



HAWAII APPLESEED
CENTER FOR LAW & ECONOMIC JUSTICE

Testimony of the Hawai'i Appleseed Center for Law and Economic Justice
Support for H.B. 1339 – Relating to Housing
House Committee on Housing
Wednesday, February 7, 2024 at 10:00AM Conf. Rm. 312 and via Videoconference

Dear Chair Evslin, Vice Chair Aiu, and fellow committee members:

Thank you for the opportunity to express our **SUPPORT for H.B. 1339** as well as concerns, which would require a landlord to provide written notice of any rent increase 90 days prior to the expiration of the original rental agreement if the term is greater than ninety days but less than two years. Additionally, this bill requires both landlord and tenant to notify each other of their intent to terminate the rental agreement at least 90 days before the expiration of the rental agreement.

HB1339 establishes critical guidelines for both landlords and tenants, ensuring transparency and fairness in rental agreements. Providing ample notice periods for rent increases and termination of rental agreements is essential for tenants to plan their housing arrangements and for landlords to manage their properties effectively.

Having an extended notice period for rental increases at least 90 days before the end of the rental agreement can greatly assist asset-limited families in preparing for increased housing costs or finding alternative housing with ample time before the end of the lease agreement.

However, we would like to bring attention to the potential challenges posed by tight rental markets, especially in neighboring islands where rental housing stock is severely limited. In areas where rental housing supply is constrained and demand is high, tenants often encounter difficulties securing alternative housing options within the standard notice periods outlined in H.B. 1339.

While the intent of section (e) is commendable, we respectfully request consideration for an adjustment to the notice periods for the termination of the lease on behalf of the tenant. Securing alternative rental housing 120 days in advance of the end of a lease can be arduous, especially in terms of securing the necessary security deposit and rent for that period. The potential unintended consequences of this bill could leave tenants vulnerable to non-compliance with the law if they secure alternative housing accommodations after the 120-day required notice to terminate the rental agreement.

We urge the committee to **consider removing tenants from section (e) of H.B. 1339 in recognition of the unique challenges posed by tight rental markets**. Adjusting the notice periods would ensure a fair balance between the rights and responsibilities of both landlords and tenants, particularly in counties facing severe rental housing shortages.

Mahalo for the opportunity to testify and your considerations of our concerns regarding H.B. 1339.

February 7, 2024

The Honorable Luke A. Evslin, Chair

House Committee on Housing

State Capitol, Conference Room 312 & Videoconference

RE: House Bill 1339, Relating to Housing

HEARING: Wednesday, February 7, 2024, at 10:00 a.m.

Aloha Chair Evslin, Vice Chair Aiu, 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 Hawai'i and its over 11,000 members. HAR **opposes** House Bill 1339, which requires, for fixed term tenancies, a landlord to notify a tenant of any intent to raise the rent for any subsequent rental agreement or any intent to terminate a rental agreement ninety days before the expiration of the original rental agreement, but one hundred twenty days for original rental agreements with a term greater than two years. Increases the required notice period for intent to raise rent and intent to terminate for month-to-month and week-to-week tenancies.

Under this measure, for rental agreements greater than 90 days, it proposes to increase the notice requirements to raise rent or to terminate a tenancy for to up to 90 days prior to the termination of the rental agreement or 120 days for rental agreements greater than 2 years. Additionally, this measure proposes to increase month-to-month notice from 45 to 90 days and from 10 days to 30 days for rental agreements less than one month.

HAR notes that rental agreements are negotiable between housing providers and tenants. The unpredictable nature of external factors, such as inflation, escalating maintenance fees, and increased insurance costs, can swiftly impact these agreements and are often hard to anticipate and prepare for in advance.

Additionally, housing providers may need to terminate tenancies due to personal circumstances such as the need to sell the home due to financial difficulties, divorce, the need for personal use, or to assist a family member. Therefore, the added notice requirement to terminate the tenancy could also create challenges for housing providers.

As such, HAR believes that the existing notice requirements strike a balance. It provides tenants with sufficient notice while considering the multitude of unpredictable factors that housing providers may encounter, ensuring a fair and flexible approach for both parties.

Mahalo for the opportunity to testify on this measure.



HAWAII WORKERS CENTER

(503) WORKERS

LATE *Testimony submitted late may not be considered by the Committee for decision making purposes.

Defending and Respecting the workers of
Hawaii'i

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hawaiiworkerscenter.org

February 6, 2024

Hawaii'i State House of Representatives
Committee on Housing
Rep. Luke A. Evslin, Chair
Rep. Micah P.K. Aiu, Vice Chair

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Committee**

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Board Chair

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Ray Catania

Justin Jansen

Leyton Torda

RE: SUPPORT for H.B. 1339 RELATING TO HOUSING.

