

SB-2762-SD-1

Submitted on: 2/25/2024 3:40:22 PM

Testimony for JDC on 2/29/2024 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Shane Sinenci	Testifying for Maui County Councilmember	Support	Written Testimony Only

Comments:

Testimony in full support.



TESTIMONY FROM THE DEMOCRATIC PARTY OF HAWAII

SENATE COMMITTEE ON JUDICIARY

FEBRUARY 29, 2024

SB 2762, SD1, RELATING TO RENT CONTROL

POSITION: SUPPORT

The Democratic Party of Hawai'i **supports** SB 2762, SD1, relating to rent control. In 2023, the Democratic Party of Hawai'i'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

February 29, 2024

The Honorable Karl Rhoads, Chair

Senate Committee on Judiciary

State Capitol, Conference Room 016 & Videoconference

RE: Senate Bill 2762 SD1, Relating to Rent Control

HEARING: Thursday, February 29, 2024, at 10:00 a.m.

Aloha Chair Rhoads, Vice Chair Gabbard, 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 SD1, which prohibits a landlord from renting or leasing, or offering to rent or lease, a dwelling unit in a rent-controlled county at a rate that exceeds the rate established by resolution adopted by the appropriate county council, subject to certain exceptions. Applies to any county having a population greater than 120,000 but less than 180,000. Repeals 7/1/2029. Takes effect 7/1/2030.

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 Hawaii.

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.



Testimony of **Lahaina Strong**
Before the Senate Committee on
Judiciary

In Consideration of Senate Bill No. 2762, SD1
RELATING TO RENT CONTROL

To Chair Rhoads, Vice Chair Gabbard, and the honorable members of the committee,

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 emphasizing the importance of local voices and community-driven solutions.

Lahaina Strong stands in support of SB2762 SD1, which prohibits a landlord from renting or leasing a dwelling unit in Maui at a rate that exceeds the rate established by resolution adopted by the Maui County Council.

Lahaina Strong has been at the forefront of relief and advocacy efforts, including the initiation of the "Fishing for Housing" camp, which has been in operation for over fifteen weeks along Kaanapali Beach, championing dignified housing for Lahaina fire victims. We commend the legislature for considering measures that address the pressing issues faced by our community, and we believe that the proposed bill encompasses crucial provisions 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.

This bill to extend protections for renters against price gouging is a critical step in providing stability and security to those who have already endured so much. Lahaina Strong stands firmly in support of such tenant protections.

In summary, we believe that SB2762 SD1 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



Cade Watanabe, Financial Secretary-Treasurer

Gemma G. Weinstein, President

Eric W. Gill, Senior Vice-President

February 25, 2024

Committee On Judiciary
Senator Karl Rhoads, Chair
Senator Mike Gabbard, Vice Chair

Testimony in Support of SB2762

Chair Rhoads, Vice Chair Gabbard, and Members of the Committee,

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

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

We are in support of SB2762. The bill will address one of those key building blocks needed for long term recovery. Rental costs were a serious problem for Maui residents even *before* the fire destroyed a significant number of homes in West Maui. It's hard to imagine a scenario where families can rebuild their lives if our government allows predatory rental prices to drain their financial resources. The profit enjoyed by landlords before the fire was good enough before, there is no good or ethical reason why keeping rental prices within that same range for a mere two years (as proposed by SB2762) would be a bad or harmful idea to those landlords now. Securing fair and reasonable rents will give our Maui ohana the stability and foundation they need to rebuild.

We urge you to pass SB2762.

Thank you for your consideration.

KAIBIGAN NG LAHAINA



February 27, 2024

Sen. Karl Rhoads, Chair
Sen. Mike Gabbard, Vice-Chair
Members of the Senate Committee on Judiciary
Hawaii State Senate

Re: Testimony in Support of S.B. 2762, S.D. 1

Dear Senator Rhoads, Senator Gabbard and Members of the Senate Committee on Judiciary,

Kaibigan ng Lahaina is a community organization established after the August 8, 2023, Lahaina Wildfires with the mission to promote and facilitate the relief, recovery and revitalization of the Filipino community in Lahaina. We are the only Filipino-based community organization established in the wake of the wildfires that comprise of Lahaina residents. We would like to offer testimony in support of S.B. 2762.

