

Housing and Land Use Committee (2023-2025) on 2024-09-16 5:30 PM

Meeting Time: 09-16-24 17:30

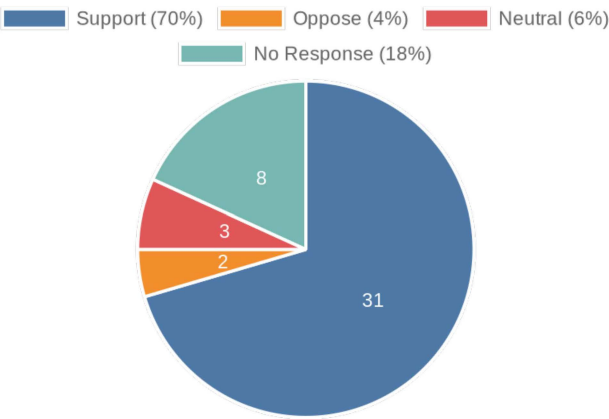
eComments Report

Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
Housing and Land Use Committee (2023-2025) on 2024-09-16 5:30 PM	09-16-24 17:30	2	44	31	2	3

Sentiments for All Meetings

The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

Overall Sentiment



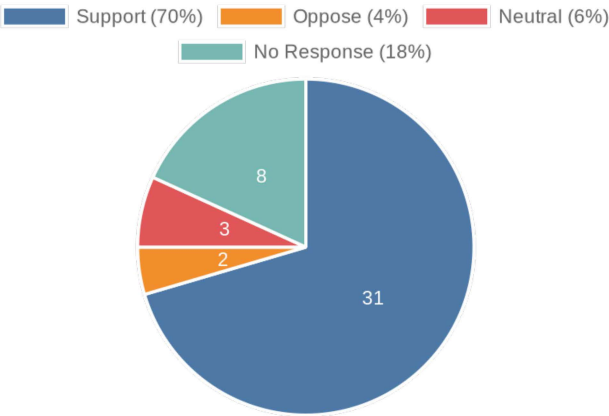
Housing and Land Use Committee (2023-2025) on 2024-09-16 5:30 PM
09-16-24 17:30

Agenda Name	Comments	Support	Oppose	Neutral
A G E N D A	11	9	0	1
HLU-3(20) RENT STABILIZATION (HLU-3(20))	33	22	2	2

Sentiments for All Agenda Items

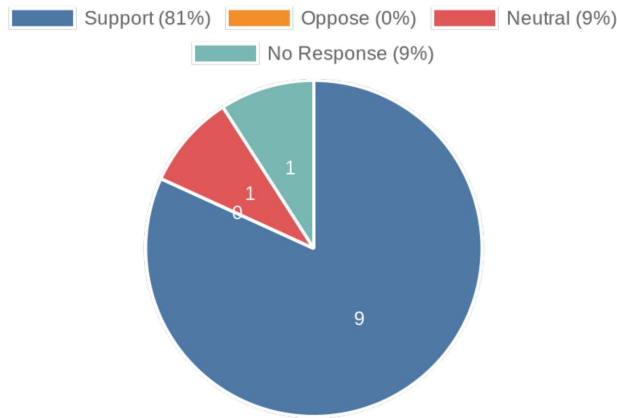
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Overall Sentiment



Agenda Item: eComments for A G E N D A

Overall Sentiment



Guest User

Location:

Submitted At: 7:47pm 09-16-24

Aloha Council Members

I am sharing my opinion on the proposed rent control. I am only in favor of a modest restriction that would tie existing tenant rental increase to an economic indicator similar to COLA. To restrict a landlord from increases to new tenants may have severe unintended consequences. If a landlords insurance for example rose and they carried that burden it would be unfair to restrict an increase once an existing tenant moved. I've seen the unintended consequences of landlords in other areas of the country not maintain their property as well. The county should not create laws to fix what could be fixed and should have been years ago regarding inventory supply. Most if not all projects moving forward are rentals so if these can be streamlined it would be extremely helpful for Maui. I thank you for your work in moving these projects forward. I as a Realtor and Affordable Housing advocate but do not do property management. I do often work and hear from the public on rental issues. Most of my close friends rent properties. Thank you for your consideration of my testimony and I am happy to speak with any of the council if you have further questions. Sincerely Gina Duncan R PB Fine Island Properties 808-250-9858 Mauigina@gmail.com

