



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

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**ON THE FOLLOWING MEASURE:**

S.B. NO. 3332, S.D. 2, RELATING TO EVICTION MEDIATION.

**BEFORE THE:**

HOUSE COMMITTEE ON HOUSING

**DATE:** Wednesday, March 13, 2024      **TIME:** 10:00 a.m.

**LOCATION:** State Capitol, Room 312 and Videoconference

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

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Chair Evslin and Members of the Committee:

The Department of the Attorney General provides the following comments.

This bill (1) requires a mediation process prior to termination of a rental agreement for failure to pay rent after the eviction moratorium due to gubernatorial proclamation relating to wildfires is lifted; (2) establishes an emergency rent relief program available to participants in pre-litigation mediation to provide resources that will help tenants avoid eviction and maintain stable tenancies; and (3) appropriates funds for the Judiciary to contract for mediation services as provided by the bill.

We recommend technical corrections to section 11 on page 15, line 18, to page 16, line 5, of this bill to clarify the effective date of this bill. The notification and mediation requirements of this bill are set to take effect upon the expiration of the final eviction moratorium, which is defined in subsection (l) of the new section proposed to be added to chapter 521, Hawaii Revised Statutes, by section 2 of the bill on page 11, lines 8-19, as opposed to section 3. As such, the reference in section 11 on page 16, line 1, should be changed from "section 3" to "section 2." We also recommend amending page 16, line 5, by deleting the phrase "identified in section 3 of this Act."

Thank you for the opportunity to offer comments.



## *The Judiciary, State of Hawai‘i*

### **Testimony to the Thirty-Second Legislature, 2024 Regular Session**

#### **House Committee on Housing**

Representative Luke A. Evslin, Chair

Representative Micah P.K. Aiu, Vice Chair

Wednesday, March 13, 2024 at 10:00 a.m.

State Capitol, Conference Room 312 & Videoconference

by

Judge Jeffrey P. Crabtree (ret.)

Director, Center for Alternative Dispute Resolution

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**Bill No. and Title:** Senate Bill No. 3332, S.D. 2, Relating to Eviction Mediation.

**Purpose:** Establishes an alternative process for the termination of the rental agreement that involves mediation. Requires the Governor to notify the Chief Justice, Legislature, and Revisor of Statutes when the final wildfire proclamation will expire. Establishes an Emergency Rent Relief Program. Declares that the general fund expenditure ceiling is exceeded. Makes appropriations. Takes effect 7/1/2040. (SD1)

#### **Judiciary's Position:**

The Hawai‘i State Judiciary Center for Alternative Dispute Resolution is submitting testimony in support of Senate Bill No. 3332, S.D.2.

To protect Maui tenants who are struggling to pay rent, the Governor placed a moratorium on evictions. The moratorium will lapse, potentially causing numerous evictions in an already-vulnerable population. An early landlord-tenant mediation program through Senate Bill No. 3332, S.D. 2 would help both landlords and tenants avoid the eviction process with voluntary agreements between tenants and landlords.

Early mediation following a moratorium on evictions has already proven successful in Hawai‘i. In 2021 following the lifting of the moratorium on evictions created during the pandemic, Act 57 was implemented. During the one-year period that the Act 57 early mediation

Testimony to the House Committees on Housing  
Senate Bill No. 3332, S.D. 2, Relating to Eviction Mediation  
Wednesday, March 13, 2024, 10:00 a.m.  
Page 2

program was in effect, 1,660 landlord-tenant cases involving past due rent were mediated statewide, with 1,415 or 85% reaching agreement and enabling more than 1,140 tenants and their families to remain in their residence. Senate Bill No. 3332, S.D. 2 is modeled after Act 57 and will enable landlords and tenants on Maui to negotiate payment plans, keep tenants housed, and avoid the eviction process.

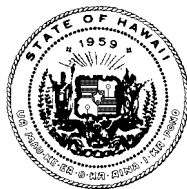
Even after the rent relief expired, the Mediation Center of the Pacific (“MCP”) continued with its pre-litigation mediation program. MCP reports it received 383 requests for early mediation, primarily from tenants. Not all of those requests were mediated because many landlords declined as they were not required to participate. Of the 383 requests, 119 tenants and landlords did mediate. Eighty mediations reached agreement. That's 67% – a strong rate of success even without rent relief.

The Judiciary respectfully requests that the defective date of July 1, 2040 on Page 15, Section 11 of this bill be amended to take effect on July 1, 2024.

We urge you to pass Senate Bill No. 3332, S.D. 2 to prevent unnecessary evictions on Maui when the moratorium on evictions ends.

Mahalo for the opportunity to testify on this important bill.

JOSH GREEN, M.D.  
GOVERNOR  
KE KIA'ĀINA



CATHY BETTS  
DIRECTOR  
KA LUNA HO'OKELE

JOSEPH CAMPOS II  
DEPUTY DIRECTOR  
KA HOPE LUNA HO'OKELE

STATE OF HAWAII  
KA MOKU'ĀINA O HAWAI'I  
DEPARTMENT OF HUMAN SERVICES  
KA 'OIHANA MĀLAMA LAWELAWE KANAKA  
Office of the Director  
P. O. Box 339  
Honolulu, Hawaii 96809-0339

TRISTA SPEER  
DEPUTY DIRECTOR  
KA HOPE LUNA HO'OKELE

March 12, 2024

TO: The Honorable Representative Luke A. Evslin, Chair  
House Committee on Housing

FROM: Cathy Betts, Director

SUBJECT: **SB 3331 SD2 – RELATING TO THE LANDLORD-TENANT CODE.**

Hearing: March 13, 2024, 10:00 a.m.  
Conference Room 312, State Capitol & Video Conference

**DEPARTMENT'S POSITION:** The Department of Human Services (DHS) appreciates the intent of this measure, which supports mediation to address eviction proceedings. DHS defers to the Judiciary, the Department of Commerce & Consumer Affairs, and organizations that provide mediation and legal services. DHS respectfully requests that any appropriation not reduce or replace budget priorities identified in the executive budget.