Dear Chair Rep. Evslin, Vice-Chair Rep. Aiu, and Members of the Committee on Housing:

The Hawaii'i Workers Center (HWC) envisions a Hawaii'i in which all workers are empowered to exercise their right to organize for their social, economic and political well-being.

It is a resource of information, education, training and organizing for Hawaii's workers.

The HWC stands in support of H.B. 1339 which requires, for fixed term tenancies, a landlord to notify a tenant of any intent to raise the rent for any subsequent rental agreement or any intent to terminate a rental agreement ninety days before the expiration of the original rental agreement, but one hundred twenty days for original rental agreements with a term greater than two years. Increases the required notice period for intent to raise rent and intent to terminate for month-to-month and week-to-week tenancies.

With the lack of affordable housing options in Hawaii'i, residents continue to remain as renters. Recent Census figures states that in Honolulu alone, nearly half of households are renter occupied with residents spending over 41% of their income on rent. Which of course, is more than any other state.

Executive Director
Sergio Alcubilla III, Esq.

This bill would provide residents the necessary time to find alternate housing upon the termination of the lease and to also plan accordingly for subsequent rent increases. In an already challenging housing market, this bill would help residents determine their options while also decreasing the chances of residents becoming houseless.

We ask that you please pass and support H.B. 1339.

Sincerely,

Sergio Alcubilla
Executive Director

HB-1339

Submitted on: 2/6/2024 9:54:21 AM

Testimony for HSG on 2/7/2024 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Michelle Mak	Individual	Support	Written Testimony Only

Comments:

Aloha kakou. I am fortunate to own a condo that I legally rent on a long term basis. I solely manage my property and do not use a real estate agent or property mangement company. It is a privilege to own a home. It is a choosen responsibility to rent one's property and to become a landlord. I sincerely believe that landlords need to act with kulenana and with the best interest of their community, of which they are a part of, in mind.

I'm testifying in support of HB1339. While this bill, if enacted, will result in more administrative work from landlords like me, I believe the intent to directly address housing insecurity and displacement is necessary and timely. This bill is proposing more time for clear communication between tenants and landlords. This is reasonable and fair. Those who feel that additional notice periods are not reasonable should reconsider being a landlord as responsibility comes with privilege.

HB-1339

Submitted on: 2/6/2024 11:55:30 AM

Testimony for HSG on 2/7/2024 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Deja Ostrowski	Individual	Support	Written Testimony Only

Comments:

Please see attached testimony in SUPPORT.

HB-1339

Submitted on: 2/6/2024 1:19:27 PM

Testimony for HSG on 2/7/2024 10:00:00 AM

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

Comments:

Aloha,

I'm writing in support of this bill. Finding rental housing is increasingly difficult and expensive. Allowing renters adequate time to prepare when there is a change in their rental agreement will hopefully alleviate some of the stress that comes with such news and provide time for renters to find other accommodation if necessary.

HB-1339

Submitted on: 2/6/2024 1:43:35 PM

Testimony for HSG on 2/7/2024 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Barbara Tom	Waipahu Safe Haven Center	Support	Written Testimony Only

Comments:

HB1339 Related to Housing

House Committee on Housing

Feb 7, 2023 10am

I am writing in support of this bill. I am currently the Director of Waipahu Safe Haven Immigrant/Migrant Resource Center and I see first hand how families struggle with seeking housing after a 45 day notice. The low income families we service struggle with the need for language access and support in completing applications for housing. Giving them more time to navigate the requirements and seek interpreter assistance is important for the success of these families and for the prevention of further homelessness.

I fully support the intent of this bill.

Mahalo,

Barbara Tom

Waipahu Safe Haven Immigrant/Migrant Resource Center

HB-1339

Submitted on: 2/6/2024 2:07:35 PM

Testimony for HSG on 2/7/2024 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Nikhil Khurana	Individual	Support	Written Testimony Only

Comments:

Hello All,

I am a renter in Honolulu and a member fo the Honolulu Tenants Union. I would like to support this bill to raise the duration of time landlords must give notice to increase rent. Sudden rent increases have disastrous consequences for tenants who must scramble to find housing if they cannot afford the new price. It is so hard in the current market to find a place to live and to prepare one's life for a move. These expereinces are traumatizing for tenants who live day to day, paycheck to paycheck.

You must support this and measures even stronger to control the unending increase in rental prices. If wages do not go up, then why should rent?

Sincerely,

Nikhil Khurana

HB-1339

Submitted on: 2/6/2024 2:29:43 PM

Testimony for HSG on 2/7/2024 10:00:00 AM

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

Comments:

Hello,

My name is Nanea Lo. I'm born and raised in the Hawaiian Kingdom. I live in Mō'ili'ili. I'm writing in STRONG SUPPORT of HB1339.

