

**TESTIMONY OF  
THE DEPARTMENT OF THE ATTORNEY GENERAL  
KA 'OIHANA O KA LOIO KUHINA  
THIRTY-THIRD LEGISLATURE, 2025**

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**ON THE FOLLOWING MEASURE:**  
H.B. NO. 466, RELATING TO EVICTIONS.

**BEFORE THE:**  
HOUSE COMMITTEE ON HOUSING

**DATE:** Friday, January 31, 2025                      **TIME:** 9:15 a.m.

**LOCATION:** State Capitol, Room 430

**TESTIFIER(S):** Anne E. Lopez, Attorney General, or  
Christopher T. Han, or Christopher J.I. Leong, 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 prohibits landlords from terminating certain tenancies without cause and establishes criteria under which landlords can undertake a no-fault eviction. This bill also requires landlords, when proceeding with a no-fault eviction, to offer relocation assistance to the tenant or waiver of the final month's rent.

Section 2 of the bill, which adds a new part to chapter 521, Hawaii Revised Statutes, could be subject to challenge under the Contract Clause of the United States Constitution, which generally prohibits the substantial impairment of contractual relationships. Since residential leases are contracts by nature, requirements under the proposed section that are inconsistent with any existing agreements at the time of this bill's approval may constitute an impairment. To mitigate this issue, we recommend inserting another section in the new part, to be placed at page 14, line 14, as follows:

**§521-L. Effect of this section.** Nothing in this section shall be applied so as to impair any contract existing in a manner violative of either the state constitution or article I, section 10, of the United States Constitution.

We also recommend amending the bill to clarify certain undefined provisions in the proposed new part. The use of the phrase "reasonable terms" in §521-G on page 12, lines 9-10, raises questions, such as who determines the reasonableness, what

constitutes a reasonable term, and how reasonableness should be determined. The term "relocation assistance" in §521-I on page 14, line 4, is also undefined. This term should clarify what constitutes relocation assistance, whether the assistance involves financial assistance, and if so what is deemed to be sufficient. We also note that the blanket requirement to waive the last month's rent for all no-fault evictions may invite a legal challenge as an impairment of contract under the Contract Clause.

Additionally, due to the breadth of the proposed new sections, we recommend adding a severability clause at page 17, line 9, as a new section 6, as follows:

SECTION 6. If any provision of this Act or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Act that can be given effect without the invalid provision or application, and to this end the provisions of this Act are severable.

The current sections 6 and 7 should be renumbered accordingly.

These amendments would enhance the bill's ability to withstand constitutional challenges. Thank you for the opportunity to provide comments.

**HB-466**

Submitted on: 1/29/2025 9:15:22 AM

Testimony for HSG on 1/31/2025 9:15:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Maui Housing Hui	Maui Housing Hui	Support	Remotely Via Zoom

Comments:

Aloha Committee members,

The Maui Housing Hui believes this initiative would help renter's in Maui County. We are in support.

Mahalo

January 31, 2025

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

House Committee on Housing  
State Capitol, Conference Room 430 & Videoconference

**RE: House Bill 466, Relating to Evictions**

**HEARING: Friday, January 31, 2025, at 9:15 a.m.**

Aloha Chair Evslin, Vice Chair Miyake, and Members of 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 10,000 members. HAR **opposes** House Bill 466, which prohibits landlords from terminating certain tenancies without cause. Establishes criteria under which landlords can undertake a no-fault eviction. Requires landlords, when proceeding with a no-fault eviction, to offer relocation assistance to the tenant or waiver of the final month's rent. Effective 1/1/2026.

With 38.2%<sup>1</sup> of Hawai'i residents renting their homes, rental housing plays a crucial role in providing housing for many working families and individuals. A Rental Agreement is a private contract between a tenant and a housing provider, and there are various reasons why a housing provider may choose not to renew an agreement or why a tenant may decide to move out. However, under this measure it lists specific grounds under which a housing provider may terminate a tenancy, including nonpayment of rent, substantial violations, or failure to meet tenant obligations outlined in the Landlord-Tenant Code. Additionally, it introduces no-fault evictions with added processes depending on the type and increased notice periods.