**PURPOSE:** This bill establishes an alternative process for the termination of the rental agreement that involves mediation. Requires the Governor to notify the Chief Justice, Legislature, and Revisor of Statutes when the final wildfire proclamation will expire. Establishes an Emergency Rent Relief Program. Makes appropriations. Declares that the appropriation exceeds the state general fund expenditure ceiling for 2024-2025. Effective 7/1/2040. (SD2)

The Committee on Commerce and Consumer Protection (SD1) amended the measure by:

- (1) Deleting its contents and inserting the contents of S.B. No. 3331 (2024), a substantially similar measure, and further amending the measure to:
  - (A) Codify the pre-litigation mediation program into chapter 521, Hawaii Revised Statutes;
  - (B) Amend the definition of "final eviction moratorium";

- (C) Clarify that the Governor may continue the eviction moratorium until the termination or expiration of any emergency proclamation; and
- (D) Delete language that would have allowed a landlord to request all costs incurred during the pre-litigation mediation process if a tenant defaults on a mediated agreement or fails to attend a scheduled mediation;
- (2) Inserting language to establish an emergency rent relief program available to participants in pre-litigation mediation and appropriating funds accordingly;
- (3) Inserting language to specify that this measure shall not be applied so as to impair any contract in a manner that violates either the Hawaii State Constitution or the United States Constitution;
- (4) Amending section 1 to reflect its amended purpose;
- (5) Inserting an effective date of July 1, 2040, to encourage further discussion; and
- (6) Making technical, nonsubstantive amendments for the purposes of clarity and consistency.

The Committees on Ways and Means and Judiciary (SD2) made further amendments by:

- (1) Amending the definition of the term "final eviction moratorium" and clarifying that the Governor may reinstate or issue a new emergency proclamation that contains a prohibition against residential evictions; and
- (2) Making technical nonsubstantive amendments for purposes of clarity, consistency, and style.

DHS appreciates SD1 and SD2 amendments and the Legislature's effort to incorporate the pre-litigation mediation program that is like the program established by Act 57, Session Laws of Hawaii 2021, during the COVID-19 pandemic. Hawaii's lack of affordable rental housing, especially for fixed- and low-income residents, keeps rents high, and residents struggle to pay rent. It is well established that housing stability is foundational to maintaining employment, success in school, and a resilient community. Preventing eviction allows families, especially with children, to remain in stable housing, allows children to continue to attend their community schools, and maintains their community social connections. Conversely, housing instability can result in long-term health outcomes, school and employment disruption, and increased family stress.

During the COVID-19 pandemic, mediation assisted many renters in avoiding eviction or allowed a negotiated move-out that avoided further judicial proceedings and judgments. The program also gave assurance to landlords that payment was forthcoming.

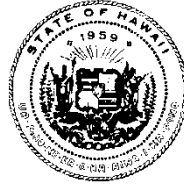
March 12, 2024

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Lastly, providing funds for mediation services, civil legal services, and emergency rent relief programs will help residents and families who are back on rent or cannot afford high rental costs given Hawaii's general lack of low-income and affordable rental units.

Thank you for the opportunity to provide testimony on this measure.

JOSH GREEN, M.D.  
GOVERNOR



HAKIM OUANSAFI  
EXECUTIVE DIRECTOR

BARBARA E. ARASHIRO  
EXECUTIVE ASSISTANT

**STATE OF HAWAII**  
HAWAII PUBLIC HOUSING AUTHORITY  
1002 NORTH SCHOOL STREET  
POST OFFICE BOX 17907  
HONOLULU, HAWAII 96817

IN REPLY, PLEASE REFER TO:

Statement of  
**Hakim Ouansafi, Executive Director**  
**Hawaii Public Housing Authority**

Before the  
**HOUSE COMMITTEE ON HOUSING**

10:00 AM, March 13, 2024  
Hawaii State Capitol  
Room 312

In consideration of  
**SB 3332, SD2**  
**RELATING TO EVICTION MEDIATION**

Honorable Chair Evslin, and Members of the House Committee on Housing, thank you for the opportunity to provide testimony concerning Senate Bill (SB) 3332, SD2, relating to eviction mediation.

The Hawaii Public Housing Authority (HPHA) **supports the intent** of SB 3332, SD2, which would establish a pre-litigation mediation pilot program and an emergency rent relief program, the latter of which would be administered by the HPHA, so long as it does not adversely affect the Governor's Supplemental Budget.

The HPHA's mission is to provide Hawaii's residents with adequate and affordable housing, economic opportunity, and suitable living environments that are free from discrimination through both its public housing and rental assistance programs. The HPHA serves our state's most disadvantaged populations, including families earning less than thirty percent of the Area Median Income (AMI), the disabled, and the elderly.

Act 57, Session Laws of Hawaii (SLH) 2021, demonstrated how the combination of a robust pre-litigation mediation process with rental relief led to significantly better outcomes for local

families struggling to make ends meet. In its October 2022 report on Act 57, the Hawaii Appleseed Center for Law & Economic Justice found that the Tenant-Landlord Mediation Program resulted in a much higher rate of successful mediation results when compared to similar programs which held mediation post-filing of an eviction action. Tenants were also much more likely to remain in their unit.

Please know that if this measure passes, the HPHA would need one (1) position to administer this program.

The HPHA appreciates the opportunity to provide the Committee with its testimony. We thank you very much for your dedicated and continued support.





# HAWAII APPLESEED

CENTER FOR LAW & ECONOMIC JUSTICE

Testimony of the Hawai'i Appleseed Center for Law and Economic Justice  
Support for S.B. 3332 SD2 – Relating to Eviction Mediation  
House Committee on Housing  
Wednesday, March 14, 2024, at 10:00AM, Conf. Rm. 312 and via Videoconference

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

Thank you for the opportunity to express our support for the intent of this bill and offer our **support on S.B. 3332 SD2**, which will establish a Maui specific pre-litigation mediation and rent relief program. We also offer suggested amendments to expand this legislation statewide as well as an appropriation request based on best function.

Since the beginning of the COVID-19 pandemic in early 2020, Hawai'i established a temporary emergency rental assistance and landlord-tenant mediation program to prevent evictions and slow the spread of the COVID-19 virus. Combined, these programs have kept tens of thousands of families stably housed during the pandemic. SB3332 attempts to recreate the lessons learned from these programs, which were so effective during the pandemic but falters without rent relief.

