024 **TIME:** 9:50 a.m.

LOCATION: State Capitol, Room 229 and Videoconference

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

Chair Keohokalole 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 on the bill's effective date. This bill essentially applies to the County of Maui, which includes the islands of Maui, Molokai, and Lanai. The bill sunsets on December 31, 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 a rent-controlled county at a rate that exceeds the rate for which that dwelling unit was rented or leased or was offered for rent or lease on the effective date of this Act~~[-]~~, 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 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 chapter of HRS may create notice issues for the bill. Thus, we recommend amending the bill to add 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.

January 31, 2024

The Honorable Jarrett Keohokalole, Chair

Senate Committee on Commerce and Consumer Protection
State Capitol, Conference Room 229 & Videoconference

RE: Senate Bill 2762, Relating to Rent Control

HEARING: Wednesday, January 31, 2024, at 9:50 a.m.

Aloha Chair Keohokalole, Vice Chair Fukunaga, 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 Senate Bill 2762, which prohibits a landlord from renting or leasing, or offering to rent or lease, a dwelling unit at a rate that exceeds the rate for which that dwelling unit was rented or leased or offered for rent or lease on the measure's effective date. Applies to any county having a population greater than 120,000 but less than 180,000. Sunsets 12/31/2025.

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.

Hawaii Financial Services

Est. 2003

The Senate
Ka'aha Kenekoa
The Thirty-Second Legislature
Members of the Committee on Commerce and Consumer Protection
Senator Jarrett Keohokalole, Chair
Senator Carol Fukunaga, Vice Chair

January 30, 2024

RE: Testimony in Support of SB2762

Aloha Vice Chairs Keohokalole, Vice Chair Fukunaga, and Members of the Senate Committees on Commerce and Consumer Protection.

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 strong endorsement of SB2762 which addresses the pressing need for housing protections in the aftermath of recent natural disasters, particularly the Lāhainā fires on August 8.

I endorse the bill's intent to extend protections for both residential and commercial renters against price gouging. This is a crucial step toward providing stability and security to individuals and families who have already endured significant challenges. Capping rents at current rates may perpetuate harm to our community. I recommend that the legislature sets a pricing structure for a rental cap based on housing prices before the devastating fires of August 8. This would account for any rent increases during Governor Green's emergency proclamation, which prohibited such increases as of August 9, 2023.

In summary, SB2762 represents a crucial step forward in addressing the challenges faced by our community post-disasters. I 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 to this pressing matter and your 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





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

In Consideration of House Bill No. 2762
Rental Units; Dwelling Units; Rent Control; Rental Rates

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,

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

SB-2762

Submitted on: 1/29/2024 6:40:43 PM

Testimony for CPN on 1/31/2024 9:50:00 AM

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

Comments:

Subject: Decisive Support for SB2762 — Paving the Way for a Just Recovery

To Chair Keohokalole, Vice Chair Fukunaga, and Members of the Senate Committee on Commerce and Consumer Protection,

In the wake of a calamity that tested the hearts and homes of Maui, I stand before you not as a victim but as a pillar of my community — determined, hopeful, and advocating for swift action through Bill SB2762. As a father and protector of my family's future, it is with clear-eyed resolution that I voice my support for legislation that offers more than mere aid — it offers justice and a foundation for healing.

The Lahaina wildfire was a stark reminder of nature's force, yet our response to such challenges defines us. SB2762 addresses the necessity for equitable housing protections, a move that underscores our communal spirit and shared responsibility. I wholeheartedly endorse the reinforcement against rent gouging, and I propose an essential amendment: set rental caps in line with pre-disaster rates. This will ensure our recovery is not hindered by opportunistic price inflations during a time when standing together means everyone has a fair chance to rebuild.

Let this bill be a testament to our unwavering resolve and empathy as stewards of these islands. Our community requires more than temporary measures; it deserves solid ground upon which to rise again, stronger and more united. The passage of SB2762 can be a beacon of hope, signaling to the people of Maui that their leaders are allies in the truest sense — champions of a future where equity prevails even amidst the ashes.

With sincere gratitude, I urge you to consider this testimony not just as words, but as a reflection of the enduring spirit that permeates our beloved Hawaii. Let us honor this determination with decisive action.

Mahalo for your commitment to our island's legacy of resilience and compassion.

Warmest regards,

De Andre Makakoa

Subject: Testimony in Support of Bill SB2762
To Chair Keohokalole, Vice Chair Fukunaga, and the members of the Senate Committee
on Commerce and Consumer Protection,

I am writing as a concerned member of the Maui community to express my support for SB2762, which addresses the pressing need for housing protections in the aftermath of recent natural disasters, particularly the Lahaina fires on August 8.

I endorse the bill's intent to extend protections for both residential and commercial renters against price gouging. This is a crucial step toward providing stability and security to individuals and families who have already endured significant challenges.

Since the fire on August 8th we have seen rent double and triple substantially. I recommend that the legislature sets a pricing structure for a rental cap based on housing prices before the fire.