The housing market in Lahaina, and throughout the state, have been incredibly volatile seeing rental prices at exorbitant levels. The rental and housing situations in Lahaina are severely exacerbated due to the August 8, 2023 wildfires, leaving many in our community facing daunting uncertainty about their ability to remain and reside in Lahaina. Since the fires, it is estimated that about 25% of our residents have left Lahaina and/or Maui due to various reasons, however, we acknowledge that this is largely to the affect that the wildfires has had on housing situations. Many Filipino and immigrant families rely on rentals units for housing and we foresee that if this measure does not provide the necessary protections to enable our people to afford rent in Lahaina/Maui, we will continue to see a large exodus of residents ultimately affecting the Lahaina's ability to recover economically and socially.

Unintended circumstances have risen in wake of Lahaina preparing for intermediate housing from non-congregate sheltering. Reports of existing renters being evicted so that landlords can rent through these programs at higher rental prices and accessory to the point, landlords increasing rents to create difficulty for their tenants to afford rent and vacate their leases has caused increased tension in our community. While we acknowledge that this is not the intent of such programs, there has been very little to address it in ways that provide adequate resolution to prevent such actions. We believe that this measure takes a step in the right direction to address this problem, while providing tenants protections from price-gouging and threatened evictions. We ascertain that measures such as S.B. 2762 is necessary as Lahaina moves forward in recovery in establishing protection and peace of mind for all of our community members.

We kindly ask that you pass S.B. 2762 and thank you for the opportunity to testify on this measure.

Sincerely,

Eric Arquero
Board Member for Kaibigan ng Lahaina







Senate Committee on Judiciary

Hawai'i Alliance for Progressive Action (HAPA) SUPPORTS: SB2762 SD1

Thursday, February 29th, 2024 10:00 a.m. Conference Room 016

Aloha Chair Rhoads, Vice Chair Gabbard, and Committee Members,

HAPA is testifying to express support for SB2762 SD1, which addresses the pressing need for housing protections in the aftermath of recent natural disasters, particularly the Lāhainā fires on August 8.

We 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.

However, capping rents at current rates may unintentionally perpetuate harm. The legislature should consider setting 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 SD1 represents a crucial step forward in addressing the challenges faced by the Maui 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.

Thank you for your attention to this matter.

Respectfully,

A handwritten signature in black ink, appearing to read 'Anne Frederick', written in a cursive style.

Anne Frederick
Executive Director

Feb. 29, 2024, 10 a.m.
Hawaii State Capitol
Conference Room 016 and Videoconference

To: Senate Committee on Judiciary
Sen. Karl Rhoads, Chair
Sen. Mike Gabbard, Vice-Chair

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

TESTIMONY OPPOSING SB2762 SD1 — RELATING TO RENT CONTROL

Aloha Chair and Committee members,

The Grassroot Institute of Hawaii would like to offer its comments opposing [SB2762 SD1](#), which would establish on a date yet to be determined a temporary rent control scheme for Maui County via a rent ceiling that would be set by the County Council and last approximately five years.

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 proposed rent control measure would apply to only one county, but evidence shows that even limited rent control can negatively affect the broader housing market. Thus, it is likely that the effects of rent control in Maui County would be felt throughout the state, and we urge the Committee to fully consider the negative effect that this rent control proposal could have on rental availability and affordability in Maui County and beyond.

For example, it is well-documented that over the long term, rent control results in an increase in evictions, especially among lower-income tenants.¹

It also reduces the supply of available rental housing, eventually driving up rents as the supply of rental housing dries up.²

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.³

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.⁴ 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.⁵

We could expect to see a similar response to SB2762 SD2, especially if Maui landlords believe that the state might extend the rent ceiling or even enact a permanent rent control law.

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.