Even as the health threats of the pandemic subside, rent assistance remains a critical component to ensuring housing stability and preventing evictions. **There are an estimated 2,500 evictions filed each year across the state.** Evictions are harmful to our housing ecosystem and the landlords who rely on rent payments and consistent tenants. Evictions are especially harmful to the individual or family losing their home and in severe cases can lead to homelessness. The cost of eviction on individuals and households include, but is not limited to: interrupted employment and school leading to a loss of wages; negative health impacts, such as anxiety and depression, and; impaired legal records which make it harder to find future housing. **We should not limit mediation and rent relief, since this program was widely successful when implemented statewide and should apply to all residents across the state.**

Evictions create large public costs. According to estimates provided by the "Eviction Cost Calculator", developed by Innovation for Justice, a social justice-focused legal innovation lab housed at both Arizona Law and University of Utah School of Business, Hawai'i's estimated 2,500 annual evictions led to over \$30 million in public costs. These costs result from the increased need for emergency shelters, in-patient care emergency rooms at hospitals, and foster care and juvenile detention. According to research by Hawai'i Appleseed Center, **for every tax dollar spent on rental assistance and landlord-tenant mediation programs, the public saves six dollars on homeless services.**

We understand the total appropriation for the judiciary to contract for mediation services is blank in the current draft as is the rent relief section, and we want to emphasize the importance of including sufficient amounts for the administration of the program to cover the "true costs" of the administering entities. Ideally, funding will also be included for the provision of navigator services that can assist tenants with finding ways to attain financial stability and rent relief to make the program stronger. Based

on our research of the pandemic rent relief and mediation programs, supported by the Urban Institute,<sup>1</sup> we make the following recommendations:

- **Allocate sufficient resources for administration of the rent relief, mediation, outreach, navigation services and data collection, totalling \$14.413 million for each year of the program.**
- **We recommend dedicating at least \$11.25 million annually to provide direct rent relief to residents statewide.** This amount could cover up to 2,250 households, out of the 2,500 that typically face eviction each year.
- **We recommend allocating \$1.438 million for mediation services,** which were so critical to the program's success (the amount requested would provide an average of \$575 for each of the estimated 2,500 mediation files to be opened, and is based on costs associated with running the program during the pandemic).
- **We also recommend allocating \$1.725 million for administering the rent relief program.** Even a streamlined program carries some administration costs. It is important to include in those costs funding for outreach and navigation services. Outreach ensures tenants fully understand and make use of the opportunity mediation and rent relief present for preserving their housing. Navigators help tenants walk through what can be a daunting process, and they can connect tenants with resources that help them achieve long-term financial sustainability. Assuming 2,250 households receive rent relief, \$1.725 million would provide close to \$770 per household for administration, outreach, and navigation services.
- **Provide the total amount of rent relief available to a household of \$8,000—up to \$5,000 for arrears plus \$3,000 for an ongoing shallow rent subsidy of \$500 per month for six months.** These figures are based on average distributions of pandemic rent relief that ranged between \$2,250 and \$6,000 depending on the program and county.

\$5,000 of available rent relief should assist a household of four with nearly two months of back rent, covering enough of the arrears that a tenant is likely to be able to remain an ongoing tenant. Having a shallow rent subsidy of \$500 for six months is key to give the tenant time to get back on track financially or explore other options.

Increasing the cap any one household can receive can provide flexibility for when a higher amount for arrearage and future payments is necessary, but because most households will likely receive less than the full amount, increasing the per household cap need not increase the total cost of the program.

Establishing a rental assistance and landlord-tenant mediation program is a necessary step to reduce the social and financial harm caused by evictions to all residents. Please **AMEND SB3332 SD2 to expand the proposed mediation and rent relief services to all qualifying residents in the state**, to help prevent evictions and keep our island residents housed.

Mahalo for the opportunity to testify.

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<sup>1</sup> *Eviction Prevention Through Hawai'i's Tenant-Landlord Mediation Program*, Hawai'i Appleseed, Oct. 2022 (available at <https://hiappleseed.org/publications/eviction-prevention-mediation-hawai'i>).

## **Committee on Housing**

**Hearing Date: March 13, 2024, 10:00 a.m.**

### **Submitted by The Mediation Center of the Pacific, Inc. SB 3332 SD1 - Relating to Eviction Mediation**

Dear Chair Evslin, Vice Chair Aiu, and Members of the Committees:

The Mediation Center of the Pacific is submitting testimony in STRONG SUPPORT OF SB3332 SD2 which establishes and funds a pre-litigation mediation program.

More than 2,200 structures were burned to the ground in the Maui wildfires and left more than 7,000 people in need of shelter. A January 17, 2024, article in the Civil Beat highlighted that there is currently a heightened wave of housing insecurity on Maui, particularly for renters. The article stated, "What was already a tight and expensive market before the August wildfires has contracted further as lucrative rent subsidies, scarce inventory and high demand entice landlords to replace existing tenants with those willing to pay much more, according to interviews with housing advocates, renters and property managers". To protect tenants impacted by the wildfires and who are struggling to pay rent, the Governor placed a moratorium on evictions. However, when that moratorium is lifted, there could potentially be hundreds of evictions resulting in displaced families who have already suffered, and possible homelessness. The creation of an early landlord-tenant mediation program through SB 3332 SD2 would help landlords and tenants avoid the eviction process and provide them with the opportunity to negotiate payments plans that keep tenants housed and pay the landlords the rent that is owed.

The opportunity for early mediation following a moratorium on evictions has already proven successful in Hawaii. In 2021 following the lifting of the moratorium on evictions created during the pandemic, Act 57 was implemented. During the one-year period that the Act 57 early mediation program was in effect, 1,660 landlord-tenant cases involving past due rent were mediated statewide, with 1,415 or 85% reaching agreement and enabling more than 1,140 tenants and their families to remain in their residence. SB 3332 SD2 is modeled after Act 57 and will enable landlords and tenants on Maui to negotiate payment plans, keep tenants housed, and avoid the eviction process.

Thousands of tenants, as well as landlords living on Maui have already suffered tremendous loss due to the wildfires. Experiencing an eviction will compound that loss and suffering. Employment of tenants and schooling of their children will be disrupted, leading to a loss of wages, negative health impacts, such as anxiety and depression, and impaired legal records, which will make it harder to find future housing. These added strains and consequences can be avoided through the early mediation program created under SB 3332 SD1 SD2.

We urge you to pass SB 3332 SD1 to prevent a flood of evictions on Maui when the moratorium on evictions ends.



Tracey S. Wiltgen  
The Mediation Center of the Pacific, Inc.



COMMITTEE ON HOUSING

SB3332 SD2

POSITION: SUPPORT

Hearing Date: March 13, 2024 , 10am

Aloha Chair Evslin, Vice Chair Aiu, and Committee Members:

Aloha United Way supports SB332 SD2, which establishes an alternative process for the termination of rental agreements that involves mediation through this pilot program.