Guest User

Location:

Submitted At: 3:07pm 09-16-24

Aloha, my name is Peaches Cernal. I am a licensed realtor and a Maui Native, born and raised right here on Maui.

I'd like to express my strong support for rent stabilization in our community.

_As a resident, I've seen firsthand the challenges many of us face in securing affordable housing. Before the age of 5, I lived in 4 homes. My eldest child once pointed out that by age 18, she had lived in 12 different homes. It never truly dawned on me, how many times I had moved my children, just trying to afford life on Maui.

_This instability forces people out of their homes—it disrupts lives, affects mental health, puts an end to close-knit community we've worked so hard to build on Maui. It's heartbreaking to see families, who have been here for generations, having to leave because they can no longer afford to stay.

_Rent stabilization is not just about keeping housing affordable; it's about our residents having some dignity and being able to provide a home for their life partners and children. So many are living in substandard situations with multiple families under one roof. Rent stabilization ensures that everyone can afford to live here and contribute to the local economy without working three jobs just to pay rent. When parents can stop working multiple jobs, that is when we will see our community thrive because our youth will have stronger foundations at home because parents are present.

_I am a licensed realtor on Maui and I know there are concerns that rent control might discourage new development, but we can design policies that protect tenants while still allowing for growth. Other cities have done it successfully, and so can we.

_In closing, I strongly urge you to support rent stabilization. It's a vital step in ensuring that our community remains a place where everyone can afford to live and thrive. Mahalo for your time and for considering my perspective on this important issue.

Guest User

Location:

Submitted At: 12:50pm 09-16-24

Written Testimony in Support of Rent Stabilization Template

Rebecca Kauwe

Kailua Kona, Hawaii 96740

September 2024

Dear Maui County Housing and Land Use Committee, I am writing to express my strong support for mandatory rent stabilization measures on all the Hawaiian Islands but starting with the island of Maui, especially those affected by the wildfire of Lahaina. As a resident of the Hawaiian community, I believe that rent stabilization is essential to ensuring that all families have access to safe and affordable housing. Stable housing is not only a basic human right but also a critical determinant of mental health, economic success, and overall well-being.

1. Introduction:

As a resident of an affordable complex in Hawaii, I believe in rent stabilization to keep housing costs for renters from rising too quickly and/or from eviction.

I am here to support rent stabilization as a necessary step toward protecting our community."

2. Personal Impact:

In recent years, I have seen friends and neighbors forced to leave their homes due to unaffordable rent hikes. Failure of obligation of a landlord to grievance procedure, Landlord's illegal entry into tenants' home, Landlord's negligent to properly maintain and retain records, Landlord's failure to document and/or record receipt of payment in a timely manner and more. This instability disrupts families, affects children's education, and creates stress that impacts mental health."

By stabilizing rent, we can ensure that people can remain in their homes, encouraging and promoting stability, safety and health physically, mentally, and emotionally, preserving the social fabric of our neighborhoods."

3. Broader Community Impact:

Rent stabilization would help maintain economic diversity in our city, allowing teachers, first responders, and service workers to live near their places of work.

While some argue that rent stabilization could discourage new construction, evidence shows that well-designed policies can protect tenants without stifling development.

4. Conclusion: Written Testimony in Support of Rent Stabilization Template

As a tenant, a renter, an individual who is a mother, a sister, a daughter, an aunt, cousin, a friend, and a co-worker and all those like me, I urge you to support rent stabilization.

I appreciate all your time and consideration to this critical and necessary issue.