¹ Eilidh Geddes and Nicole Holz, "[Rational Eviction: How Landlords Use Evictions in Response to Rent Control](#)," June 22, 2023.

² 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.

³ "[Rent Control](#)," Kent A. Clark Center for Global Markets, Feb. 7, 2012.

⁴ 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.

⁵ Patrick Gillespie, "[How a Plan to Stabilize Rents Sent Prices Skyrocketing](#)," Bloomberg, April 16, 2021.

Moreover, given that the problems targeted by this bill have been exacerbated by government policies such as high rent subsidies and eviction moratoriums,⁶ one might reasonably ask whether more government intervention in Maui's rental market is really a good idea.

The sad fact is that the rental control measures proposed in SB2762 SD1 are likely to make the situation on Maui worse, not better.

A much better policy would be to simply facilitate more homebuilding and remove the barriers that have frustrated the construction of temporary housing on Maui. This would have a more immediate and beneficial effect than rent control.

Thank you for the opportunity to testify.

Ted Kefalas
Director of Strategic Campaigns
Grassroot Institute of Hawaii

⁶ Paula Dobbyn, "[Maui Renters Face 'Increasingly Hostile Housing Market' Despite Eviction Moratorium](#)," Honolulu Civil Beat, Jan. 17, 2024.

SB-2762-SD-1

Submitted on: 2/23/2024 6:33:10 PM

Testimony for JDC on 2/29/2024 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Scott Kidd	Individual	Support	Written Testimony Only

Comments:

I support this measure

SB-2762-SD-1

Submitted on: 2/25/2024 9:39:44 AM

Testimony for JDC on 2/29/2024 10:00:00 AM

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

Comments:

Dear Committee Members,

I am writing to express my strong support for SB2762 SD1, the Rent Control Bill. As a single mother who has seen the struggle of housing insecurity and rental affordability firsthand, this legislation is of paramount importance to me and countless other families.

The recent fires have only exacerbated the challenges we face, pushing rental prices beyond what many of us can afford. By empowering local communities to establish rent ceilings through resolutions, this bill recognizes the unique needs of each county and provides targeted support to those who need it most. It represents a compassionate and just response to the housing crisis gripping our state.

Thank you for your attention to this critical issue.

Sincerely,

Riley Bond

SB-2762-SD-1

Submitted on: 2/25/2024 9:58:30 AM

Testimony for JDC on 2/29/2024 10:00:00 AM

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

Comments:

Aloha e Chair Rhoads and Vice Chair Gabbard,

Mahalo for the opportunity to testify on this important piece of legislation. I feel there needs to be some type of parameters especially in the aftermath of the 2023 Maui wildfires. As tenants' leases come up for renewal, the State has set rates for the rentals of one bedrooms at 5,000/month and ranging to \$1100+/month for more bedrooms. This is not something that any average resident renter can compete with and with approximately 10,000 displaced resident survivors now competing with federal dollars for limited housing we are placed in an untenable and unsustainable situation moving forward. Please consider this bill as a step towards solutions for our county.

Mahalo for your service and commitment to our communities,

Tamara Paltin

SB-2762-SD-1

Submitted on: 2/25/2024 12:51:04 PM

Testimony for JDC on 2/29/2024 10:00:00 AM

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

Comments:

Dear Committee Members,

I am writing to express my strong support for SB2762 SD1, a crucial measure aimed at addressing housing affordability and stability in Hawai`i. This bill, which empowers local county councils to establish rent ceilings through resolutions, provides a vital framework for ensuring fair and equitable access to housing, particularly during times of crisis such as natural disasters.

SB2762 SD1 acknowledges the unique challenges faced by renters in rent-controlled counties and empowers local communities to respond effectively to these challenges. By allowing county councils to establish rent ceilings based on local needs and conditions, this bill provides expedient relief for renters experiencing housing shortages and financial hardships. Furthermore, SB2762 SD1 reflects a commitment to safeguarding vulnerable communities and advancing basic societal interests, ensuring that all residents have access to stable and affordable housing options.