In summary, SB2762 represents a crucial step forward in addressing the challenges faced by our community post-disasters. I 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,

Katie Austin

Subject: Testimony in Support of Bill SB2762
To Chair Keohokalole, Vice Chair Fukunaga, and the members of the Senate Committee
on Commerce and Consumer Protection,

I am writing as a concerned member of the Maui community to express my support for SB2762, which addresses the pressing need for housing protections in the aftermath of recent natural disasters, particularly the Lahaina fires on August 8.

I endorse the bill's intent to extend protections for both residential and commercial renters against price gouging. This is a crucial step toward providing stability and security to individuals and families who have already endured significant challenges.

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In summary, SB2762 represents a crucial step forward in addressing the challenges faced by our community post-disasters. I 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,

Katie Austin

SB-2762

Submitted on: 1/30/2024 5:44:24 AM

Testimony for CPN on 1/31/2024 9:50:00 AM

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

Comments:

Subject: Testimony in Support of Bill SB2762

To Chair Keohokalole, Vice Chair Fukunaga, and the members of the Senate Committee on Commerce and Consumer Protection,

My name is Shannon I'i kuoā of Lahaina for generations directly affected by the August 8th "wildfire ". I am writing as a concerned member of the Maui community to express my support for SB2762, which addresses the pressing need for housing protections in the aftermath of recent natural disasters, particularly the Lahaina fires on August 8.

I endorse the bill's intent to extend protections for both residential and commercial renters against price gouging. This is a crucial step toward providing stability and security to individuals and families who have already endured significant challenges.

Capping rents at current rates may perpetuate harm to our community. I recommend that the legislature sets a pricing structure for a rental cap based on housing prices before the devastating fires of August 8. This would account for any rent increases during Governor Green's emergency proclamation, which prohibited such increases as of August 9, 2023.

In summary, SB2762 represents a crucial step forward in addressing the challenges faced by our community post-disasters. I 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 as you help to strengthen and make changes for the betterment of our lahui.

Me ke aloha,

Shannon K. I'i

SB-2762

Submitted on: 1/30/2024 7:07:22 AM

Testimony for CPN on 1/31/2024 9:50:00 AM

Submitted By	Organization	Testifier Position	Testify
Leonard Nakoa III	Individual	Support	Remotely Via Zoom

Comments:

I am in support of this bill

SB-2762

Submitted on: 1/28/2024 10:23:49 PM

Testimony for CPN on 1/31/2024 9:50:00 AM

Submitted By	Organization	Testifier Position	Testify
Michael EKM Olderr	Individual	Support	Written Testimony Only

Comments:

I support this bill and wish it had a wider scope and affected more rent-controlled properties than the ones outlined.

SB-2762

Submitted on: 1/29/2024 5:10:16 PM

Testimony for CPN on 1/31/2024 9:50:00 AM

Submitted By	Organization	Testifier Position	Testify
'Alihilani Katoa	Individual	Support	Written Testimony Only

Comments:

Welina me ke aloha,

I am a constituent of Oahu and am also a decendant of Maui. It is important that Kaiaulu ma Lahaina obtain rent control because of the recent Maui fire tragedy. Residents need to feel secure in their housing situations, and this bill provides certain levels of said security.

Mahalo,

‘Alihilani

SB-2762

Submitted on: 1/29/2024 5:15:24 PM

Testimony for CPN on 1/31/2024 9:50:00 AM

Submitted By	Organization	Testifier Position	Testify
Kitch Richie Jackson	Individual	Support	Written Testimony Only

Comments:

Rent control is important to everyone renting. I wake up at night worrying if the owner of our long term rental will raise our rent again, or make us move out so he can rent for more money. My kids need to feel secure and so do I.

Jan. 31, 2024, 9:50 a.m.
Hawaii State Capitol
Conference Room 229 and Videoconference

To: 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

RE: SB2762 — RELATING TO RENT CONTROL

Comments only

Aloha Chair and Committee members,

The Grassroot Institute of Hawaii would like to offer its comments on [SB2762](#), which would freeze rent prices as of its effective date. At that time, the bill would prohibit landlords from renting, leasing or offering to rent or lease a dwelling unit at a higher rate until 2026. This rent freeze would apply to only Maui County.

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 of rent control on the housing market, even under the limitations created by this bill. The rent freeze enacted by SB2762 would last only about 18 months and only apply to one county, 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 might act to 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.⁶

We could expect to see a similar response to SB2762, especially if Maui landlords believe that the state might extend the rent freeze or even enact a permanent rent control law.

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 come before you 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

SB-2762

Submitted on: 1/28/2024 8:34:06 PM

Testimony for CPN on 1/31/2024 9:50:00 AM

Submitted By	Organization	Testifier Position	Testify
Jacob Wiencek	Testifying for Hawaii Young Republicans	Oppose	Written Testimony Only

Comments:

Aloha Senators,

On behalf of Hawaii Young Republicans, we oppose this proposal. The price of living, particularly housing affordability is way too high. Too many working and middle class families are struggling. Strict rent control will NOT solve this problem. Controlling prices without increases supply is a recipe for disaster. Consider the alternative of reducing government regulation and bureaucracy to increasing housing construction to meet our needs.

