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STATE OF HAWAI'I
KA MOKU'ĀINA O HAWAI'I
STATE COUNCIL ON DEVELOPMENTAL DISABILITIES
'A'UNIKE MOKU'ĀPUNI NO KA NĀ KĀWAI KULA
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February 3, 2026

The Honorable Senator Jarrett Keohokalole, Chair
Senate Committee on Commerce and Consumer Protection
The Honorable Senator Stanley Chang, Chair
Senate Committee on Housing
The Thirty-Third Legislature
State Capitol
State of Hawai'i
Honolulu, Hawai'i 96813

Dear Chairs Keohokalole and Chang, and Committee Members:

SUBJECT: SB2210 Relating to Housing Discrimination

The Hawai'i State Council on Developmental Disabilities (DDC) submits this testimony in **SUPPORT of SB 2210**, which authorizes the Hawai'i Civil Rights Commission to prosecute discrimination based on source of income in housing cases.

People with intellectual and developmental disabilities (I/DD) are disproportionately impacted by source of income discrimination. Many individuals with I/DD rely on fixed incomes, Supplemental Security Income (SSI), and housing vouchers to secure stable, community-based housing. When landlords refuse to accept Section 8 housing vouchers, individuals with disabilities are effectively excluded from the housing market, undermining independence, housing stability, and community integration.

The Council previously testified in support of Act 310, as prohibiting discrimination based on source of income is essential to ensuring meaningful access to housing. However, without enforcement authority, individuals with disabilities often lack a practical avenue for redress when discrimination occurs. SB 2210 remedies this by placing enforcement responsibility with the Hawai'i Civil Rights Commission, an agency already tasked with investigating and addressing discriminatory housing practices and equipped with the tools necessary to conciliate and pursue violations.

Stable, accessible housing is foundational for people with disabilities. Without it, individuals face increased risk of homelessness, institutionalization, and unnecessary reliance on crisis-driven public systems. SB 2210 advances Hawai'i's commitment to fair housing, disability rights, and community-based living by ensuring that protections against source-of-income discrimination are meaningful and effective.

For these reasons, the Council supports SB 2210, we believe it will improve enforcement of fair housing protections for people with disabilities.

Thank you for the opportunity to submit testimony.

Sincerely,



Daintry Bartoldus
Executive Administrator

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HAWAI‘I CIVIL RIGHTS COMMISSION

KOMIKINA PONO KIWILA O HAWAI‘I

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Tuesday, February 3, 2026, 9:31 a.m.
Conference Room 229 & Videoconference
State Capitol, 415 South Beretania Street

To:

COMMITTEE ON COMMERCE AND CONSUMER PROTECTION
Senator Jarrett Keohokalole, Chair
Senator Carol Fukunaga, Vice Chair

COMMITTEE ON HOUSING
Senator Stanley Chang, Chair
Senator Troy N. Hashimoto, Vice Chair

From: Alphonso Braggs, Chair
and Commissioners of the Hawai‘i Civil Rights Commission

Re: S.B. 2210 Relating to HOUSING DISCRIMINATION
Testimony in SUPPORT

The Hawai‘i Civil Rights Commission (HCRC) carries out the Hawai‘i constitutional mandate that no person shall be discriminated against in the exercise of their civil rights.

Art. I, Sec. 5. HCRC has enforcement jurisdiction over Hawai‘i’s laws prohibiting discrimination in employment (Chapter 378, Part I, HRS), housing (Chapter 515, HRS), public accommodations (Chapter 489, HRS), and access to state and state-funded services (HRS § 368-1.5).

This measure authorizes the Hawai‘i Civil Rights Commission (HCRC) to receive, investigate, enforce, and prosecute discrimination based on source of income in housing, aligning state enforcement with the protections the Legislature adopted in Act 310 by doing the following:

1. **Adds source of income discrimination in housing** to HCRC's explicit enforcement scope by amending **HRS §368-3** (powers/functions).
2. **Integrates civil penalties and remedies** for source-of-income violations into **HRS §36817**, streamlining relief under HCRC-administered proceedings (including injunctive and equitable relief).
3. **Repeals §368F4** and relocates penalty provisions to HCRC's central remedies section for clarity and consistent application.

S.B. 2210 gives the protections in Act 310 an accessible enforcement mechanism for individuals who are unlikely to otherwise access justice through Act 310 which only provided a right of action and no attorneys fees or costs. This leaves individuals who are already dealing with financial hardship with little change to assert their rights or seeking help from community-based nonprofit civil legal services providers that offer free advice and representation to low income tenants statewide. These agencies face resource constraints that limit their ability to accept new cases, provide full-scope representation, and sustain systemic enforcement. Enabling HCRC to lead enforcement complements the vital work of these advocacy agencies and provides a consistent statewide venue for investigation and relief.

HCRC's established process will fill the gap and provide the pathway to ensure that source of income discrimination is eliminated in Hawai'i. HCRC annually processes hundreds of inquiries and dozens of housing cases statewide, demonstrating the Commission's capacity and **subject-matter expertise in housing discrimination** (filing, investigation, conciliation, and remedy). For example, in FY 2025, HCRC received 765

inquiries and 50 real property (housing) complaints, alongside training and affirmative relief work that improves compliance.

Together, these updates ensure that the prohibition adopted in Act 310 is backed by accessible, statewide administrative enforcement at HCRC, where complainants can seek relief without bearing the cost and complexity of court litigation.

Anticipated Workload and Resource Request

Based on data from source of income housing discrimination cases in comparable jurisdictions and anecdotal evidence from recent inquiries and related housing cases, HCRC estimates that source of income enforcement will add the equivalent workload of **1.0 investigator FTE per year**. To implement this expanded jurisdiction effectively—and to maintain timely investigations and conciliations, **HCRC respectfully requests one (1) additional housing discrimination investigator position**. This staffing level will ensure consistent statewide response times, robust investigations, and equitable outcomes for renters. (HCRC's current intake and housing caseload trends support this estimate) and adding source of income information to our education and outreach efforts.

For many families, including voucher holders, kūpuna, people with disabilities, and single parents, source-of-income discrimination is a decisive barrier to housing stability. [SB2210](#) provides the accessibility and enforcement needed to make Act 310 real in communities across Hawai'i by leveraging HCRC's existing expertise, infrastructure, and statewide reach. We urge passage of this bill and **request one additional housing discrimination investigator** to implement it.

Mahalo for your consideration and commitment to fair housing.

SB-2210

Submitted on: 1/30/2026 5:34:45 PM
Testimony for CPN on 2/3/2026 9:31:00 AM

Submitted By	Organization	Testifier Position	Testify
Johnnie-Mae L. Perry	Individual	Support	Written Testimony Only

Comments:

I, Johnnie-Mae L. Perry Support

2210 SB RELATING TO HOUSING DISCRIMINATION.	CPN/HOU	CR 229 & Videoconference	Feb 3, 2026 9:31 AM
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