For example, if a housing provider intends to sell their property, the measure mandates an additional 90-days to move after receiving notice. The housing provider is also required to provide proof that the property is for sale. For those facing financial hardship or other personal difficulties, this extended timeline could pose a significant burden. If the housing provider needs to move into their property or for use by an immediate family member, they would also need to provide the tenant with 90 days to move after notice is given. In the case of a multi-family building there must be no substantially equivalent dwelling unit vacant to house the housing provider or for their immediate family to move into.

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<sup>1</sup> UHERO. (May 20, 2024). *The Hawai'i Housing Factbook*. <https://uhero.hawaii.edu/wp-content/uploads/2023/06/TheHawaiiHousingFactbook.pdf>

In cases where a tenant is late with rent more than twice, defined as paying more than 10 calendar days past the due date, the housing provider may only issue a no-fault eviction after the rental agreement expires. This means that if a tenant is late within the first two months of a one-year rental agreement, the housing provider must wait until the end of the term before initiating a no-fault eviction. Additionally, the provider must then issue a 90-day notice, making it challenging to manage rental properties effectively and potentially reducing incentives for tenants to pay rent on time.

The measure also imposes strict requirements for no-fault eviction due to renovations, including detailed timelines and a right of first refusal for tenants to return after the work is completed. These provisions may discourage housing providers from making necessary property improvements.

If a housing provider undertakes a no-fault eviction, they would need to offer relocation services or waive the final month's rent. By adding layers of processes, extending notice periods, and making it difficult for housing providers to reclaim their property, this measure would have the unintended consequence of deterring property owners from renting their units which reduces rental housing availability and increases costs due to lack of supply.

Mahalo for the opportunity to provide testimony on this measure.



**Hawai'i YIMBY**  
Honolulu, HI 96814  
hawaiiyimby.org  
info@hawaiiyimby.org

January 31, 2025

House Committee on Housing  
Hawai'i State Capitol  
Honolulu, HI 96813

**RE: SUPPORT for HB 466 - RELATING TO EVICTIONS**

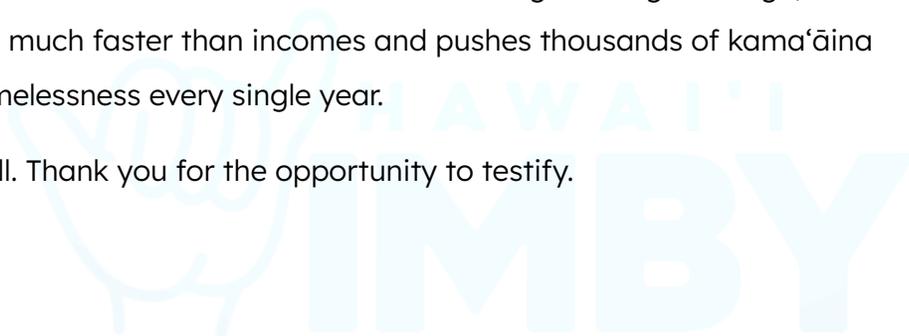
Aloha Chair Evslin, Vice Chair Miyake, and Members of the Committee,

On behalf of Hawai'i YIMBY, we are writing in **support of HB 466** which would better define criteria for tenant evictions. We have many landlords who operate in an ethical and fair manner in managing the tenancies of residents. However, we cannot solely rely on the goodwill of good landlords to adequately protect our large population of renters.

We believe in increasing housing stability. With the current housing crisis, we understand that landlords may be faced with ever-changing interests in the use of their property, and many times there may be higher interest than maintaining housing stability of their current residents. We need to continue to regulate what are and are not appropriate reasons to evict someone from their home to ensure that tenants are treated fairly, have proper recourse if treated unfairly, and landlords are held accountable to that standard.