SB-2762

Submitted on: 1/29/2024 5:23:01 PM

Testimony for CPN on 1/31/2024 9:50:00 AM

Submitted By	Organization	Testifier Position	Testify
Barbara Barry	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Keohokalole, Vice Chair Fukunaga, and the members of the Senate Committee on Commerce and Consumer Protection,

I am writing as a concerned member of the Maui community to express my support for SB2762, which addresses the pressing need for housing protections in the aftermath of recent natural disasters, particularly the Lahaina fires on August 8.

I endorse the bill's intent to extend protections for both residential and commercial renters against price gouging. This is a crucial step toward providing stability and security to individuals and families who have already endured significant challenges.

Capping rents at current rates may perpetuate harm to our community. I recommend that the legislature sets a pricing structure for a rental cap based on housing prices before the devastating fires of August 8. This would account for any rent increases during Governor Green's emergency proclamation, which prohibited such increases as of August 9, 2023.

In summary, SB2762 represents a crucial step forward in addressing the challenges faced by our community post-disasters. I 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.

SB-2762

Submitted on: 1/29/2024 6:01:05 PM

Testimony for CPN on 1/31/2024 9:50:00 AM

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

Comments:

Subject: Testimony in Support of Bill SB2762

To Chair Keohokalole, Vice Chair Fukunaga, and the members of the Senate Committee on Commerce and Consumer Protection,

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

Sincerely,

Dale Ann Chappell

SB-2762

Submitted on: 1/29/2024 6:18:03 PM

Testimony for CPN on 1/31/2024 9:50:00 AM

Submitted By	Organization	Testifier Position	Testify
Alli Toledo	Individual	Support	Written Testimony Only

Comments:

To Chair Keohokalole, Vice Chair Fukunaga, and the members of the Senate Committee on Commerce and Consumer Protection,

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

Sincerely,

Alli Toledo

SB-2762

Submitted on: 1/29/2024 6:04:41 PM

Testimony for CPN on 1/31/2024 9:50:00 AM

Submitted By	Organization	Testifier Position	Testify
Jody Mountain	Individual	Support	Written Testimony Only

Comments:

Subject: Testimony in Support of Bill SB2762

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

Sincerely,

Jody Mountain

SB-2762

Submitted on: 1/29/2024 6:38:07 PM

Testimony for CPN on 1/31/2024 9:50:00 AM

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

Comments:

I support this bill

SB-2762

Submitted on: 1/29/2024 7:02:53 PM

Testimony for CPN on 1/31/2024 9:50:00 AM

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

Comments:

Subject: Testimony in Support of Bill SB2762

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I endorse the bill's intent to extend protections for both residential and commercial renters against price gouging. This is a crucial step toward providing stability and security to individuals and families who have already endured significant challenges.

Capping rents at current rates may perpetuate harm to our community. I recommend that the legislature sets a pricing structure for a rental cap based on housing prices before the devastating fires of August 8. This would account for any rent increases during Governor Green's emergency proclamation, which prohibited such increases as of August 9, 2023.

In summary, SB2762 represents a crucial step forward in addressing the challenges faced by our community post-disasters. I 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,

Andrew Isoda
Lahaina, Mau'i

SB-2762

Submitted on: 1/29/2024 6:44:51 PM

Testimony for CPN on 1/31/2024 9:50:00 AM

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

Comments:

Subject: Testimony in Support of Bill SB2762

To Chair Keohokalole, Vice Chair Fukunaga, and the members of the Senate Committee on Commerce and Consumer Protection,

I am writing as a concerned member of the Maui community to express my support for SB2762, which addresses the pressing need for housing protections in the aftermath of recent natural disasters, particularly the Lahaina fires on August 8.

I endorse the bill's intent to extend protections for both residential and commercial renters against price gouging. This is a crucial step toward providing stability and security to individuals and families who have already endured significant challenges.

Capping rents at current rates may perpetuate harm to our community. I recommend that the legislature sets a pricing structure for a rental cap based on housing prices before the devastating fires of August 8. This would account for any rent increases during Governor Green's emergency proclamation, which prohibited such increases as of August 9, 2023.

In summary, SB2762 represents a crucial step forward in addressing the challenges faced by our community post-disasters. I 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.

-Kelley Lehua Porter

SB-2762

Submitted on: 1/29/2024 7:20:58 PM

Testimony for CPN on 1/31/2024 9:50:00 AM

Submitted By	Organization	Testifier Position	Testify
Tammi Gumban	Individual	Support	Written Testimony Only

Comments:

Support SB2762. There is too much trauma endured during this time of circumstances. I do not support increase of rent- to be unfair to many families or our people.

SB-2762

Submitted on: 1/29/2024 7:22:58 PM

Testimony for CPN on 1/31/2024 9:50:00 AM

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

Comments:

There are problems I want to help fix

SB-2762

Submitted on: 1/29/2024 7:30:56 PM

Testimony for CPN on 1/31/2024 9:50:00 AM

Submitted By	Organization	Testifier Position	Testify
Brent Schlea	Individual	Support	Written Testimony Only

Comments:

Subject: Testimony in Support of Bill SB2762

To Chair Keohokalole, Vice Chair Fukunaga, and the members of the Senate Committee on Commerce and Consumer Protection,

I am writing as a concerned member of the Maui community to express my support for SB2762, which addresses the pressing need for housing protections in the aftermath of recent natural disasters, particularly the Lahaina fires on August 8.