Sincerely,

Rebecca Kauwe

Kailua Kona, Hawaii 96740

Guest User

Location:

Submitted At: 1:04pm 09-14-24

Ms. Momi Ventures

Kihei, HI 96753

9/14/2024

Aloha Ka Kou Maui County Housing And Land Use Committee,

Dear Members All I can say is we desperately need to be able work AND live here in Mau'i. The housing market leases and rents are off the charts.!!? The "collective greed" of the property managers and home owners has left hundreds of people homeless and or they just left the island unable to afford to live here. Please help us keep our much needed nurses and doctors here where we desperately need them. My family will also be homeless when our lease runs out because the landlord wishes to increase the rent beyond what our Section 8 voucher can give. We aren't lucky to have housing assistance - No one wants it.? Our HUD ceiling is \$2300.00 monthly for a 3 bedroom, where none exists at this range right now. The rental rate is always above what Section 8 allows. Many homes are 4-5k monthly for the same home we're in now. FEMA is making is attractive for homeowners and we need them to Wake Up.?? Please help us Thank You And Mahalo

Guest User

Location:

Submitted At: 8:28am 09-14-24

Written Testimony in Support of Rent Stabilization

September14, 2024

Sharon Lund
Kihei, HI 96753

Dear Maui County Housing and Land Use Committee,

Please accept this letter as a petition from me to support the mandatory rent stabilization measures in Maui, Hawaii. I've been a renter of the Kihei community for the past ten years, and nine years in the 70's. I believe that rent stabilization is critical to ensuring all families have access to safe and affordable housing. Stable housing is critical for the economic success, determinant of mental health and wellness.

Living on Maui I have witness friends and loved ones who have had to move off island (locals and haloes) because the cost of housing has gone up so high and so fast, since the wildfires. People from the mainland are rushing in to purchase homes which leaves us locals to stress attempting to find something. We don't want to move off island. This is our home and our community. Please bring in rent control so we can protect our people and our community and land.

In the past ten years I've lived in two places. The first one I had to move out of because the sold the home. The one I'm living in now (for the past eight years) once again raised the rent \$350 a month, even though we are in a moratorium. Therefore, I'm forced to move out and find another home, which I've been searching for the past three weeks. It seems every week the rents go up and up higher.

With rent stabilization we can be assured that people can remain in their homes, that perhaps many have lived in for decades or their entire life and they are now being forced out because of large price increases on their rent.

Rent stabilization will allow workers of all kinds to live near their place of work and allow for diversity in our community to survive and thrive.

For our community at large now and in the future, I urge you to support rent stabilization, for the betterment of all.

Thank you in advance for taking immediate steps to solve this problem and help to bring Maui back into balance.

With Deep Appreciation,

Sharon Lund
Sharon

Guest User

Location:

Submitted At: 8:26am 09-14-24

Noah Humphrey
Honolulu, HI 96821

September 14, 2024

Maui County Housing and Land Use Committee

Dear Members of the Maui County Housing and Land Use Committee,

I hope this letter finds you well. This is my second letter regarding the critical issue of rent stabilization, and I must reiterate how horrid it is that overcharges and price gouging are even taking place in the wake of such devastation. This is a time for compassion, not exploitation. People must come before profit.

As a first-year Doctor of Chiropractic student, currently studying in California but originally from Oahu, I am deeply troubled by the events in Maui, particularly the displacement of families and the opportunistic attempts to capitalize on this tragedy by raising rents. The overcharge of rental prices is an insult to the resilience of the people who have already endured so much loss.

I continue to strongly support rent stabilization measures in Maui. This action is essential to ensuring that families have access to affordable, secure housing. Stable housing is not just a basic human right but also vital for mental health, economic stability, and community well-being.

My family and I have always been dedicated to community work in Oahu, and I have witnessed firsthand the strain that unaffordable rent places on families. Rent hikes disrupt lives, tear families apart, displace communities, and undermine the values of aloha that should be guiding all of us, especially in such trying times. This exploitation should never be allowed.