SB3332 SD2 addresses a critical need arising from Hawaii's high cost of living and low wages, which was exacerbated even further by the wildfires on Maui in 2023. Many Hawaii residents were left without jobs and struggling to pay rent. While the governor has issued proclamations providing temporary protections, **this bill will increase housing stability long-term and help to prevent more evictions** by facilitating communication and mediation between landlords and tenants before a forced eviction takes place.

This bill establishes an avenue to secure pre-litigation mediation, and resources to help tenants avoid eviction and maintain stable tenancies. This program is crucial for households facing limited housing options due to rapidly increasing rents, competition with FEMA funded housing vouchers, or due to household financial hardship or job loss. **Measures like SB3332 SD2 increase mediation and win-win resolutions that can keep more ALICE households in their homes.**

ALICE stands for Asset Limited, Income Constrained, Employed, and refers to households who are employed but whose incomes are not sufficient to meet their basic costs. According to our 2022 report an estimated **44% of Hawaii's households are ALICE households**, with an increasing number falling into poverty. Rent continues to be the highest expense for local families, with recent ALICE data showing that **47% of local renters are severely rent burdened and remain one paycheck away from falling into economic hardship.**

Thank you for the opportunity to testify and for your action to support ALICE families and the non-profit programs working to improve financial stability in Hawaii. We urge you to pass SB3332 SD2, to benefit ALICE families socially and economically.

Sincerely,

A handwritten signature in blue ink that reads "Suzanne Skjold".

Suzanne Skjold  
Chief Operating Officer  
Aloha United Way



## CATHOLIC CHARITIES HAWAII

### TESTIMONY IN SUPPORT OF SB 3332 SD2: RELATING TO EVICTION MEDIATION

TO: House Committee on Housing  
FROM: Rob Van Tassell, President and CEO, Catholic Charities Hawai'i  
Hearing: **Wednesday, 3/13/24; 10:00 am; Room 312 and Videoconference**

Chair Evslin, Vice Chair Aiu, and Members, Committee on Housing:

Thank you for the opportunity to testify in support of **SB 3332 SD2**, which would establish a pre-litigation mediation process and a Rent Relief Program for tenants who are unable to pay rent due since the 2023 Maui wildfires. I am Rob Van Tassell, with Catholic Charities Hawai'i. **We deeply appreciate the addition of a rent-relief program to this measure to more effectively prevent evictions.**

Catholic Charities Hawai'i (CCH) is a tax exempt, non-profit agency that has been providing social services in Hawai'i for over 75 years. CCH has programs serving elders, children, families, homeless, and immigrants. Our mission is to provide services and advocacy for the most vulnerable in Hawai'i. Catholic Charities Hawai'i has a long history of working in the areas of affordable housing and homelessness.

To effectively end homelessness, Hawai'i must focus on prevention. Currently, many people who are experiencing homelessness are successfully placed into permanent housing. However, it may seem as if nothing is being done since more families, elders, and individuals fall into homelessness, replacing those who have been housed. Families who are evicted are at high risk for homelessness. Historically, Hawai'i has had about 2,500 evictions filed with the courts each year. The eviction prevention programs developed during the pandemic demonstrated that these programs can work to keep tenants housed.

Catholic Charities Hawai'i strongly supports the **rent-relief program as a vital component to the pre-litigation mediation process.** Both tenants and landlords must benefit from this process to enable tenants to remain in housing. The key for landlords is to get the rent due to them. Without the possibility of rent relief, this may just drag out the eviction process. This would add more stress and trauma for both tenants and landlords.

Hawai'i's people depend on all of us to continue to pay attention to the high personal and systems costs for eviction. The community costs are great. **The housing situation in Maui is dire with a fundamental lack of affordable housing. This could be one step to help tenants in Maui recover from the wildfire disaster.**

Catholic Charities Hawai'i urges you to fund both mediation services and rent relief in this bill to make mediation truly effective and a win-win for both parties. If you have any questions, please contact our Legislative Liaison, Betty Lou Larson at (808) 527-4813.





March 13, 2024

Members of the House Committee on Housing:

Chair Luke A. Evslin  
Vice Chair Micah P.K. Aiu  
Rep. Darius K. Kila  
Rep. Lisa Kitagawa  
Rep. Tyson K. Miyake  
Rep. Richard H.K. Onishi  
Rep. Chris Todd  
Rep. Lauren Matsumoto

Re: SB3332 SD2 Relating to Eviction Mediation

Dear Chair Evslin, Vice Chair Aiu, and Members of the House Committee on Housing:

The Hawai'i State Coalition Against Domestic Violence (HSCADV) addresses the social, political, and economic impacts of domestic violence on individuals, families, and communities. We are a statewide partnership of domestic violence programs and shelters.

On behalf of HSCADV and our 28 member programs statewide, I respectfully submit testimony in **support of SB3332 SD2**, which establishes and funds a pre-litigation mediation pilot program.

**Survivors of domestic violence face many challenges when making decisions about their safety. One of the most crucial factors is housing. The ability to find safe and affordable housing is a key economic consideration for survivors when deciding to leave an abusive partner. It's important to recognize the impact of housing insecurity on survivors and to support them in any way possible.** Domestic violence is a leading cause of homelessness. Nationwide, between 22 and 57% of all homeless women report that domestic violence was the immediate cause of their homelessness.<sup>1</sup> Both the O'ahu and Bridging the Gap (for the

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<sup>1</sup> Wilder Research Center, Homelessness in Minnesota 2003 22 (2004); Center for Impact Research, Pathways to and from Homelessness: Women and Children in Chicago Shelters 3 (2004); Nat'l Center on Family Homelessness & Health Care for the Homeless Clinicians' Network, Social Supports for Homeless Mothers, 14 26 (2003); Inst. For Children & Poverty, The Hidden Migration: Why New York City Shelters Are Overflowing with Families (2004); Homes for the Homeless & Inst. For Children & Poverty, Ten Cities 1997-1998: A Snapshot of Family Homelessness Across America 3 (1998); Virginia Coalition for the Homeless, 1995 Shelter Provider Survey (1995)(out of print), cited in Nat'l Coalition for the Homeless, Domestic Violence and Homelessness: NCH Fact Sheet #8 (1999).



neighbor islands) Point in Time Count surveys saw an increased trend in the number of people who had experienced domestic violence. In the 2023 "O'ahu Point in Time Count," domestic violence survivors accounted for 23% of all unsheltered surveyed adults. Survivors of domestic violence are vulnerable to unfair evictions due to the actions of their abusive partners.

