
SENATE RESOLUTION

URGING THE DEPARTMENT OF THE ATTORNEY GENERAL TO INVESTIGATE AND ENFORCE APPLICABLE LAWS AGAINST LANDLORDS WHO ARE ENDING RENTAL AGREEMENTS TO HOUSE FEMA-ELIGIBLE HOUSEHOLDS THROUGH THE DIRECT LEASE PROGRAM OR THE DEPARTMENT OF HUMAN SERVICES RENTAL ASSISTANCE PROGRAM.

1 WHEREAS, nearly three thousand households were displaced by
2 the August 2023 Maui wildfires; and

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4 WHEREAS, the Legislature is examining potential tools for
5 rent control in Maui County; and

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7 WHEREAS, Maui is experiencing a housing crisis due to the
8 lack of available units; and

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10 WHEREAS, the Federal Emergency Management Agency (FEMA) and
11 the State are utilizing short-term housing through the Direct
12 Lease Program, Rental Assistance Program, and non-congregate
13 shelters to house both FEMA-eligible and ineligible households;
14 and

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16 WHEREAS, FEMA's Direct Lease Program has inflated the
17 rental market by paying three hundred sixty-six percent above-
18 market rates to landlords who will house FEMA-eligible
19 households; and

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21 WHEREAS, the Department of Human Services Rental Assistance
22 Program (RAP) pays above-market rates to house FEMA-ineligible
23 households; and

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25 WHEREAS, incidents have been reported on Maui where
26 homeowners are not renewing lease agreements with existing
27 tenants, displacing them to make room for FEMA-eligible
28 households through the Direct Lease Program and the ineligible
29 households supported through RAP; and
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1 WHEREAS, these incidents have raised concerns about
2 fairness, housing stability, and the impact on tenants who are
3 being displaced; and

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5 WHEREAS, the Governor's emergency proclamation established
6 a moratorium on evictions in Lahaina; and

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8 WHEREAS, the Department of the Attorney General has a duty
9 to investigate such incidents and ensure compliance with
10 relevant regulations; now, therefore,

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12 BE IT RESOLVED by the Senate of the Thirty-second
13 Legislature of the State of Hawaii, Regular Session of 2024,
14 that the Department of the Attorney General is urged to
15 investigate and enforce applicable laws against landlords who
16 are ending rental agreements to house FEMA-eligible households
17 through the Direct Lease Program or the Department of Human
18 Services Rental Assistance Program; and

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20 BE IT FURTHER RESOLVED that a certified copy of this
21 Resolution be transmitted to the Attorney General.