Hawai'i YIMBY (*Yes In My Backyard*) is a volunteer-led grassroots advocacy organization dedicated to supporting bold and effective solutions for Hawai'i's devastating housing crisis. Our members are deeply concerned about Hawai'i's chronic and worsening housing shortage, which has caused home prices to rise much faster than incomes and pushes thousands of kama'āina out to the mainland or into homelessness every single year.

We ask your support for this bill. Thank you for the opportunity to testify.





**Hawai'i YIMBY**  
Honolulu, HI 96814  
hawaiiyimby.org  
info@hawaiiyimby.org

Sincerely,

Damien Waikoloa

Chapter Lead, Hawai'i YIMBY

Edgardo Díaz Vega

Chapter Lead, Hawai'i YIMBY



**HB-466**

Submitted on: 1/30/2025 3:35:53 PM

Testimony for HSG on 1/31/2025 9:15:00 AM

Submitted By	Organization	Testifier Position	Testify
Jade Moreno	Maui Housing Hui	Support	Written Testimony Only

Comments:

Aloha,

There has not been meaningful reform to the Landlord Tenant Code in our state since the 1980s. Much has changed since then and our legislation should adapt to and reflect the *current needs* of residents.

In today's economy, housing has been so commodified that two income households can rarely qualify for a mortgage. This creates a class of permanent renters and an opportunity for landlords to prioritize maximizing profits over the needs of the community. This further contributes to the instability of housing throughout the state and aggressive gentrification. Renters can do everything right; pay their rent in full and on time, follow the terms of their lease perfectly, and even tolerate subpar habitability issues, all with the hope to have a lease renewed and no protected right to such the stability they deserve. Renters often still find themselves forced to move because landlords can simply choose not to renew.

But why wouldn't a landlord renew the lease of a good tenant you may ask?

**Landlords generally turn around and increase the rent, with no limitation, and find a new tenant. It is more palatable to establish a higher price with a new tenant, than to exorbitantly raise the rent, without limitation, on an established tenant who has done everything right.**

The landlord tenant code protects the right of a landlord to simply move on from the business they chose to enter, no reason needed, while tenants cannot guarantee housing stability in a market they have little to no choice but to participate in. Our state is effectively prioritizing a landlord's right to maximum profit over a renter's right to a stable home **DURING A HOUSING CRISIS.**

Furthermore, each time a household is forced to relocate, punitive costs are attached:

- Application fees for the multiple applications necessary to find a new unit.
- Credit checks, sometimes charged to tenants, and always impacting credit score.
- Mandatory move out cleaning fees costing hundreds of dollars.

- Security deposits that are not required to be returned before a tenant needs to put a deposit on a new unit. This ties up thousands of precious dollars during a vulnerable time financially.
- Landlord attempts to retain portions of security deposits unjustly are common place.

Landlords still maintain protections in the landlord tenant code that give them options to move on from *bad tenancy* relationships. If we are being equitable to landlords AND tenants, it only makes sense that tenants should have protections to stay housed when they establish all the hallmarks of a *good tenancy*. There is simply no logical reason protecting tenants that do everything right shouldn't exist in our legislation. Preserving tactics that continue to raise the cost of living, especially with so many off shore investors profitting, only further damages our communities and pushes Hawaiians from from the islands. I ask, what our government is willing to do in order to stop this hemorrhage?

Maui has an additional hurdle to the rental market perversion post wildfires. On top of all the factors putting upward pressure on rental prices, we also have the influence of FEMA's Direct Lease Program artificially inflating market prices outside of the program, pushing rental prices to astronomical rates. ANY ISLAND CAN FIND THEMSELVES EXPERIENCING A DISASTER. It is my sincere hope that this cautionary tale sparks our officials to be proactive, rather than reactive. Putting protections in place for tenants now can keep people housed in a time that securing housing is getting harder every day.

Please check out [Maui Housing Hui's research report](#) detailing FEMA's impact on our rental market.

Please support our renters by valuing their right to remain housed over the right of a landlord to earn every possible penny for themselves, no matter the greater cost to the community.