I urge you all to support SB2762 SD1 and take decisive action to enact these crucial protections for our communities. Now more than ever, it is imperative that we prioritize the well-being of our residents and implement policies that promote housing stability and affordability across the state.

Thank you for considering my testimony in support of this critical legislation.

Sincerely,

Jessica dos Santos

Subject: Testimony in Support of Bill SB2762 SD1
To Chair Rhoads, Vice Chair Gabbard, and the members of the Senate Committee on
Judiciary

I am writing as a concerned member of the Maui community to express my **support for SB2762 SD1**, which addresses the pressing need for housing protection 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. I appreciate the inclusion to allow our counties to make that determination.

In summary, **support of SB2762 SD1** 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-SD-1

Submitted on: 2/25/2024 7:44:58 PM

Testimony for JDC on 2/29/2024 10:00:00 AM

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

Comments:

I strongly support SB2762 SD1.

Mahalo,

Lorena Martinez
Resident of West Maui

SB-2762-SD-1

Submitted on: 2/26/2024 6:12:34 AM

Testimony for JDC on 2/29/2024 10:00:00 AM

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

Comments:

SUPPORT

SB-2762-SD-1

Submitted on: 2/26/2024 6:58:15 AM

Testimony for JDC on 2/29/2024 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Athena Roebuck	Individual	Support	Written Testimony Only

Comments:

Aloha,

Your YES vote on bill SB2762 is extremely important!! It prohibits a landlord from renting at a rate that exceeds the rate for which that dwelling unit was rented on the measure's effective date.

This bill especially applies to Maui County!!!

Mahalo for you yes vote!!

Sincerely,

Athena Roebuck and family

SB-2762-SD-1

Submitted on: 2/26/2024 9:30:39 AM

Testimony for JDC on 2/29/2024 10:00:00 AM

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

Comments:

Please approve this bill as it will help the housing crisis and displaced residence long term.

SB-2762-SD-1

Submitted on: 2/26/2024 12:13:18 PM

Testimony for JDC on 2/29/2024 10:00:00 AM

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

Comments:

Testimony in Support of Bill SB2762

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-SD-1

Submitted on: 2/26/2024 12:17:38 PM

Testimony for JDC on 2/29/2024 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Eric Balinbin	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,

Eric Balinbin

SB-2762-SD-1

Submitted on: 2/26/2024 12:20:55 PM

Testimony for JDC on 2/29/2024 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Tia Lee Klug-Wessell	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,
Tia Lee Klug-Wessell

SB-2762-SD-1

Submitted on: 2/26/2024 12:27:10 PM

Testimony for JDC on 2/29/2024 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Elizabeth Winternitz	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,

Elizabeth Winternitz

SB-2762-SD-1

Submitted on: 2/26/2024 12:34:49 PM

Testimony for JDC on 2/29/2024 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Catherine Velasquez	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,

Catherine Velasquez

SB-2762-SD-1

Submitted on: 2/26/2024 12:35:56 PM

Testimony for JDC on 2/29/2024 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Marissa Godinez	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.

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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,
marissa Godinez

SB-2762-SD-1

Submitted on: 2/26/2024 12:41:08 PM

Testimony for JDC on 2/29/2024 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Shalom Costa	Individual	Support	Written Testimony Only

Comments:

We need your support to protect and keep rent control in control for the local fire survivors and their families please

SB-2762-SD-1

Submitted on: 2/26/2024 12:41:36 PM

Testimony for JDC on 2/29/2024 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
KEALA FUNG	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 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-SD-1

Submitted on: 2/26/2024 12:57:55 PM

Testimony for JDC on 2/29/2024 10:00:00 AM

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

Comments:

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 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-SD-1

Submitted on: 2/26/2024 12:59:19 PM

Testimony for JDC on 2/29/2024 10:00:00 AM

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

Comments:

Aloha,

I'm a born and raised kanaka of Napilihau in support of Bill SB2762, SD1

SB-2762-SD-1

Submitted on: 2/26/2024 1:04:17 PM

Testimony for JDC on 2/29/2024 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Hollis Lazo	Individual	Support	Written Testimony Only

Comments:

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 the Lahaina community.