I endorse the bill's intent to extend protections for both residential and commercial renters against price gouging. This is a crucial step toward providing stability and security to individuals and families who have already endured significant challenges. The price gouging and FEMA payouts have increased rental prices to unobtainable prices for pretty much everyone here on the west side that are trying to stay here and not move off island in order to survive financially, including Hawaiians that have lived here for generations! Please do what is obviously Pono!

Capping rents at current rates will perpetuate harm to our community. I recommend that the legislature sets a pricing structure for a rental cap based on housing prices before the devastating fires of August 8. This would account for any rent increases during Governor Green's emergency proclamation, which prohibited such increases as of August 9, 2023. While you are at it please ban all illegal short term rentals.

In summary, SB2762 represents a crucial step forward in addressing the challenges faced by our community post-disasters. I 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,

Brent Schlea

SB-2762

Submitted on: 1/29/2024 7:42:49 PM

Testimony for CPN on 1/31/2024 9:50:00 AM

Submitted By	Organization	Testifier Position	Testify
Susan Ching Harbin	Individual	Support	Written Testimony Only

Comments:

Subject: Testimony in Support of Bill SB2762

To Chair Keohokalole, Vice Chair Fukunaga, and the members of the Senate Committee on Commerce and Consumer Protection,

I am writing as a concerned member of the Maui community to express my support for SB2762, which addresses the pressing need for housing protections in the aftermath of recent natural disasters, particularly the Lahaina fires on August 8.

I endorse the bill's intent to extend protections for both residential and commercial renters against price gouging. This is a crucial step toward providing stability and security to individuals and families who have already endured significant challenges.

Capping rents at current rates may perpetuate harm to our community. I recommend that the legislature sets a pricing structure for a rental cap based on housing prices before the devastating fires of August 8. This would account for any rent increases during Governor Green's emergency proclamation, which prohibited such increases as of August 9, 2023.

In summary, SB2762 represents a crucial step forward in addressing the challenges faced by our community post-disasters. I 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.

Mahalo,

Susan N. Ching Harbin

SB-2762

Submitted on: 1/29/2024 8:14:43 PM

Testimony for CPN on 1/31/2024 9:50:00 AM

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

SB-2762

Submitted on: 1/29/2024 9:26:02 PM

Testimony for CPN on 1/31/2024 9:50:00 AM

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

Comments:

Aloha,

I support this bill.

Mahalo nui,

Cardenas Pintor

SB-2762

Submitted on: 1/29/2024 9:49:03 PM

Testimony for CPN on 1/31/2024 9:50:00 AM

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 Maui's hard working residents and fire survivors. Give us a fair chance already.

Respectfully,

Tamara Griffiths

Lahaina, HI



TESTIMONY FROM THE DEMOCRATIC PARTY OF HAWAII
SENATE COMMITTEE ON COMMERCE AND CONSUMER PROTECTION
JANUARY 31, 2024
SB 2762, RELATING TO RENT CONTROL
POSITION: SUPPORT

The Democratic Party of Hawaii **supports** SB 2762, 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

SB-2762

Submitted on: 1/29/2024 10:34:14 PM

Testimony for CPN on 1/31/2024 9:50:00 AM

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

Comments:

Please Support SB2762, but make it retroactive to August 7th. Greed already caused insane rental spikes that are absolutely not sustainable for our Maui community. Mahalo

SB-2762

Submitted on: 1/29/2024 10:41:23 PM

Testimony for CPN on 1/31/2024 9:50:00 AM

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

Comments:

Aloha,

My name is Carlos Lamas, a resident of Lahaina, and I am writing to express my strong support for SB2762. This bill is a crucial step towards ensuring fair and affordable housing in our community. However, there are aspects of the bill that, in my view, require amendment to fully address the housing challenges we face in Lahaina.

Firstly, I'd like to propose that the expiration date of SB2762 be extended. 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 are being overcompensated by FEMA that exceed market value. who are receiving significantly higher rents. A steeper fine, in the range of \$10,000 to \$15,000, could be more effective in ensuring compliance.

In summary, while I support SB2762, 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.

Thank you for considering my testimony on this critical issue.

SB-2762

Submitted on: 1/29/2024 11:10:59 PM

Testimony for CPN on 1/31/2024 9:50:00 AM

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

Comments:

To Chair Keohokalole, Vice Chair Fukunaga, and the members of the Senate Committee on Commerce and Consumer Protection,

I am writing as a concerned member of the Maui community to express my support for SB2762, which addresses the pressing need for housing protections in the aftermath of recent natural disasters, particularly the Lahaina fires on August 8.

I endorse the bill's intent to extend protections for both residential and commercial renters against price gouging. This is a crucial step toward providing stability and security to individuals and families who have already endured significant challenges.

As a long time renter on Maui (23 years) - I cannot wrap my head around the rental increases. I know this has been a problem across the country, and we the people need the government's help to fix it. An increasingly large proportion of citizens are spending an increasing amount of their income on rent or housing costs (30% or more of income). I feel ill to think of all the people struggling to have a safe stable secure place to sleep. It has never been easy to afford rent on Maui. By 2020, it had become almost impossible. And now after the August 8, 2023 fire - it has increased unbearably. We need urgent and decisive action.