Mahalo for your time and service,

Jade Moreno

Principle Researcher and Policy Analyst

Maui Housing Hui



## CATHOLIC CHARITIES HAWAII

### TESTIMONY IN SUPPORT OF HB 466: RELATING TO EVICTIONS

TO: House Committee on Housing

FROM: Tina Andrade, President and CEO, Catholic Charities Hawai`i

Hearing: **Friday, 1/31/25; 9:15 AM; CR 430 & Videoconference**

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

Catholic Charities Hawai`i **Supports HB 466**, which prohibits landlords from terminating certain tenancies without cause. It establishes criteria under which landlords can undertake a no-fault eviction. It requires landlords, when proceeding with a no-fault eviction, to offer relocation assistance to the tenant or waiver of the final month's rent.

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 to the most vulnerable of the people in Hawai`i. We serve over 40,000 people each year throughout the state. Creating affordable housing and ending homelessness are our top priorities.

Almost 40% of Hawai`i households are renters. Our workforce deals with high rental costs in order to make Hawai`i their home. Elders are often long-term renters whose homes give them safety and peace. Losing your home due to an eviction without cause is not only destabilizing, it is unfair. Arbitrary no-cause evictions disrupt the lives and often the health of tenants and contribute to financial insecurity and housing instability. Our state's many renters in good standing deserve housing stability.

Catholic Charities Hawai`i has programs to help people find rentals. However, this is not a fast process. It requires much searching and help to locate and move to a new rental unit. It is much better to avoid a move when at all possible.

One of our state's top priorities is ending homelessness. **To accomplish that, we need more strategies to help prevent homelessness.** This bill is one more tool to help families retain their housing and provide some hope to renters.

Catholic Charities Hawai`i urges **your support** of this bill. By ending arbitrary lease non-renewals, we can ensure that good tenants have some protection and stable housing.

If you have any questions, please contact our Legislative Liaison, Betty Lou Larson, at (808) 527-4813.

**HB-466**

Submitted on: 1/30/2025 4:45:58 PM

Testimony for HSG on 1/31/2025 9:15:00 AM

Submitted By	Organization	Testifier Position	Testify
H. Doug Matsuoka	Hawaii Guerrilla Video Hui	Support	Written Testimony Only

Comments:

Aloha Chair Evslin, Vice Chair Miyake, and members of the Committee,

My name is H. Doug Matsuoka, I am 72 years old, a director of Kokua Council, and a founding member of Hawaii Guerrilla Video Hui. I am retired, living on a fixed income, and I am a renter.

I strongly support HB 466 prohibiting aggressive, spur-of-the-moment evictions without cause. This will help stabilize the housing market and allow renters protection under the law enjoyed by renters elsewhere. In Germany, rents are generally without term and are assumed to continue. Rent increases and evictions are controlled to allow both landlord and renter stability of housing.

There is nothing in bill that precludes the owner and renter from striking an agreement that is **mutually beneficial**.

Chapter 4 of the OECD (Office of Economic Cooperation and Development, an international group of which the US is a founding member) publication, "How's Life?", shows how housing conditions matter for well-being. HB 466 will increase public well-being by offering stability to both renter and home owner.

This is particularly important as more Hawaii residential property is controlled not by the small, private, homeowner, but by foreign, or corporate "investors" out for profit over the public good using the most aggressive and expedient means possible.

Please pass HB 466. Thank you for your attention to this.

H. Doug Matsuoka

OECD publication, "How's Life? Measuring Well-Being,"

[https://www.oecd.org/content/dam/oecd/en/publications/reports/2011/10/how-s-life\\_g1g14dc9/9789264121164-en.pdf#page1](https://www.oecd.org/content/dam/oecd/en/publications/reports/2011/10/how-s-life_g1g14dc9/9789264121164-en.pdf#page1)



## HAWAII WORKERS CENTER

Defending and Respecting the workers of  
Hawaii'i

808-743-1031   
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hawaiiworkerscenter.org

January 29, 2025

**Executive Board  
Committee**

Rev. Sam Domingo  
*Board Chair*

Mary Ochs  
*Vice Chair*

Dr. Arcelita Imasa  
*Secretary*

Kami Yamamoto  
*Treasurer*

**Board Members**

Yoko Liriano

Nanea Lo

Innocenta  
Sound-Kikku

Ray Catania

Justin Jansen

Leyton Torda

Kami Yamamoto

CJ Johnson

**Executive Director**

Sergio Alcubilla III, Esq.