The cost of eviction on individuals and households includes but is not limited to: interrupted employment and school leading to a loss of wages; negative health impacts, such as anxiety and depression, and impaired legal records which make it harder to find future housing. Evictions also further exacerbate the cases of homelessness which creates large public costs. These costs result from the increased need for emergency shelters, in-patient care emergency rooms at hospitals, and foster care services. According to estimates provided by the "Eviction Cost Calculator", developed by Innovation for Justice, Hawai'i's estimated 2,500 annual evictions led to over \$30 million in public costs.

As a result of the COVID-19 pandemic and to mitigate the spread of the virus, Hawai'i established a temporary emergency rental assistance and landlord-tenant mediation program to prevent evictions. These programs combined kept over 13,000 families stably housed during the pandemic and were one of the most successful eviction-prevention programs in the nation. Having both tools available for landlords and tenants who went through mediation resulted in 87% of eviction cases settling, compared to the norm of 47%.

Thank you for the opportunity to testify on this important matter.

Sincerely,  
Angelina Mercado, Executive Director

March 13, 2024

**The Honorable Luke A. Evslin, Chair**

House Committee on Housing

State Capitol, Conference Room 312 & Videoconference

**RE: Senate Bill 3332, SD2, Relating to Eviction Mediation**

**HEARING: Wednesday, March 13, 2024, at 10:00 a.m.**

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

My name is Lyndsey Garcia, Director of Advocacy, testifying on behalf of the Hawai'i Association of REALTORS® ("HAR"), the voice of real estate in Hawaii and its over 11,000 members. HAR provides **comments** on Senate Bill 3332, SD2, which establishes an alternative process for the termination of the rental agreement that involves mediation. Requires the Governor to notify the Chief Justice, Legislature, and Revisor of Statutes when the final wildfire proclamation will expire. Establishes an Emergency Rent Relief Program. Makes appropriations. Declares that the appropriation exceeds the state general fund expenditure ceiling for 2024-2025. Effective 7/1/2040.

We appreciate the intent of this measure and support peaceful and expeditious mediation coupled with rent relief to aid struggling tenants. During the COVID-19 pandemic when there was an eviction moratorium, Act 57 was passed to create a mediation process for housing providers and tenants to engage in. A large part of the success of the program was that emergency rent relief was available and it was often paid directly to the housing provider. This helped both tenants struggling to make their rent payments as well as housing providers who may have mortgage payments. **As such, HAR believes that the emergency rent relief contained in this measure is crucial as the mediation process alone may not help these tenants who are struggling to pay rent.**

HAR would also recommend that this measure require tenants to participate in mediation as well as landlords to avoid delays and encourage both parties to find resolution.

Additionally, the proposed measure extends the notice period for unpaid rent from 5 business days to 15 calendar days. However, it lacks a specific timeframe for completing mediation. Extending the notice period without setting a fixed mediation completion deadline could further prolong the process and we would prefer to delete the extension as a result.

Mahalo for the opportunity to provide comments on this measure.



To: House Committee on Housing  
Re: **SB 3332 SD1 – Relating to Eviction Mediation**  
Hawai'i State Capitol & Via Videoconference  
March 13, 2024, 10:00 AM

Dear Chair Evslin, Vice Chair Aiu, and Committee Members,

On behalf of Hawai'i Children's Action Network Speaks!, I am writing in **SUPPORT of SB 3332 SD2**. This bill establishes an alternative eviction process for tenants on Maui who are unable to pay rent due to losses resulting from the 2023 Maui wildfires. It includes a process for the termination of the rental agreement that involves mediation; requires the Governor to notify the Chief Justice, Legislature, and Revisor of Statutes when the final wildfire proclamation will expire; and establishes an Emergency Rent Relief Program.

About 117,000 children in our state live in families that spend more than 30% of their income on housing, which is considered a high housing cost burden. This equates to 39% of all children in our state, ranking Hawai'i a concerning 49<sup>th</sup> among the states for housing affordability.<sup>1</sup>

Housing instability has harmful effects on children's health and educational outcomes<sup>2</sup> and that the stresses of childhood poverty have both immediate and long-term effects on keiki's physical and mental health, behavioral self-control, academic achievement, and earnings as adults.<sup>3</sup>

A program similar to the one proposed in this bill, which combined mediation and rent relief during the height of the pandemic, proved highly successful and was credited with preventing hundreds of tenants in our state from being evicted.<sup>4</sup> We should build on that success and use the lessons learned to create a new mediation and rent relief program.

Hawai'i had a housing affordability and homelessness crisis long before the pandemic, and our families with keiki are still suffering the consequences of it. That's why this type of program is so important. While we would like to see such a program be implemented at a statewide level, we support establishing it first on Maui, in the wake of the devastating 2023 wildfires.

Mahalo for the opportunity to provide this testimony. Please pass this bill.

Thank you,

Nicole Woo  
Director of Research and Economic Policy

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<sup>1</sup> <https://assets.aecf.org/m/resourcedoc/aecf-2023kidscountdatabook-2023.pdf>

<sup>2</sup> <https://housingmatters.urban.org/articles/how-housing-affects-childrens-outcomes>

<sup>3</sup> <https://www.apa.org/pi/ses/resources/indicator/2014/06/childhood-poverty>

<sup>4</sup> <https://www.hawaiipublicradio.org/local-news/2022-10-19/report-mandatory-mediation-saved-hundreds-of-tenants-from-eviction>



# Hawai'i Housing Affordability Coalition

Testimony of the Hawai'i Housing Affordability Coalition  
**Support for S.B. 3332 SD2 – Relating to Eviction Mediation**

House Committee on Housing

Wednesday, March 13, 2024, at 10:00AM, Conf. Rm. 312 and via Videoconference

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

**HiHAC is submitting testimony in SUPPORT WITH COMMENTS on SB3332 SD2, which establishes and funds a Maui specific pre-litigation mediation pilot program and rent relief program. We also provide suggested amendments to strengthen the legislation.**

Evictions carry detrimental consequences that extend beyond the immediate displacement of households. They disrupt communities, strain social services, undermine economic stability, and perpetuate cycles of poverty and inequality.