Capping rents at current rates may perpetuate harm to our community. I recommend that the legislature sets a pricing structure for a rental cap based on housing prices before the devastating fires of August 8. This would account for any rent increases during Governor Green's emergency proclamation, which prohibited such increases as of August 9, 2023.

In summary, SB2762 represents a crucial step forward in addressing the challenges faced by our community post-disasters. I 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,

Katrina Ahia

SB-2762

Submitted on: 1/29/2024 11:33:11 PM

Testimony for CPN on 1/31/2024 9:50:00 AM

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

Comments:

To Chair Keohokalole, Vice Chair Fukunaga, and the members of the Senate Committee on Commerce and Consumer Protection,

I am writing as a resident of the Maui community to express my support for SB2762, which addresses the pressing need for housing protections in the aftermath of recent natural disasters, particularly the Lahaina fires on August 8.

I endorse the bill's intent to extend protections for both residential and commercial renters against price gouging. This is a crucial step toward providing stability and security to individuals and families who have already endured significant challenges and continued trauma due to the constant relocation between shelters.

Capping rents at current rates may perpetuate harm to our community. I recommend that the legislature sets a pricing structure for a rental cap based on housing prices before the devastating fires of August 8. This would account for any rent increases during Governor Green's emergency proclamation, which prohibited such increases as of August 9, 2023.

In summary, SB2762 represents a crucial step forward in addressing the challenges faced by our community post-disasters. I 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,

Carol Lee Kamekona

SB-2762

Submitted on: 1/30/2024 12:18:20 AM

Testimony for CPN on 1/31/2024 9:50:00 AM

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

Comments:

I support this bill.....

SB-2762

Submitted on: 1/30/2024 2:02:50 AM

Testimony for CPN on 1/31/2024 9:50:00 AM

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

Comments:

Subject: Testimony in SUPPORT of Bill SB2762

To Chair Keohokalole, Vice Chair Fukunaga, and the members of the Senate Committee on Commerce and Consumer Protection,

I am writing as a concerned member of the Maui community to express my support for SB2762, which addresses the pressing need for housing protections in the aftermath of recent natural disasters, particularly the Lahaina fires on August 8.

I endorse the bill's intent to extend protections for both residential and commercial renters against price gouging. This is a crucial step toward providing stability and security to individuals and families who have already endured significant challenges.

Capping rents at current rates may perpetuate harm to our community. I recommend that the legislature sets a pricing structure for a rental cap based on housing prices before the devastating fires of August 8. This would account for any rent increases during Governor Green's emergency proclamation, which prohibited such increases as of August 9, 2023.

In summary, SB2762 represents a crucial step forward in addressing the challenges faced by our community post-disasters. I 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,

Keala Fung

SB-2762

Submitted on: 1/30/2024 6:39:57 AM

Testimony for CPN on 1/31/2024 9:50:00 AM

Submitted By	Organization	Testifier Position	Testify
Lelaine Lau	Individual	Support	Written Testimony Only

Comments:

It is unconscionable, what has been allowed to happen in these islands. In the biggest picture - how those in power, mostly foreigners, have engaged in or supported or furthered activities which have racial impacts, and are pushing Kanaka Oiwī into diaspora.

If ever there was a time to enact legislation that offers some measure of protection to tenants, ESPECIALLY those displaced by the fire, which is, or should be, your moral duty, it is NOW.

For too long, colonizers have been allowed free reign, and are never held accountable for the damage they have done here to the community. That so many STRs in Hawaii are owned by out of state "investors", ahem, vultures, is abominable. That the power structure here continues to use the record 2019 tourism numbers which were only achievable because of so many illegal STRs is disgusting. These vultures are directly forcing Kanaka into diaspora.

Let them see and feel some TEETH if they insist on greeding out.

SB-2762

Submitted on: 1/30/2024 7:11:52 AM

Testimony for CPN on 1/31/2024 9:50:00 AM

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

Comments:

I am writing today to express my unwavering support for bill SB2762, which aims to prevent landlords in Maui County from engaging in price gouging. As a concerned resident and advocate for fair housing practices, I believe that it is crucial to address this issue to ensure that all members of our community have access to affordable and stable housing.

Price gouging, particularly within the rental market, has become a significant concern in recent years. Many families and individuals in Maui County are struggling to find suitable housing options that are not extremely overpriced. Such as a 3bdr 2bath condo on the west side of Maui priced at 8K a month. The current situation has exacerbated the problem, leaving vulnerable populations at an even greater disadvantage.

By enacting legislation that prohibits landlords from engaging in price gouging, we can create a more equitable and sustainable housing market. This bill will not only protect tenants from exorbitant rent increases but will also contribute to the overall stability and well-being of our community. By allowing landlords, most of which reside out of state, to determine extreme price hikes on rents without regulations we continue to hold the door open to abuse.

Furthermore, preventing price gouging will aim for security for tenants, allowing them to plan for their future without the constant fear of being priced out of their homes. This stability is vital for families and individuals to thrive, as it provides a foundation upon which they can build their lives and contribute to the growth of our society.