Hawaii State House of Representatives

Committee on Housing

Rep. Luke Evslin, Chair

Rep. Tyson Miyake, Vice Chair

**RE: STRONG SUPPORT for H.B. 466 RELATING TO JUST CAUSE EVICTIONS**

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

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

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

The HWC stands in **strong support of H.B. 466** which prohibits landlords from terminating certain tenancies without cause. Establishes criteria under which landlords can undertake a no-fault eviction. Requires landlords, when proceeding with a no-fault eviction, to offer relocation assistance to the tenant or waiver of the final month's rent.

This bill is driven by the members of the Maui Tenants & Workers Association, a project of the Hawaii Workers Center to help ameliorate the housing crisis on Maui and the unlevel playing field that renters face in a housing market with very limited supply and unscrupulous landlords.

Tenants in good standing deserve housing stability. By ending arbitrary lease non-renewals, we can improve housing stability for the 40% of Hawaii households who rent.

Thank you for your consideration in support of H.B. 466.

Sincerely,

Sergio Alcubilla  
Executive Director

**HB-466**

Submitted on: 1/28/2025 8:05:39 PM

Testimony for HSG on 1/31/2025 9:15:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Christine Otto Zaa	Individual	Support	Written Testimony Only

Comments:

Strong support for HB466. We need a multifaceted approach to protect our local families.

**HB-466**

Submitted on: 1/28/2025 8:24:54 PM

Testimony for HSG on 1/31/2025 9:15:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Andrew Crossland	Individual	Support	Written Testimony Only

Comments:

**I STRONGLY SUPPORT** this Bill which reasonably supports the interests of tenants. I urge all members of the Committee to **VOTE YES** on this Bill.

**HB-466**

Submitted on: 1/29/2025 2:49:18 PM

Testimony for HSG on 1/31/2025 9:15:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
John Witeck	Individual	Support	Written Testimony Only

Comments:

Evictions should be allowed only for just cause and should not occur at the whim of a landlord or to get mor rent from a subsequent renter. Please also pass HB 463 & 464 to improve rental accessibilty and protections for renters. I hope yhe Legislature will approve these 3 essential measures.

**HB-466**

Submitted on: 1/29/2025 3:04:19 PM

Testimony for HSG on 1/31/2025 9:15:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
cheryl burghardt	Individual	Support	Written Testimony Only

Comments:

I SUPPORT

HB 466 which prohibits landlords from terminating certain tenancies without cause. Establishes criteria under which landlords can undertake a no-fault eviction. Requires landlords, when proceeding with a no-fault eviction, to offer relocation assistance to the tenant or waiver of the final month's rent.

Everyone deserves housing stability. It is the least that the landlord could do to provide relocation assistance or waiver of the final month's rent. Adding that a reason for eviction should not be that a military person or other with cash wants to rent the place so that the landlord will get more \$\$.

Again, I support this bill.

**HB-466**

Submitted on: 1/29/2025 4:34:56 PM

Testimony for HSG on 1/31/2025 9:15:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Anna Mines	Individual	Support	Written Testimony Only

Comments:

I am writing in support of HB466. Tenants in good standing deserve housing stability and by ending arbitrary lease non-renewals, this can be improved for 40% of Hawai'i households who rent.