With warm aloha, Hollis Lazo

SB-2762-SD-1

Submitted on: 2/26/2024 1:20:17 PM

Testimony for JDC on 2/29/2024 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Julia Marrack	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,

Julia Marrack

SB-2762-SD-1

Submitted on: 2/26/2024 2:00:18 PM

Testimony for JDC on 2/29/2024 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Micaela Hogger	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.

Recently, I have seen a drastic increase in monthly rental prices on the market. The majority of them are well above what the average income can afford and live off of. I worry if this is not controlled many of our local community members and key workers for Maui will be pushed out due to these economics.

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,

Micaela Hogger

SB-2762-SD-1

Submitted on: 2/26/2024 2:21:57 PM

Testimony for JDC on 2/29/2024 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Nikki Kiakona	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,

Nikki Kiakona

SB-2762-SD-1

Submitted on: 2/26/2024 3:08:47 PM

Testimony for JDC on 2/29/2024 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Julia McGrath	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,

Julia McGrath Lahaina

SB-2762-SD-1

Submitted on: 2/26/2024 3:16:35 PM

Testimony for JDC on 2/29/2024 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
mary drayer	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.

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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,

Mary Drayer

557 Imi Dr

Wailuku, Hi 96793

SB-2762-SD-1

Submitted on: 2/26/2024 3:23:44 PM

Testimony for JDC on 2/29/2024 10:00:00 AM

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

Comments:

i stand with Lahaina in support of this bill. Let Lahaina Lead.

SB-2762-SD-1

Submitted on: 2/26/2024 3:48:58 PM

Testimony for JDC on 2/29/2024 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Tanya Gabriel	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 and as a mental health provider 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 the 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. By ensuring affordable housing you are ensuring basic needs are met which is crucial to improving mental health outcomes in our community.

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

Tanya Noelle Gabriel, LHMC, NCC

SB-2762-SD-1

Submitted on: 2/26/2024 3:56:48 PM

Testimony for JDC on 2/29/2024 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Shay Chan Hodges	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.

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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,

Shay Chan Hodges

Haiku, Maui

SB-2762-SD-1

Submitted on: 2/26/2024 4:36:39 PM

Testimony for JDC on 2/29/2024 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Thomas Nooney	Individual	Support	Written Testimony Only

Comments:

I support this Bill

SB-2762-SD-1

Submitted on: 2/26/2024 5:11:41 PM

Testimony for JDC on 2/29/2024 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Michele Nihipali	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.

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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,

Michele Nihipali

54-074 A Kam Hwy.

Hauula, HI 96717

SB-2762-SD-1

Submitted on: 2/26/2024 6:23:56 PM

Testimony for JDC on 2/29/2024 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Sara Jelley	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.

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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,

Sara Jelley

SB-2762-SD-1

Submitted on: 2/26/2024 6:32:18 PM

Testimony for JDC on 2/29/2024 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Janice Herrick	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.

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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,

Janice Herrick

SB-2762-SD-1

Submitted on: 2/26/2024 7:46:13 PM

Testimony for JDC on 2/29/2024 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Debra M Javar	Individual	Support	Written Testimony Only

Comments:

I FULLY SUPPORT this bill and humbly ask that you support this bill.

Thank you for your time and support.

SB-2762-SD-1

Submitted on: 2/26/2024 8:13:28 PM

Testimony for JDC on 2/29/2024 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Annie Franzenburg	Individual	Support	Written Testimony Only

Comments:

Re: SB2762

Aloha Chair Keohokaole, Vice Chair Fukunaga, and the memembers of the Senate Committee on Commerce and Consumer Protection;

Thank you for hearing my concern for the desperate housing situation here in Lahaina, Maui which has only gotten extremely worse since the wildfire of August 8, 2023 destroyed thousands of residential dwellings in a matter of hours. Please help us and support SB2762 as we cope with astronomical rent prices that have practically doubled just in the past 6 monhts as a result of the fires. Out of State landlords and investors are taking advantage of this crisis by raising prices as much as the free market can bear, often putting our cost of living as one of the highest in the nation, if not the world.