I commend legislators for taking proactive measures to address this issue and urge all members to support bill SB2762. By enacting this legislation, we can send a clear message that Maui County and Hawaii stands firmly against price gouging and is committed to ensuring fair and affordable housing for all residents.

SB-2762

Submitted on: 1/30/2024 7:16:51 AM

Testimony for CPN on 1/31/2024 9:50:00 AM

Submitted By	Organization	Testifier Position	Testify
robin knox	Individual	Support	Written Testimony Only

Comments:

Subject: Testimony in Support of Bill SB2762

To Chair Keohokalole, Vice Chair Fukunaga, and the members of the Senate Committee on Commerce and Consumer Protection,

I am writing as a concerned member of the Maui community to express my support for SB2762, which addresses the pressing need for housing protections in the aftermath of recent natural disasters, particularly the Lahaina fires on August 8

Rental prices that had already increased dramatically after Covid have not shot up drastically since the fires. Please set the rent caps at the level that it was before the fires. Many property owners have been price gouging, raising the rents even though the Governor's emergency proclamation prohibits it. There is a secondary wave of displace residents, and many owners kicked out current tenants and raised their rates dramatically in response to the above market rates offered by FEMA and the states subsidies. This is destabilizing our community and increasing homelessness, even among people who have jobs.

SB-2762

Submitted on: 1/30/2024 7:33:12 AM

Testimony for CPN on 1/31/2024 9:50:00 AM

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

Comments:

Testimony in Support of Bill SB2762

To Chair Keohokalole, Vice Chair Fukunaga, and the members of the Senate Committee on Commerce and Consumer Protection,

I am writing as a concerned member of the Maui community to express my support for SB2762, which addresses the pressing need for housing protections in the aftermath of recent natural disasters, particularly the Lahaina fires on August 8.

I endorse the bill's intent to extend protections for both residential and commercial renters against price gouging. This is a crucial step toward providing stability and security to individuals and families who have already endured significant challenges.

Capping rents at current rates may perpetuate harm to our community. I recommend that the legislature sets a pricing structure for a rental cap based on housing prices before the devastating fires of August 8. This would account for any rent increases during Governor Green's emergency proclamation, which prohibited such increases as of August 9, 2023.

In summary, SB2762 represents a crucial step forward in addressing the challenges faced by our community post-disasters. I 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,

Lorena Martinez

Resident of West Maui

SB-2762

Submitted on: 1/30/2024 7:38:12 AM

Testimony for CPN on 1/31/2024 9:50:00 AM

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

Comments:

I am a concerned member of the Maui community in support of SB2762, which addresses the pressing need for housing protections in the aftermath of recent natural disasters, particularly the Lahaina fires on August 8.

I endorse the bill's intent to extend protections for both residential and commercial renters against price gouging. This is a crucial step toward providing stability and security to individuals and families who have already endured significant challenges.

Capping rents at current rates may perpetuate harm to our community. I recommend that the legislature sets a pricing structure for a rental cap based on housing prices BEFORE the devastating fires of August 8. This would account for any rent increases during Governor Green's emergency proclamation, which prohibited such increases as of August 9, 2023.

SB2762 represents a crucial step forward in addressing the challenges faced by our community post-disasters. I urge the legislature to pass this bill to provide much-needed relief and support to the entire population of Maui County renters.

SB-2762

Submitted on: 1/30/2024 7:50:43 AM

Testimony for CPN on 1/31/2024 9:50:00 AM

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

Comments:

To Chair Keohokalole, Vice Chair Fukunaga, and the members of the Senate Committee on Commerce and Consumer Protection,

I am writing as a concerned member of the Maui community to express my support for SB2762, which addresses the pressing need for housing protections in the aftermath of recent natural disasters, particularly the Lahaina fires on August 8.

I endorse the bill's intent to extend protections for both residential and commercial renters against price gouging. This is a crucial step toward providing stability and security to individuals and families who have already endured significant challenges.

Capping rents at current rates may perpetuate harm to our community. I recommend that the legislature sets a pricing structure for a rental cap based on housing prices before the devastating fires of August 8. This would account for any rent increases during Governor Green's emergency proclamation, which prohibited such increases as of August 9, 2023.

In summary, SB2762 represents a crucial step forward in addressing the challenges faced by our community post-disasters. I urge the legislature to pass this bill to provide much-needed relief and support to the entire population of Maui County renters.

me ke aloha 'āina,

Nanea Lo

SB-2762

Submitted on: 1/30/2024 7:52:29 AM

Testimony for CPN on 1/31/2024 9:50:00 AM

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

Comments:

I am in agreement with bill SB2762

SB-2762

Submitted on: 1/30/2024 7:58:43 AM

Testimony for CPN on 1/31/2024 9:50:00 AM

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

Comments:

Subject: Testimony in Support of Bill SB2762

To Chair Keohokalole, Vice Chair Fukunaga, and the members of the Senate Committee on Commerce and Consumer Protection,

I am writing as a concerned member of the Maui community to express my support for SB2762, which addresses the pressing need for housing protections in the aftermath of recent natural disasters, particularly the Lahaina fires on August 8.

I endorse the bill's intent to extend protections for both residential and commercial renters against price gouging. This is a crucial step toward providing stability and security to individuals and families who have already endured significant challenges.