**HB-466**

Submitted on: 1/29/2025 6:34:18 PM

Testimony for HSG on 1/31/2025 9:15:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Tamra Hayden	Individual	Support	Written Testimony Only

Comments:

It is important that Landlords are required in these cases to be held to account for terminating a tenants leases. I had rented in Honolulu for years before buying our own home. My last rental, it was 12 years. When my landlord had a new girlfriend, we argued quite a few times because she would not leash her dogs. Everyone else was required to. I had to save her dogs from being run over when they were off lead and would run into traffic on University Ave.. I had approached her several times and asked her nicely. I had purchased my home and had just entered escrow and had not given my landlord notice yet. She began verbally attacking me and led to a verbal argument in public. She said she was evicting me. That should have not been OK, that was not just cause. We gave our notice to the landlord when he got home that day. She would not stop yelling. I did not have an agreement with her, but her boyfriend. If that would have happened. I would need an avenue to protect myself. I know I am not alone in termination stories. I know other renters were evicted so the landlord could charge more. So I am totally supportive of this bill.

**HB-466**

Submitted on: 1/29/2025 7:52:20 PM

Testimony for HSG on 1/31/2025 9:15:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Momi Vee	Individual	Support	Written Testimony Only

Comments:

Please support HB 466 which prohibits landlords from terminating certain tenancies without cause. Establishes criteria under which landlords can undertake a no-fault eviction. Requires landlords, when proceeding with a no-fault eviction, to offer relocation assistance to the tenant or waiver of the final month's rent. Tenants in good standing Deserve housing stability. By ending arbitrary lease non-renewals, we can certainly improve the housing stability for over 40% of Hawai'i's households who do rent.

**HB-466**

Submitted on: 1/29/2025 10:47:14 PM

Testimony for HSG on 1/31/2025 9:15:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jeremiah Brown	Individual	Support	Written Testimony Only

Comments:

**Aloha,**

**A colleague of mine's lease was abruptly non-renewed with 45 days' notice. As a result, he had to miss work for several days while he and his family scrambled to find a new place to live. During that time, he lost income and was incredibly stressed. He was forced to uproot his entire family on short notice and take the first apartment that was available. It takes a lot of money to find a new place, you have to put down a deposit and two months' rent.**

**This bill would address this issue and I strongly support it's passage. It would lead to more stable housing for renters in our state.**

**HB-466**

Submitted on: 1/29/2025 10:58:05 PM

Testimony for HSG on 1/31/2025 9:15:00 AM

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

Comments:

Dear Chair, Vice Chair, and Members of the Committee,

My name is Nanea Lo, and I am writing in **strong support of HB 466**, which seeks to end arbitrary lease non-renewals and improve housing stability for the 40% of Hawai‘i households who rent.

As a Kanaka Maoli, a resident of Mō‘ili‘ili, and an active member of our community through the Honolulu Tenants Union, Sierra Club of Hawai‘i, and Hawai‘i Workers Center, I have witnessed firsthand the devastating impact of Hawaii’s housing crisis. Too many of our neighbors—working families, kūpuna, and longtime residents—are being forced out of their homes without just cause, further exacerbating our state’s displacement crisis. Arbitrary non-renewals give landlords unchecked power to remove tenants who are in good standing, creating unnecessary instability and pushing more people into precarity.

**Housing is a human right. By passing HB 466, we take an important step toward protecting renters and ensuring that our people can remain in their homes and communities. I urge you to stand with Hawaii’s renters and pass this bill.**

Me ke aloha ‘āina,

**Nanea Lo**

**Mō‘ili‘ili, HI 96826**

**Member, Honolulu Tenants Union**

**Executive Commission Member, Sierra Club of Hawai‘i**

**Board Member, Hawai‘i Workers Center**

**Kanaka Maoli / Lineal Descendant of the Hawaiian Kingdom**

**HB-466**

Submitted on: 1/30/2025 2:36:05 AM

Testimony for HSG on 1/31/2025 9:15:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Stoph Kasak	Individual	Support	Written Testimony Only

Comments:

This proposed measure supports our vulnerable tenants & therefore deserves passing support. Tenants are subject often to capricious & arbitrary evictions (\*arbitrary only one ignores the real reason for kicking out tenants: the profit motivation in flipping tenants so landlords can more easily jack their rents, and skirt the Governor's loophole ridden eviction moratorium) devastating & upending struggling peoples' lives, forcing them to undergo horribly burdensome moves, all too often right in this predatory Capitalist market, (for Settler-Colonized Hawaiians & transnational emmigrants, right out of their ancestral or adopted homeland here) or onto the streets... all so those the State violently empowers to exploitatively profiteer off tenants' labor & vulnerability may do so with impunity.