The cost of eviction on individuals and households includes but is not limited to: interrupted employment and school leading to a loss of wages; negative health impacts, such as anxiety and depression, and impaired legal records which make it harder to find future housing. Evictions also further exacerbate the cases of homelessness which creates large public costs. These costs result from the increased need for emergency shelters, in-patient care emergency rooms at hospitals, and foster care services. According to estimates provided by the "Eviction Cost Calculator", developed by Innovation for Justice, Hawai'i's estimated 2,500 annual evictions led to over \$30 million in public costs.

As a result of the Covid-19 pandemic and to mitigate the spread of the virus, Hawai'i established a temporary emergency rental assistance and landlord-tenant mediation program to prevent evictions. These programs combined kept over 13,000 families stably housed during the pandemic and was one of the most successful eviction-prevention programs in the nation. Having both tools available for landlords and tenants who went through mediation resulted in 87% of eviction cases settling, compared to the norm of 47%.

With SB3332, we commend the legislature for replicating the mediation and rent relief program that proved highly effective during the pandemic. **However, it is important to not limit this necessary program and ensure that it is available to all rental households statewide.**

Therefore, to strengthen and further the impact of SB3332, HiHAC recommends the following:

- **Allocate sufficient resources for administration of the rent relief, mediation, outreach, navigation services and data collection, totaling \$14.413 million for each year of the program.**



# Hawai'i Housing Affordability Coalition

- **We recommend dedicating at least \$11.25 million annually to provide direct rent relief to residents statewide.** This amount could cover up to 2,250 households, out of the 2,500 that typically face eviction each year.
- **We recommend allocating \$1.438 million for mediation services,** which were so critical to the program's success (the amount requested would provide an average of \$575 for each of the estimated 2,500 mediation files to be opened, and is based on costs associated with running the program during the pandemic).
- **We also recommend allocating \$1.725 million for administering the rent relief program.** Assuming 2,250 households receive rent relief, \$1.725 million would provide close to \$770 per household for administration, outreach, and navigation services.
- **Provide the total amount of rent relief available to a household of \$8,000—up to \$5,000 for arrears plus \$3,000 for an ongoing shallow rent subsidy of \$500 per month for six months.** These figures are based on average distributions of pandemic rent relief that ranged between \$2,250 and \$6,000 depending on the program and county.

It's important to offer households the necessary time and resources to attain financial stability, thereby mitigating the risk of future evictions. According to research by Hawai'i Appleseed Center, for **every tax dollar spent on rental assistance and landlord-tenant mediation programs, the public saves six dollars on homeless services.**

Establishing a rental assistance and landlord-tenant mediation program is a necessary step to reduce the social and financial harm caused by evictions. Please **AMEND SB3332 and consider the suggestions above,** to help prevent evictions and keep our community housed.

Mahalo for the opportunity to testify,

HiHAC  
Hawai'i Housing Affordability Coalition

# PARTNERS IN CARE

*Oahu's Continuum of Care*

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*Our mission is to eliminate homelessness through open and inclusive participation and the coordination of integrated responses.*

## **TESTIMONY IN SUPPORT OF SB3332 SD2: RELATING TO EVICTION MEDIATION**

TO: House Committees on Housing

FROM: Partners In Care (PIC)

**Hearing: Wednesday, 3/13/24; 10:00 AM; CR 312 or via videoconference**

Chair Evslyn, Vice Chair Aiu, and members of the committee on Housing:

Thank you for the opportunity to provide testimony **in support with comments on SB3332 SD2**, which establishes and funds a pre-litigation mediation pilot program with supplemental rent relief for Maui County.

Partners In Care (PIC) is a coalition of more than 60 non-profit homelessness providers and concerned organizations. The crisis of homelessness and the lack of affordable housing makes this measure so important to pass. PIC supports this program and urges for the expansion of this program **statewide**.

Evictions carry detrimental consequences that extend beyond the immediate displacement of households. The cost of eviction on individuals and households includes but is not limited to: interrupted employment and school leading to a loss of wages, negative health impacts, and impaired legal records which make it harder to find future housing. They also disrupt communities, strain social services, undermine economic stability, and perpetuate cycles of poverty and inequality.

Eviction mediation, when paired with adequate rent relief, is a proven strategy for preventing new cases of houselessness from occurring by keeping people housed. Studies estimate that 25% of all evictions led to an individual or family becoming houseless. During the pandemic, Hawai'i's *temporary* emergency rental assistance and landlord-tenant mediation kept thousands of families housed. Having both mediation and rent relief available for landlords and tenants who went through mediation resulted in 87% of eviction cases settling, compared to the norm of 47%.

With SB3332 SD2, we commend the legislature for replicating the mediation and rent relief program that proved highly effective during the pandemic. And in a tight budget year, we understand the intent to focus this program on those with the greatest need for safeguards from eviction right now - namely Maui County. However, it is important to not limit this necessary program and **ensure that it is available to all rental households statewide**.

Despite financial constraints, expanding the program statewide is crucial, especially given the substantial public cost associated with evictions. According to estimates provided by the "Eviction Cost Calculator", developed by Innovation for Justice, Hawai'i's estimated 2,500 annual evictions led to over \$30 million in public costs. These costs result from the increased need for emergency shelters, in-patient care emergency rooms at hospitals, and foster care services. According to research by Hawai'i Appleseed Center, for **every tax dollar spent on rental assistance and landlord-tenant mediation programs, the public saves six dollars on homeless services.**

Thank you for the opportunity to provide written testimony in support of and with comments on SB3332 SD2. Partners In Care supports and urges for the expansion of this program.

Mahalo.



## TESTIMONY IN SUPPORT OF SB 3332, SD 2

**TO:** Chair Evslin, Vice Chair Aiu, & HSG Committee Members

**FROM:** Nikos Leverenz  
Grants & Advancement Manager

**DATE:** March 13, 2024 (10:00 AM)

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Hawai'i Health & Harm Reduction Center (HHHC) **strongly supports** SB 3332, SD 2. This bill establishes an alternative process that involves mediation for the termination of rental agreements for those impacted by the Maui wildfires last October. Given persistent housing shortages across the state, this legislation should be expanded to include all rental agreements that are at risk of termination so that tenant households have access to mediation and rent relief.

HHHC is a member of [Partners in Care](#), an alliance that develops recommendations for programs and services to fill needs within O'ahu's Continuum of Care (CoC) for homeless persons. We provide homelessness services in Regions 1 and 6 on O'ahu.