As a renter this bill is important and helps to ensure renters have adequate time to find a new home.

me ke aloha 'āina,

Nanea Lo

HB-1339

Submitted on: 2/6/2024 2:38:11 PM

Testimony for HSG on 2/7/2024 10:00:00 AM

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

Comments:

I SUPPORT this bill which requires, for fixed term tenancies, a landlord to notify a tenant of any intent to raise the rent for any subsequent rental agreement or any intent to terminate a rental agreement ninety days before the expiration of the original rental agreement, but one hundred twenty days for original rental agreements with a term greater than two years. Increases the required notice period for intent to raise rent and intent to terminate for month-to-month and week-to-week tenancies.

As a person who rents, this is an important step in helping people. We often have not learned until the month before the lease ends whether the terms, rent payment will change. This makes it very difficult for looking for another place if needed. With the market as it currently stands, if our building is an example, this bill would be of value to most tenants.

HB-1339

Submitted on: 2/6/2024 2:38:11 PM

Testimony for HSG on 2/7/2024 10:00:00 AM

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

Comments:

I SUPPORT this bill which requires, for fixed term tenancies, a landlord to notify a tenant of any intent to raise the rent for any subsequent rental agreement or any intent to terminate a rental agreement ninety days before the expiration of the original rental agreement, but one hundred twenty days for original rental agreements with a term greater than two years. Increases the required notice period for intent to raise rent and intent to terminate for month-to-month and week-to-week tenancies.

As a person who rents, this is an important step in helping people. We often have not learned until the month before the lease ends whether the terms, rent payment will change. This makes it very difficult for looking for another place if needed. With the market as it currently stands, if our building is an example, this bill would be of value to most tenants.

HB-1339

Submitted on: 2/6/2024 5:36:11 PM

Testimony for HSG on 2/7/2024 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Wayne Chung Tanaka	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Evslin, Vice Chair Aiu, and Members of the Committee

Mahalo nui for the opportunity to testify in SUPPORT of HB1339.

- The current 45 day notice period allows landlords to evict tenants and gives no time to find a new unit. Increasing the notice to 120 days provides a more realistic timeline that can prevent exacerbating our houselessness crisis.

- Changing the law to require landlords to notify tenants that they won't be renewing their lease in a timely manner is common sense proposal that will improve landlord and tenant communication and provide tenants with fair notice and a more meaningful opportunity to find a new unit.

Accordingly I respectfully urge the Committee to PASS HB1339.

Mahalo nui for the opportunity to testify.

Wayne Tanaka

HB-1339

Submitted on: 2/6/2024 5:42:03 PM

Testimony for HSG on 2/7/2024 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Natasha Boteilho	Individual	Support	Written Testimony Only

Comments:

Aloha Representatives,

I fully SUPPORT HB 1339 as it protects tenants and the community from bad rental situations from landlords. The extra time in this bill gives the tenants sufficient time to try and get into new housing.

Mahalo,

Natasha Boteilho

HB-1339

Submitted on: 2/6/2024 5:58:22 PM

Testimony for HSG on 2/7/2024 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Sharde Freitas	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Evslin, Vice Char Aiu, and Members of the House Committee on Housing,

Mahalo for the opportunity to submit testimony in **support of HB1339** to support renters. The current 45 day notice period allows landlords to evict tenants and gives no time to find a new unit. Increasing the notice to 120 days will help us all. Changing the law to require landlords to notify tenants they won't be renewing their lease is common sense law change to improve landlord and tenant communication.

Please pass HB1339.

Mahalo,

Sharde Freitas

HB-1339

Submitted on: 2/6/2024 6:36:52 PM

Testimony for HSG on 2/7/2024 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Kaiqing Su	Individual	Support	Written Testimony Only

Comments:

I strongly support HB 1339. Housing right is a human right. To raise rent without notice is nothing less than purposefully pushing tenants out. For the landlord, the raise is just a number, but for the tenants, this can mean a huge chunk of one's paycheck, a decent meal, and many other things. Tenants have the right to be notified and get mobilized and prepared for different situations.

HB-1339

Submitted on: 2/6/2024 9:20:18 PM

Testimony for HSG on 2/7/2024 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
CJ Kee	Individual	Support	Written Testimony Only

Comments:

I support this bill! We've had multiple landlords give us 45 days notice when they could have given more, simply bc they wanted to raise rent or remodel the property. Our neighbors had lived there for 13 years and our landlord also gave them 45 days notice- over Christmas- and we all had to cancel our travel plans to look for housing in this market! This is especially hard bc we have a cat, and most listings are not pet-friendly. On our last sudden move we were in Manoa and had to move to Pearl City on short notice. My partner is a professor and this is not an ideal commute for us.