Besides being a deeply cruel & unjust system, such gauging & displacement also doesn't even serve the economic interests of the broader Ruling Classes in this State, as keeping such a large constituency so constantly rent burdened & financially drained leaves people all too little money left to circulate into the rest of the Market, driving rampant stagflation.

Regulate the runaway [un]"housing" industry or suffer further the consequential imperilment of Imperial totalitarian rule of the landed over lords over us neofeudal serflike subjects.

**HB-466**

Submitted on: 1/30/2025 7:36:58 AM

Testimony for HSG on 1/31/2025 9:15:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
carol lee kamekona	Individual	Support	Written Testimony Only

Comments:

I am in support of hb466 so long as it depicts what "just cause" means. Just because your grandchild wants a bigger house for her baby even though they have a roof over their head. Is that "just cause" to evict someone who has lived in a unit on property for 15 years? I think not but who am I but just a lowly renter with minute protection.

please pass this Bill as I am in total support of hb466. Mahalo again!

carol lee kamekona

kahului, maui

**HB-466**

Submitted on: 1/30/2025 8:19:23 AM

Testimony for HSG on 1/31/2025 9:15:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Christina Jones	Individual	Support	Written Testimony Only

Comments:

Hello, I am wiring to support HB466 because I am a tenant in good standing and I am currently concerned I will lose my housing for no fault of my own. I am a professional here on island. I have been here for ten years and in my home for five. If I were to lose my home now, I may need to move off island for there may not be a comparable home that I will be able to afford to rent. I am already paying much more than I should considering my income. I think that landlords should have a very good reason to not continue a lease, and it shouldn't just be because they want to charge higher rent because they can. Thank for considering this bill on behalf of Maui tenants. We will start losing valuable community members due to an inability to afford rent if we don't protect them.

In appreciation,

Christina Jones

## TESTIMONY IN SUPPORT OF HB466

Aloha Committee Members,

I am Barbara Tom testifying as a private citizen and as the Director of an Immigrant/Migrant Center in Waipahu. I am in full support of HB466 which prevents Landlords from terminating tenancies without just cause. And if they proceed with termination without cause, I support offering them relocation assistance or a waiver of their final months' rent which can support them in finding another site. Our migrant families that have been terminated in Waipahu are often not given reasons for an abrupt termination nor are they given enough time. Again, language barriers and seeking low-income housing units are difficult for them to locate.

I am in full support of HB466

Sincerely,  
Barbara Tom  
98-1854 Mikinolia Place  
Aiea, HI 96797

**HB-466**

Submitted on: 1/30/2025 9:15:55 AM

Testimony for HSG on 1/31/2025 9:15:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Aria Juliet Castillo	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Evslin and Vice Chair Miyake and the Committee

Please support HB 466, which will require cause for eviction and non-lease renewals. With 40% of the population as renters, we must do everything we can to ensure a stable housing environment.

Mahalo

Aria Juliet Castillo, Kailua HI

**HB-466**

Submitted on: 1/30/2025 9:35:40 AM

Testimony for HSG on 1/31/2025 9:15:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jordan Hocker	Individual	Support	Remotely Via Zoom

Comments: Aloha Chair Evslin, Vice Chair Miyake and members of the housing committee, My name is Jordan Hocker and I began volunteering as a tenants organizer on Maui in late 2021, motivated by the housing crisis caused by Covid and watching many of my friends and co workers struggle to find affordable and safe living conditions. I am a renter and currently act as the Outreach and Education Coordinator with the Maui Housing Hui, a grassroots organization aimed at promoting equity for renters. This testimony is on my own behalf. As mentioned in prior testimony, the August 8th wildfires rippled wide in their effects on our community. One aspect was the frenzy for landlords to take advantage of the rates that FEMA was offering for rentals to house fire survivors. These prices were meant to lure short-term vacation rental owners who were experiencing profit loss and instead encouraged landlords to evict their long-term tenants for quick FEMA money. This destabilized our rental market but more importantly launched too many of our community members into housing insecurity. I believe a bill like HB466 would have protected our community from these conditions and that HB466 would protect renters on any island post-disaster. I'm asking this body to be proactive for renters across the state and offer relief to renters in Maui County. Please pass HB466 out of your committee. Thank you for your time and consideration, Jordan Hocker