I've personally seen friends and neighbors forced to leave their homes because of unbearable rent increases. This practice not only destabilizes families but also affects children's education, community health, and mental wellness. Rent stabilization is the only humane response—it will allow people to remain in their homes and preserve the integrity of our neighborhoods.

Maui's future depends on maintaining its economic diversity, allowing essential workers such as teachers, first responders, and service providers to live where they work. Rent control policies, if well-constructed, will protect tenants while ensuring continued development in a balanced way. Prioritizing profits over the well-being of our community would be a grave injustice.

It is critical that, as we navigate these challenges, we align with the values of aloha and prioritize the needs of the people over financial gain. Investors with no ties to the land must not be allowed to dictate the future of Maui.

For the sake of our community and future generations, I implore you to stand with us and support rent stabilization.

Thank you for your continued attention to this urgent issue.

Sincerely,
Noah Humphrey

Guest User

Location:

Submitted At: 9:16am 09-13-24

September 4, 2024

Dear Maui County Housing and Land Use Committee,

We are writing to express our strong support for mandatory rent stabilization measures in Hawai'i. As residents of Hawai'i, we believe that rent stabilization is essential to ensuring that all families have access to safe and affordable housing. Stable housing is not only a basic human right but also a critical determinant of mental health, economic success, and overall well-being.

Tagnawa is a non-profit organization that provides support for the Filipino survivors of the Maui wildfires. Rent has increased significantly since the fires and has already driven out a number of residents in search of socioeconomic stability (i.e., employment) and affordable housing. Having lost everything, many of the survivors who have remained on island have been scattered throughout Maui — many of which are living with extended family, acquaintances, or strangers. For those who were able to utilize their insurance, these survivors are placed into a one-year housing contract where the absurd renting rate has been noted to reach \$30,000 per month for a family of six.

In our conversations with Filipino survivors, we noted a common concern regarding the uncertainty of their future housing conditions. Several Filipino fire survivors are immigrant families who work in the labor and hospitality industry and live within multigenerational households. Compounded by the growing issue of low wages, the struggle to support a household — with the loss of one's home (and possible employment) due to the fires, only further induces strain on the survivors' mental and physical well-being.

For the sake of our community's future, we urge you to support rent stabilization. By stabilizing rent, we can support our local community and encourage retention numbers. The fires have exacerbated socioeconomic issues not only within Maui County but throughout the state. Left unchecked, these issues can metastasize to affect other aspects of living in Hawai'i — including the overall conditions of living. These fires have further highlighted the urgency of addressing and resolving the issue of affordable housing, low wages, and loss of our population — and by extension, our culture. Supporting rent stabilization is just one way to help our community, but it is a place from which we can start to make a better change. Thank you for your consideration.

Sincerely,
Tagnawa

Guest User

Location:

Submitted At: 9:22am 09-11-24

Aloha,

I am writing in support of stabilizing rents for the County of Maui. As a 36-year resident of Maui and specifically Haiku, rent stabilization is a necessity. A former homeowner now renting, I house share with other working professionals. 34 years ago, a room rental was \$400., in 2024, room rentals are upwards of \$1400. Those on a budget can simply not afford paying \$2,000.+ for a monthly one bedroom rental. Add in transportation fees, food prices, and utilities, most cannot afford these fees and remain stably housed.

The working/struggling individuals and families of Maui need access to safe, affordable and stable housing. Housing is healthcare and a critical determinant of mental health, economic success and overall well-being. Those housed have access to food preparation, utilities and safety. Access to medical care is also greatly impacted by being housed.

For Maui's future and its citizens, we support rent stabilization. Maui has always had a dichotomy within its infrastructure. Those working and struggling to live on Maui are often those employed in Maui's tourism industry. In addition to rent, Maui's infrastructure also needs attention. Road maintenance, utilities, etc. are all impacted by the health and stability of its entirety.