Capping rents at current rates may perpetuate harm to our community. I recommend that the legislature sets a pricing structure for a rental cap based on housing prices before the devastating fires of August 8. This would account for any rent increases during Governor Green's emergency proclamation, which prohibited such increases as of August 9, 2023.

In summary, SB2762 represents a crucial step forward in addressing the challenges faced by our community post-disasters. I 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,

Eric Balinbin

SB-2762

Submitted on: 1/30/2024 8:07:51 AM

Testimony for CPN on 1/31/2024 9:50:00 AM

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

Comments:

Subject: Testimony in Support of Bill SB2762

To Chair Keohokalole, Vice Chair Fukunaga, and the members of the Senate Committee on Commerce and Consumer Protection,

I am writing as a concerned member of the Maui community to express my support for SB2762, which addresses the pressing need for housing protections in the aftermath of recent natural disasters, particularly the Lahaina fires on August 8.

I endorse the bill's intent to extend protections for both residential and commercial renters against price gouging. This is a crucial step toward providing stability and security to individuals and families who have already endured significant challenges.

Capping rents at current rates may perpetuate harm to our community. I recommend that the legislature sets a pricing structure for a rental cap based on housing prices before the devastating fires of August 8. This would account for any rent increases during Governor Green's emergency proclamation, which prohibited such increases as of August 9, 2023.

In summary, SB2762 represents a crucial step forward in addressing the challenges faced by our community post-disasters. I 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,

Brittany Fleck

SB-2762

Submitted on: 1/30/2024 8:17:11 AM

Testimony for CPN on 1/31/2024 9:50:00 AM

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

Comments:

Subject: Testimony in Support of Bill SB2762

To Chair Keohokalole, Vice Chair Fukunaga, and the members of the Senate Committee on Commerce and Consumer Protection,

I am writing as a concerned member of the Maui community to express my support for SB2762, which addresses the pressing need for housing protections in the aftermath of recent natural disasters, particularly the Lahaina fires on August 8.

I endorse the bill's intent to extend protections for both residential and commercial renters against price gouging. This is a crucial step toward providing stability and security to individuals and families who have already endured significant challenges.

Capping rents at current rates may perpetuate harm to our community. I recommend that the legislature sets a pricing structure for a rental cap based on housing prices before the devastating fires of August 8. This would account for any rent increases during Governor Green's emergency proclamation, which prohibited such increases as of August 9, 2023.

In summary, SB2762 represents a crucial step forward in addressing the challenges faced by our community post-disasters. I 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,

Charles Fleck

SB-2762

Submitted on: 1/30/2024 8:24:36 AM

Testimony for CPN on 1/31/2024 9:50:00 AM

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

Comments:

To Chair Keohokalole, Vice Chair Fukunaga, and the members of the Senate Committee on Commerce and Consumer Protection,

I am writing as a concerned member of the Maui community to express my support for SB2762, which addresses the pressing need for housing protections in the aftermath of recent natural disasters, particularly the Lahaina fires on August 8.

I endorse the bill's intent to extend protections for both residential and commercial renters against price gouging. This is a crucial step toward providing stability and security to individuals and families who have already endured significant challenges.

Capping rents at current rates may perpetuate harm to our community. I recommend that the legislature sets a pricing structure for a rental cap based on housing prices before the devastating fires of August 8. This would account for any rent increases during Governor Green's emergency proclamation, which prohibited such increases as of August 9, 2023.

In summary, SB2762 represents a crucial step forward in addressing the challenges faced by our community post-disasters. I 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,

Airabella Molina

SB-2762

Submitted on: 1/30/2024 8:27:01 AM

Testimony for CPN on 1/31/2024 9:50:00 AM

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

Comments:

Support bill SB2762.

SB-2762

Submitted on: 1/30/2024 8:40:09 AM

Testimony for CPN on 1/31/2024 9:50:00 AM

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

Comments:

I, Yvonne L Alvarado is in support of Bill 2762.

SB-2762

Submitted on: 1/30/2024 8:40:39 AM

Testimony for CPN on 1/31/2024 9:50:00 AM

Submitted By	Organization	Testifier Position	Testify
Jordan Hocker	Individual	Support	Written Testimony Only

Comments:

To Chair Keohokalole, Vice Chair Fukunaga, and the members of the Senate Committee on Commerce and Consumer Protection,

I am writing as a housing and tenant's advocate from the Maui community to express my support for SB2762, which addresses the pressing need for housing protections in the aftermath of recent natural disasters, particularly the Lahaina fires on August 8.

I endorse the bill's intent to extend protections for both residential and commercial renters against price gouging. Our community is facing rental prices that will push more into houselessness and relocation, which threatens the culture and our community.

Capping rents at current rates may perpetuate harm to our community. I recommend that the legislature sets a pricing structure for a rental cap based on housing prices before the devastating fires of August 8. This would account for any rent increases during Governor Green's emergency proclamation, which prohibited such increases as of August 9, 2023.