As noted by our allies at [Hawai'i Appleseed Center for Law & Economic Justice](#), a landlord-tenant mediation program and rental assistance will mitigate the harms caused by evictions to impacted tenants and the larger housing market. Approximately 2,500 evictions are filed each year across Hawai'i, placing heavy burdens on families evicted, including impaired credit histories and legal records, and increases costs to the public when families are broken by the lack of safe and stable housing. Appleseed's research finds that **every dollar spent on rental assistance and landlord-tenant mediation saves six dollars in the provision homelessness services.**

HHHC's mission is to reduce harm, promote health, create wellness, and fight stigma in Hawai'i and the Pacific. We work with many individuals who are impacted by poverty, housing instability, and other social determinants of health. Many have behavioral health problems, including those relating to substance use and underlying mental health conditions. Many of our clients and participants have been deeply impacted by trauma, including histories of physical, sexual, and psychological abuse.

Thank you for the opportunity to testify on this measure.



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

# Ku'ikahi Mediation Center

*Finding Solutions, Growing Peace*

*We empower people to come together—  
to talk and to listen, to explore options,  
and to find their own best solutions.*

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Testimony to: House Committee on Housing  
Submitted by: Ku'ikahi Mediation Center  
Hearing Date: Wednesday, March 13, 2024 at 10 am  
Hearing Place: Videoconference, Conference Room 312, State Capitol

## RE: Strong Support of HB 3332 SD 2, Relating to Eviction Mediation

Dear Chair Evslin, Vice Chair Aiu, and Members of the Committee:

As a local non-profit organization, we **strongly encourage you to support HB 3332 SD 2**, which will establish a free landlord/tenant pre-litigation mediation diversion pilot program that will help avoid eviction and maintain stable tenancies on Maui, critical in the aftermath of the devastating Maui wildfires, especially once the Governor's Maui eviction moratorium expires.

Early mediation following an eviction moratorium has already proved successful in the State of Hawai'i. Because of the COVID pandemic, Hawai'i established a one-year Act 57 Landlord Tenant Eviction Mediation Program to slow the spread of COVID and prevent a "tsunami" of evictions. This program, combined with Emergency Rental Assistance Programs (ERAP), successfully kept tens of thousands of families across the state stably housed during the pandemic.

According to research by Hawai'i Appleseed Center for Law and Economic Justice, an estimated 2,500 evictions are filed each year across the state. Evictions are harmful to our housing ecosystem and the landlords who rely on rent payments and consistent tenants. Evictions are especially harmful to the individual or family losing their home and can led to homelessness. The cost of eviction on individuals and households includes, but is not limited to: interrupted employment and schooling leading to a loss of wages; negative health impacts, such as anxiety and depression; and impaired legal records and credit histories which make it harder to find future housing.

According to estimates provided by the "Eviction Cost Calculator," developed by Innovation for Justice, a social justice-focused legal innovation lab housed at both Arizona Law and University of Utah School of Business, Hawai'i's estimated 2,500 annual evictions led to over \$30 million in public costs. These costs result from the increased need for emergency shelters, in-patient care emergency room at hospitals, and foster care and juvenile detention. According to research by Hawai'i Appleseed Center, for every tax dollar spent on rental assistance and landlord/tenant mediation programs, the public saves six dollars on homeless services.



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In the County of Hawai'i, Ku'ikahi Mediation Center (KMC) and West Hawai'i Mediation (WHMC), worked jointly on the Act 57 Statewide Landlord Tenant Eviction Mediation Program during the period of August 7, 2021 to August 6, 2022.

Of the 285 Act 57 landlord/tenant cases received via 15-day eviction notices by KMC and WHMC, 53% mediated. Of the cases that mediated, 79% were resolved and 21% were not resolved. Of the cases that did not mediate, 72% conciliated or settled prior to mediation (largely due to the receipt of rental assistance), 22% had tenants chose not to mediate, and 6% were closed for other reasons (e.g., unable to reach tenant). Thus, 76% of all 285 Act 57 landlord/tenant cases were successfully resolved, either through mediated agreements or conciliations and settlements prior to mediation.

Pre-filing programs are more successful at connecting tenants with resources than downstream interventions. Eviction diversion aims to prevent evictions from reaching the courts and diverts existing cases away from formal legal proceedings in the hopes of reducing harm and increasing housing stability.

According to nationwide studies by the Harvard Dispute System Design Clinic, research shows that there is support for eviction diversion programs. Although most landlords have no experience with mediation, a majority of those surveyed agreed that it would "more efficient" than going to court. Despite lack of familiarity, nearly three-quarters of landlords surveyed were more inclined to resolve housing disputes with tenants outside of court.

Establishing a post-wildfire Maui landlord/tenant mediation diversion pilot program is crucial step to reduce the social and financial harm caused by evictions, which negatively affect both landlords and tenants. The goal of eviction diversion goes beyond finding immediate solutions for owners and renters, it is also about keeping people housed in a safe and stable way.

We strongly urge you to pass this legislation to prevent a "tsumani" of evictions in Maui, whose population has already suffered enough. Thank you for reading this testimony.

Mahalo,

Julie Mitchell  
Executive Director



**SB-3332-SD-2**

Submitted on: 3/11/2024 3:30:26 PM

Testimony for HSG on 3/13/2024 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Will Caron	Individual	Support	Written Testimony Only

Comments:

Eviction mediation, when paired with adequate rent relief, is a proven strategy for preventing new cases of homelessness from occurring by keeping people housed. During the pandemic, the combination of mediation and rent relief funds prevented a spike in evictions. But as housing costs continue to rise and wages continue to remain chronically low (compared to our cost of living), people are still being priced out of their homes.

While this bill is a good step, in that it creates and funds a mediation program and adds some other safeguards, it lacks a corresponding rent relief fund.

Research shows that mediation is most successful when landlords know they will be able to be compensated for unpaid rent via emergency rent relief funds. When landlords do not have this assurance, they are much less likely to stick with mediation, accept its results, and refrain from filing eviction cases in court. This is key to stopping eviction from proceeding, because research also shows that once a landlord has filed in court, they are unlikely to accept any other outcome other than eviction.

Please add in a section that creates a permanent rent relief fund to be paired with the mediation pilot program. The fund does not need to be very large, but will ensure the pilot program succeeds at its optimal level. Mahalo.

