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March 21, 2024

The Honorable David A. Tarnas, Chair

House Committee on Judiciary & Hawaiian Affairs
State Capitol, Conference Room 325 & Videoconference

RE: Senate Bill 2132, SD1, HD1, Relating to the Residential Landlord-Tenant Code

HEARING: Thursday, March 21, 2024, at 2:05 p.m.

Aloha Chair Tarnas, Vice Chair Takayama, 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 **supports** Senate Bill 2132, SD1, HD1, which amends the deadline related to the repair of conditions that constitute health or safety violations. Increases the amount deducted from a tenant's rent for the tenant's actual expenditures to correct health or safety violations and defective conditions. Effective 7/1/3000.

HAR appreciates the amendments made in the previous Committee to align this measure with the existing Landlord-Tenant Code timeframes. We support this version of the bill and appreciate its intent to streamline the Landlord-Tenant Code.

We do believe that a more comprehensive review of the Landlord-Tenant Code should be done with all stakeholders to increase compliance, conduct enforcement on bad actors, and encourage responsible property owners to offer their property for rent, thereby increasing the rental housing supply to help address demand. We hope to work with interested stakeholders to continue this important conversation.

Mahalo for the opportunity to testify.



To: House Committee on Judiciary & Hawaiian Affairs
Re: **SB 2132 SD1 HD1 – Relating to the Residential Landlord-Tenant Code**
Hawai'i State Capitol & Via Videoconference
March 21, 2024, 2:05 PM

Dear Chair Tarnas, Vice Chair Takayama, and Committee Members,

On behalf of Hawai'i Children's Action Network Speaks!, I am writing in **SUPPORT of SB 2132 SD1 HD1**. This amends the deadlines related to the repair of conditions that constitute health or safety violations and the payment of past due rent. It also increases the amount that can be deducted from a tenant's rent for the tenant's actual expenditures to correct health or safety violations and defective conditions.

Substandard and dangerous housing conditions can often lead to frequent moves and homelessness among families with children. It is well established that housing instability has harmful effects on children's health and educational outcomes¹ 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.²

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 49th among the states for housing affordability.³

Hawai'i has had a housing and homelessness crisis since long before the pandemic, and our families with keiki are still suffering the consequences of it. This bill would help keep them in stable and safe housing.

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

Thank you,

Nicole Woo
Director of Research and Economic Policy

¹ <https://housingmatters.urban.org/articles/how-housing-affects-childrens-outcomes>

² <https://www.apa.org/pi/ses/resources/indicator/2014/06/childhood-poverty>

³ <https://assets.aecf.org/m/resourcedoc/aecf-2023kidscountdatabook-2023.pdf>

SB-2132-HD-1

Submitted on: 3/20/2024 4:51:17 AM

Testimony for JHA on 3/21/2024 2:05:00 PM

Submitted By	Organization	Testifier Position	Testify
Mary K Ochs	Individual	Support	Written Testimony Only

Comments:

Aloha,

I am a small property owner in Honolulu and rent out property. I **strongly support** this legislation the proposals strengthen the law and gives tenants better tools to obtain decent, safe housing. Any responsible landlord would support these changes.

Mahalo for your consideration,

Mary Ochs