All prices have increased in my area since the fire; I live 9 miles north of Lahaina town. Our supply chain has been hit, items are limited. Meat, fresh produce, simple clothing like sox and underwear are unavailable locally, and therefore require over an hour drive one way to access. Many of our businesses have been destroyed leaving no auto repair, and limited healthcare in the area. All goods and services, utilities have gone up; our low salaries remain the same.

We need to protect victims of natural disasters from thievery by imposing rental caps so our community and future generations are funded and do not go bankrupt or extinct. This is an opportunity to build a plan of resiliency and SB 2762 is necessary to provide a stable future for the survivors.

Sincerely,

Annie Franzenburg

Teacher at Hawaii Technology Academy

Resident of Lahaina, HI for 26 years

SB-2762-SD-1

Submitted on: 2/26/2024 8:16:55 PM

Testimony for JDC on 2/29/2024 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Lindsay Ranieri	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,

Lindsay Ranieri

SB-2762-SD-1

Submitted on: 2/26/2024 8:48:18 PM

Testimony for JDC on 2/29/2024 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Lana Bilbo	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 Hawaii 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,
Lana Bilbo

SB-2762-SD-1

Submitted on: 2/26/2024 8:55:08 PM

Testimony for JDC on 2/29/2024 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Richard Ho	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.

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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,

Richard Ho

SB-2762-SD-1

Submitted on: 2/26/2024 8:59:05 PM

Testimony for JDC on 2/29/2024 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Nalani	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.

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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,
Nalani Abellanida

SB-2762-SD-1

Submitted on: 2/26/2024 9:16:36 PM

Testimony for JDC on 2/29/2024 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Mariko Higashi	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,

Mariko Higashi

SB-2762-SD-1

Submitted on: 2/26/2024 9:20:35 PM

Testimony for JDC on 2/29/2024 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Ravi Bugga	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

Ravi Bugga

Lahaina

SB-2762-SD-1

Submitted on: 2/26/2024 9:21:30 PM

Testimony for JDC on 2/29/2024 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Nathan Abril	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 Honolulu 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,

Nathan Abril

SB-2762-SD-1

Submitted on: 2/26/2024 9:26:21 PM

Testimony for JDC on 2/29/2024 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Angelique Pokipala-Kahula	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,

Angelique Pokipala-Kahula

SB-2762-SD-1

Submitted on: 2/26/2024 10:54:46 PM

Testimony for JDC on 2/29/2024 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
brandi corpuz	Individual	Support	Written Testimony Only

Comments:

Aloha,

I strongly support this bill that protects our community against rent increases when the landlord is trying to take advantage of people during critical times. We need protections.

Thank You, Brandi Corpuz

SB-2762-SD-1

Submitted on: 2/26/2024 10:59:41 PM

Testimony for JDC on 2/29/2024 10:00:00 AM

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

Comments:

As a survivor of the Lahaina fire I strongly support rental control.Fema is paying for my one bedroom unit at 6000 a month for a year.How can anyone that lives in Lahaina afford that kind of rent.We need to put a cap on rentals or there will be a lot of homeless people after the year is up.Please listen to the people not the realtors.

26 February 2024

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 citizen for 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.

Me ke Aloha pumehana,

Tristen Daniel

SB-2762-SD-1

Submitted on: 2/27/2024 7:09:11 AM

Testimony for JDC on 2/29/2024 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Cody Roberts	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,

Cody Roberts

SB-2762-SD-1

Submitted on: 2/27/2024 7:16:25 AM

Testimony for JDC on 2/29/2024 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Cory Nojima	Individual	Support	Written Testimony Only

Comments:

I am in SUPPORT.