In summary, SB2762 represents a crucial step forward in addressing the challenges faced by our community post-disasters. I 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,
Jordan Hocker

SB-2762

Submitted on: 1/30/2024 8:41:40 AM

Testimony for CPN on 1/31/2024 9:50:00 AM

Submitted By	Organization	Testifier Position	Testify
Riley Bond	Individual	Support	Written Testimony Only

Comments:

I am writing to share my personal experience and offer my strong support for Senate Bill 2762 a that addresses the pressing issue of rent control. As a working single mother, I understand firsthand the challenges faced by individuals and families striving to make ends meet, and I believe that SB2762 is a necessary step towards creating a more just and stable housing environment.

SB2762's focus on rental units is particularly meaningful for someone like me who is constantly balancing the demands of work and family life. The bill's provision prohibiting landlords from charging rates that exceed those established on the effected date is a significant safeguard against skyrocketing rents that often strain the budgets of hardworking families already struggling to afford the high cost of living.

Rent control is not just a policy issue; it profoundly affects the daily lives and well-being of four community. SB2762 represents a crucial step towards ensuring that housing remains affordable for our local families, fostering stability and security in our lives.

Thank you,

Riley Bond

SB-2762

Submitted on: 1/30/2024 8:41:46 AM

Testimony for CPN on 1/31/2024 9:50:00 AM

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

Comments:

Support all efforts to limit price gouging of those already negatively impacted by disaster

SB-2762

Submitted on: 1/30/2024 8:42:58 AM

Testimony for CPN on 1/31/2024 9:50:00 AM

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

Comments:

Subject: Testimony in Support of Bill SB2904

To Chair Keohokalole, Chair Wakai, and the members of the Senate Committees on Commerce and Consumer Protection, and Public Safety and Intergovernmental Affair

I am writing as a concerned community member to express my support for SB2094, which addresses the urgent need for housing and tenant protections in the aftermath of recent natural disasters, particularly the Lahaina fires on August 8.

The bill's provisions extending protections for both residential and commercial renters against evictions are crucial in providing stability and security to tenants who have endured the secondary wave of evictions and instability caused by recent disasters across Maui. These protections offer immediate relief to individuals, families, and small businesses struggling with the aftermath.

Additionally, I appreciate the bill's inclusion of a Residential Property Foreclosure Moratorium and a three-year Mortgage Payments Deferment. This aligns with the collective advocacy for comprehensive and immediate financial relief for homeowners who have suffered devastating losses.

In summary, SB2094 represents a crucial step forward in addressing the multifaceted challenges faced by our community. I urge the legislature to pass this bill to provide much-needed relief and support not only to Lahaina but to communities across Maui affected by natural disasters.

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

Sincerely, Elizabeth DeLyon

SB-2762

Submitted on: 1/30/2024 8:44:19 AM

Testimony for CPN on 1/31/2024 9:50:00 AM

Submitted By	Organization	Testifier Position	Testify
Nani Dapitan-Haake	Individual	Support	Written Testimony Only

Comments:

Aloha,

I am writing to express my strong support of SB 2762, a crucial piece of legislation that seeks to protect tenants and residence in Maui county from unfair rent increases.

As a concerned, member of our community, I firmly believe that it is essential for our laws to provide stability and security for individuals and families, particularly in the realm of housing. SB2762, by prohibiting landlords from renting at a rate that exceeds the rate for which a dwelling unit was rented on the measures effective date, represents an important step toward safeguarding tenants from sudden and unaffordable rent hikes.

The proposal, big knowledge, they need to ensure that residence in Maui county are not subjected to arbitrary and excessive rent increases, which can lead to financial strain and housing insecurity. By establishing protections against unfair rent hikes, this bill aims to promote affordability and stability in the housing market, allowing residents to maintain secure and sustainable living conditions.

I firmly believe that supporting this bill is not only a matter of fairness and equity, but it also is a crucial step in, ensuring that individuals and families in Maui county can thrive and prosper, without the fear of unmanageable housing cost. I urge you to consider supporting this bill.

Mahalo

SB-2762

Submitted on: 1/30/2024 8:49:48 AM

Testimony for CPN on 1/31/2024 9:50:00 AM

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

Comments:

Support

SB-2762

Submitted on: 1/30/2024 8:54:18 AM

Testimony for CPN on 1/31/2024 9:50:00 AM

Submitted By	Organization	Testifier Position	Testify
Blossom Jean FLORES	Individual	Support	Written Testimony Only

Comments:

SB2762

I am in full support of this bill.

SB-2762

Submitted on: 1/30/2024 9:02:18 AM

Testimony for CPN on 1/31/2024 9:50:00 AM

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

Comments:

I support SB2762

SB-2762

Submitted on: 1/28/2024 11:06:13 AM

Testimony for CPN on 1/31/2024 9:50:00 AM

Submitted By	Organization	Testifier Position	Testify
Ben Robinson	Individual	Oppose	Written Testimony Only

Comments:

Oppose

SB-2762

Submitted on: 1/27/2024 1:37:23 PM

Testimony for CPN on 1/31/2024 9:50:00 AM

Submitted By	Organization	Testifier Position	Testify
Victor K. Ramos	Individual	Oppose	Written Testimony Only

Comments:

I oppose. If this bill is being proposed to stop unintended consequences, it does, in similiar fashion, create unintended consequences.