**HB-466**

Submitted on: 1/30/2025 1:58:33 PM

Testimony for HSG on 1/31/2025 9:15:00 AM

Submitted By	Organization	Testifier Position	Testify
Cheryl Ho	Individual	Support	In Person

Comments:

HB 466 re: Eviction w/o cause

In cases where a landlord *wants or needs* to terminate the lease or rental agreement of a tenant *when there has been no fault on the part of the tenant*, HB466 establishes criteria which the landlord must meet, in order to proceed with eviction. This requirement *prevents landlords from engaging in discriminatory evictions based, for instance, on race, ethnicity, immigration status, sexual orientation, gender identification, or disability.*

Under the current federal administration, we are seeing searing attempts to undermine the health, welfare, and stability of members of previously and currently underserved, disenfranchised, discriminated-against residents of Hawai'i and the U.S. *It is crucial that shelter- a fundamental need and right- be provided justly.*

Under HB 466, when a landlord absolutely needs to terminate housing arrangements, that *landlord would be required to provide assistance in relocating, and/or waive the final month's rent.*

I heartily support the proposed provisions of HB 466!

I urge members of the committees to vote to enable HB466 to progress through the legislative process for 2025.

Mahalo!

Cheryl Ho, Nu'uano

**HB-466**

Submitted on: 1/30/2025 2:12:54 PM

Testimony for HSG on 1/31/2025 9:15:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Alana Kay	Hawaii Workers Center	Support	Remotely Via Zoom

Comments:

I operate the hotline for the Maui tenants and workers Association. It causes a tremendous amount of stress for people when they receive a 45 day notice after being a good rent paying tenant. Also, very often, a landlord just chooses to evict somebody because they don't like them. People need to feel that they have more stable and reliable housing. I strongly support this bill

**HB-466**

Submitted on: 1/30/2025 8:04:56 PM

Testimony for HSG on 1/31/2025 9:15:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kyle Burchard	Individual	Support	Written Testimony Only

Comments:

Dear Members of the Hawaii State Legislature,

I am writing to express my strong support for HB 466, which aims to protect tenants from unjustified evictions. By prohibiting landlords from terminating certain tenancies without cause and establishing clear criteria for no-fault evictions, this bill ensures that renters have greater housing stability. Additionally, requiring landlords to offer relocation assistance or waive the final month's rent in no-fault eviction cases provides essential support to affected tenants.

Implementing these measures will not only clarify the Landlord-Tenant Code but also promote fair treatment of renters across Hawaii. By defining justified reasons for eviction and ensuring adequate notice and resources for tenants facing relocation, we can foster more secure and stable communities.

I urge you to support HB 466 to strengthen tenant protections and promote housing stability in our state.

Sincerely,

**HB-466**

Submitted on: 1/30/2025 9:34:33 PM

Testimony for HSG on 1/31/2025 9:15:00 AM

Submitted By	Organization	Testifier Position	Testify
dale chappell	Individual	Support	Written Testimony Only

Comments:

- **I support [HB466](#): Prohibits landlords from terminating certain tenancies without cause.** Establishes criteria under which landlords can undertake a no-fault eviction. Requires landlords, when proceeding with a no-fault eviction, to offer relocation assistance to the tenant or waiver of the final month's rent.
  - **Why?** Tenants in good standing deserve housing stability. By ending arbitrary lease non-renewals, we can improve housing stability for the 40% of Hawaii households who rent.
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- Thank you. Dale Chappell