**SB-3332-SD-2**

Submitted on: 3/11/2024 5:49:18 PM

Testimony for HSG on 3/13/2024 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Shay Chan Hodges	Individual	Support	Written Testimony Only

Comments:

Eviction mediation, when paired with adequate rent relief, is a proven strategy for preventing new cases of homelessness from occurring by keeping people housed. During the pandemic, the combination of mediation and rent relief funds prevented a spike in evictions. But as housing costs continue to rise and wages continue to remain chronically low (compared to our cost of living), people are still being priced out of their homes.

Research shows that mediation is most successful when landlords know they will be able to be compensated for unpaid rent via emergency rent relief funds. When landlords do not have this assurance, they are much less likely to stick with mediation, accept its results, and refrain from filing eviction cases in court. This is key to stopping eviction from proceeding, because research also shows that once a landlord has filed in court, they are unlikely to accept any other outcome other than eviction.

While I would love to see this program go statewide, in a tight budget year, it makes sense to focus this program on those with the greatest need for safeguards from eviction right now, and Maui County makes the most sense. Mahalo.

**SB-3332-SD-2**

Submitted on: 3/11/2024 7:54:16 PM

Testimony for HSG on 3/13/2024 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Danielle Beaver	Individual	Support	Written Testimony Only

Comments:

Eviction mediation, when paired with adequate rent relief, is a proven strategy for preventing new cases of houselessness from occurring by keeping people housed. During the pandemic, the combination of mediation and rent relief funds prevented a spike in evictions. But as housing costs continue to rise and wages continue to remain chronically low (compared to our cost of living), people are still being priced out of their homes.

Research shows that mediation is most successful when landlords know they will be able to be compensated for unpaid rent via emergency rent relief funds. When landlords do not have this assurance, they are much less likely to stick with mediation, accept its results, and refrain from filing eviction cases in court. This is key to stopping eviction from proceeding, because research also shows that once a landlord has filed in court, they are unlikely to accept any other outcome other than eviction.

While I would love to see this program go statewide, in a tight budget year, it makes sense to focus this program on those with the greatest need for safeguards from eviction right now, and Maui County makes the most sense. Mahalo.

**SB-3332-SD-2**

Submitted on: 3/11/2024 10:20:19 PM

Testimony for HSG on 3/13/2024 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Christy MacPherson	Individual	Support	Written Testimony Only

Comments:

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

I SUPPORT SB3332 SD2. We have seen how this program has supported hundreds of families in being able to remain housed and in preventing increases in homelessness during the pandemic. However, it *needs to include rent relief for all Hawai'i renters across the state* in order to make it effective. Our housing crisis has only been exacerbated in recent years and this program is proven to be a win-win solution for both renters and landlords.

Mahalo for your consideration.

**SB-3332-SD-2**

Submitted on: 3/11/2024 11:51:17 PM

Testimony for HSG on 3/13/2024 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Thomas Brandt	Individual	Support	Written Testimony Only

Comments:

Strong support!

In support of SB3332

Rep. Luke Evslin, Chair  
Committee on Housing

I support the legislation that your Committee on Housing is considering that will provide the opportunity to mediate -- for both landlords and tenants -- who were affected by the fires. Although my home in Kula was spared this time, we did evacuate and fortunately had a house to come home to when we returned. Many people did not.

It is on behalf of those people, if you are able to bring this legislation into effect, that I will also be assisting. I am a volunteer mediator affiliated with Maui Mediation Services, and I will be one of many called upon to mediate landlord/tenant cases. We will help them move forward with their own best solutions, which is of course the underlying principle of mediated agreements.

Both landlords and tenants have been impacted. We all hope to keep tenants housed rather than adding to a housing crisis, and we hope to assist landlords who support themselves by offering rentals. They may find themselves in crisis when rental income is not available to assist with their mortgage payments.

I thank you for your efforts on behalf of this legislation, and hope to see this assistance for both landlords and tenants come to fruition.

Mahalo,  
Diane Petropulos  
1132 Pulehu Rd.  
Kula, HI 96790

**SB-3332-SD-2**

Submitted on: 3/12/2024 9:00:17 AM

Testimony for HSG on 3/13/2024 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
david gierlach	Individual	Support	Written Testimony Only

Comments:

I support this bill for the following reasons:

- Eviction mediation, when paired with adequate rent relief, is a proven strategy for preventing new cases of houselessness from occurring by keeping people housed. During the pandemic, the combination of mediation and rent relief funds prevented a spike in evictions. But as housing costs continue to rise and wages continue to remain chronically low (compared to our cost of living), people are still being priced out of their homes.
- Research shows that mediation is most successful when landlords know they will be able to be compensated for unpaid rent via emergency rent relief funds. When landlords do not have this assurance, they are much less likely to stick with mediation, accept its results, and refrain from filing eviction cases in court. This is key to stopping eviction from proceeding, because research also shows that once a landlord has filed in court, they are unlikely to accept any other outcome other than eviction.
- Having both mediation and rent relief available for landlords and tenants who went through mediation resulted in 87% of eviction cases settling, compared to the norm of 47%.
- Studies estimate that 25% of all evictions led to an individual or family becoming houseless.

**SB-3332-SD-2**

Submitted on: 3/12/2024 11:10:19 AM

Testimony for HSG on 3/13/2024 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Regina Gregory	Individual	Support	Written Testimony Only

Comments:

support



**SB-3332-SD-2**

Submitted on: 3/12/2024 11:55:32 AM

Testimony for HSG on 3/13/2024 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Eric Anderson	Individual	Support	Written Testimony Only

Comments:

I urge passage of SB3332.

Too many of our citizens lack reliable overnight shelter, let alone a home of their own. We face a great deal of work to develop affordable housing options for those already homeless.

We do not need to add to their number.

Mediation has a high rate of success in reducing evictions when coupled with compensation to landlords for unpaid rent. Without those funds, landlords are far more likely to move cases into the courts, both increasing caseloads in the system and reducing the ability of evicted persons to find housing. According to research, a quarter of those evicted become homeless.

As a local church pastor and a member of a the Board of Directors of Ku'ikahi Mediation Center on Hawai'i Island, and as a person of compassion, I urge passage of this bill.

Eric Anderson

**SB-3332-SD-2**

Submitted on: 3/12/2024 2:06:53 PM

Testimony for HSG on 3/13/2024 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Lorna Holmes	Individual	Support	Written Testimony Only

Comments:

Please pass this bill to keep the homeless situation from getting even worse. For every tax dollar spent on rental assistance and landlord-tenant mediation programs, the public saves six dollars on homeless services, and fewer people become homeless. Mahalo.