Mahalo,

Cory Nojima

SB-2762-SD-1

Submitted on: 2/27/2024 7:57:45 AM

Testimony for JDC on 2/29/2024 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Michelle Salazar Hyman	Testifying for Tagnawa	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 for 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,

Michelle Hyman

SB-2762-SD-1

Submitted on: 2/27/2024 8:04:32 AM

Testimony for JDC on 2/29/2024 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Jackie Keefe	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Rhoads, Vice Chair Gabbard, and Members of the Committee on Judiciary,

My name is Jackie Keefe and I am a resident of Lahaina. I am writing in strong support of SB2762 SD1 with request.

My request is that this bill be amended to take effect upon signing.

I believe that this bill is important to protect our local people and property from outside interests. As we have seen after the August wildfires, many landlords will take any opportunity to raise rent.

I believe that it is important to note that if someone treats a rental property as a business - as all non-owner occupied properties do - then they should have the expectation of possible loss, as would any business. The reason that I say this is that we often hear "but I can't even cover my mortgage if I don't charge [whatever rate is unaffordable for our working class]." It is my view that that is not our problem. Local residents would gladly have purchased that house for less than the price that you did but were unable to because you offered too much money for them to compete with. If an owner cannot afford their mortgage by renting at an affordable rate to local people, they always have the option to sell that home. Not all investments produce the expected return, and I think that now is a vital time to stand by that message. It will help to balance our housing crisis, and Hawai'i is no longer Hawai'i without the people who make the place. If they have nowhere to live, there is no one to serve those who came here to experience it.

Thank you for your consideration.

Jackie Keefe

SB-2762-SD-1

Submitted on: 2/27/2024 8:08:18 AM

Testimony for JDC on 2/29/2024 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Mahealani Medeiros-Criste	Individual	Support	Written Testimony Only

Comments:

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

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

I wholeheartedly endorse the bill's aim to extend protections for both residential and commercial renters against price gouging. This measure is essential for providing stability and security to individuals and families who have already endured significant challenges.

However, I urge careful consideration regarding the rental cap provision outlined in the bill. While capping rents at current rates is a positive step, there is a risk that it may perpetuate harm to our community. To address this concern, I recommend that the legislature establish a pricing structure for a rental cap based on housing prices before the devastating fires of August 8. This approach 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 implore the legislature to pass this bill swiftly to provide much-needed relief and support to all Maui County renters.

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

Mahalo,

Mahealani Medeiros Criste

SB-2762-SD-1

Submitted on: 2/27/2024 8:22:25 AM

Testimony for JDC on 2/29/2024 10:00:00 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, Mō'ili'ili, O'ahu

SB-2762-SD-1

Submitted on: 2/27/2024 8:32:23 AM

Testimony for JDC on 2/29/2024 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
rose elovitz	Individual	Support	Written Testimony Only

Comments:

i support sb2762.

SB-2762-SD-1

Submitted on: 2/27/2024 9:12:44 AM

Testimony for JDC on 2/29/2024 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Ku'umomimakamae Nahooikaika	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 disaster, 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 curcial 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 curcial 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,

Ku'umomimakamae Naho'oikaika

SB-2762-SD-1

Submitted on: 2/27/2024 9:40:54 AM

Testimony for JDC on 2/29/2024 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Melody Torres	Individual	Support	Written Testimony Only

Comments:

Aloha,

I'm writing to state my support for SB2762. Residents and renters outside of an affected area need protection as well. As a resident of Haiku, and employer of 10 individuals in Haiku/Paia I have seen many people, both friends and employees, on this side of the island be affected by landlord greed and rent increases due to the current inflation. Rentals have become more and more scarce since the COVID work from home boom it's so hard for the average person to find affordable housing.

As a small business owner this is a major concern. It's getting harder and harder to find quality retail employees because of the sheer cost of living here on Maui. When one of my employees has to move I know that they may or may not even find somewhere to go and each time I brace myself to lose another employee to moving off island. Now with the added stress on the housing inventory in Haiku /Makawao areas everyone's on edge. Another rent increase for most is the back breaking straw.

The main concern of most of my employees is secure housing and two of the girls are up for lease renewal soon. Will their landlords take the opportunity to raise the rent while demand and prices are record high? We don't know, but the chances are good. If they do I'm certain that these individuals will once again face the reality of possibly having to move off island.

We need protection in place from the price gouging that's going on. These protections need to be in place for both directly affected and indirectly affected areas. The lives and livelihoods of so many people depend on this.

SB-2762-SD-1

Submitted on: 2/27/2024 9:47:10 AM

Testimony for JDC on 2/29/2024 10:00:00 AM

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

Comments:

Aloha,

Please support SB2762. This is a crucial bill to support all of Maui and especially Lahaina fire survivors. After the fire our community came together in an amazing way, but we also saw the worst side of people as well. The rental increases from landlords, many who do not even live in Hawaii, saw our tragedy as an opportunity to make money, and now rental prices all over Maui are triple even up to 10x more expensive than they were before the fire. It is absolutely disgusting. People like that don't even deserve to own property here if all they care about is money at a time like this. Sadly, it is not in your power to take their toys away from them for being bad, but it IS in your power to punish them for being total A-holes. Please do whatever is in your power to protect us from the greed that is attempting to rip the very fabric of our community apart. Do not continue to give these evil people the power to do so.

Mahalo,

Gretchen Losano

Lahaina, Maui

SB-2762-SD-1

Submitted on: 2/27/2024 3:09:00 PM

Testimony for JDC on 2/29/2024 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Kuikeokalani Kamakea-Ohelo	Individual	Support	Written Testimony Only

Comments:

Testimony in Support of Senate Bill 2762

As a proud native Hawaiian and part-time resident of Maui, I am writing to express my strong support for Senate Bill 2762, which aims to implement rent control measures in our county. As a business owner in Maui, I have witnessed firsthand the detrimental effects of skyrocketing rental prices on our community.

Maui, with its breathtaking landscapes and vibrant culture, has become a highly sought-after destination for tourists and newcomers alike. While this influx of visitors has certainly brought economic opportunities, it has also created a severe housing crisis for local residents. Rent prices have soared to unprecedented levels, making it increasingly difficult for families and individuals to afford a place to call home.

Senate Bill 2762 provides a much-needed solution to this pressing issue. By implementing rent control measures, this bill ensures that landlords cannot unfairly exploit the housing market by charging exorbitant rental rates. It establishes a fair and reasonable limit on rent increases, preventing the displacement of long-term residents and preserving the diversity and character of our community.

Furthermore, this bill includes penalties for landlords who violate the rent control regulations. This sends a clear message that the well-being of our residents takes priority over profit-driven practices. It instills a sense of accountability and discourages unscrupulous behavior, ultimately fostering a more equitable rental market.

I believe that the passage of Senate Bill 2762 will have a positive and transformative impact on the lives of countless individuals and families in Maui. It will alleviate the financial burden on residents, allowing them to focus on other essential needs such as education, healthcare, and savings. Additionally, it will create stability and peace of mind, ensuring that our community remains vibrant and inclusive for years to come.

In conclusion, I urge the legislature to support Senate Bill 2762 and prioritize the well-being of our local residents. By implementing rent control measures, we can preserve the unique spirit of Maui and create a more equitable and sustainable future for all. Thank you for your attention to this critical matter.

Sincerely,
Kū'ike Kamakea-Ohelo

SB-2762-SD-1

Submitted on: 2/28/2024 8:22:23 AM

Testimony for JDC on 2/29/2024 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Aulani Dusenberry	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,

Aulani Dusenberry

SB-2762-SD-1

Submitted on: 2/28/2024 9:53:05 AM

Testimony for JDC on 2/29/2024 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Ashlie McGuire	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,
Ashlie McGuire

SB-2762-SD-1

Submitted on: 2/28/2024 5:54:52 PM

Testimony for JDC on 2/29/2024 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Nancy Harter	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,

Nancy Harter

SB-2762-SD-1

Submitted on: 2/28/2024 7:44:44 PM

Testimony for JDC on 2/29/2024 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Theresa Marzan	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,

Theresa