Mahalo for your consideration,
Jill Bauss

Guest User

Location:

Submitted At: 6:51am 09-11-24

Jennifer Bauer

751 Oro Dam Blvd W. #8

Oroville, CA 95965

Maui County Housing & Land Use Committee,

Aloha, I am writing in support of rent stabilization and support of the families of Maui County, not the rich people taking up space with a second, third, fourth home that is rarely occupied, while families of four are living in a sedan parked at the beach. I lived for 26 years on Maui, the last seven were in a van, I camped next to a family of four at a park. The kids were doing homework at the beach, both parents were working in the service industry, and they could not afford a home. I felt guilty because I had a whole van. The situation I describe is from 2018 and earlier, I cannot imagine how bad it is now with refugees from Lahaina Fire still unhoused and being bullied now for being homeless. It is appalling how you are not taking care of the working class who are the ones to keep the hotels and restaurants in operation. Hawaii Nei has room to house the unhomed. There are resources available to build homes. There are large unoccupied buildings that could be housing people until better solutions are found. Rent stabilization is crucial. People working and raising families need to have safe affordable housing. Kanaka Maoli need more Hawaiian Housing, there are so many acres of unused lands, that have water. Maui County IS NO! KA! OI! It is not Oprah's playground. You allow The Grand Wailea to have the only water slide, and deprive ALL OF MAUI LOCAL KIDS! a water park.. You are responsible for unhousing the elderly and disabled who cannot afford your unreasonable rent costs. YOU MURDERED ALOHA! YOU NEED TO BEHAVE WITH PONO BEHAVIOR! This is not a request, this is pointing out that you are the opposite of Aloha and you can choose your return to aloha living or you can choose to feed the insatiable beast that will devour you in the end.. BE PONO OR DO NOT BE.....

Guest User

Location:

Submitted At: 9:17pm 09-10-24

Kenna Reed

Help Maui Rise

Lahaina, HI 96761

09/10/24

Dear Maui County Housing and Land Use Committee,

I am writing on behalf of Help Maui Rise, a grassroots organization dedicated to providing direct aid to families displaced by the 2023 wildfires. We are reaching out to express our strong support for the implementation of rent stabilization measures in Maui County. In light of the devastating fires and the subsequent housing crisis, rent stabilization is essential to ensuring that displaced families and long-term residents alike have access to stable, affordable housing.

Hawaii has the highest housing costs in the U.S., and the situation on Maui is even more urgent following the destruction caused by the wildfires. The displacement of 4,500 households, with 80-87% being pre-fire renters, highlights the immediate need for affordable rental housing. These families are already struggling to rebuild their lives, and unchecked rent increases would only worsen their situation. The expiration of FEMA's Direct Leasing Program in February 2025, along with insurance assistance typically running out within a year, threatens to leave over 1,800 households without housing assistance. With only 1,209 new housing units currently in development, the demand far outpaces supply, making rent stabilization critical to prevent further displacement.

Rent stabilization can help stabilize communities by ensuring that long-time residents, including those displaced by the fires, can afford to stay on the island. With 32% of homes on Maui owned by out-of-state residents, local families are being priced out of their homes. Over the past year alone, an estimated 4,000 people have already left Maui due to rising costs. Without immediate action, more families will be forced to leave, eroding the social fabric of our community and undermining recovery efforts.

Rent stabilization would help protect against inflation by tying annual rent increases to the Consumer Price Index

(CPI), ensuring that rents remain fair and predictable. This would prevent sudden, unaffordable hikes while still allowing landlords to make necessary repairs and investments. Moreover, the mandatory registration of rental properties would provide greater transparency and help the county track housing availability, ensuring that rent stabilization policies are enforced fairly and consistently.

As we work to support displaced families through direct aid, we see firsthand how the lack of stable housing negatively impacts mental health, job security, and overall well-being. In the aftermath of the fires, Maui has already lost 5,000 jobs. Stabilizing rent would not only ease the financial burden on families affected by the fires but also support economic recovery by ensuring that essential workers, like teachers and service workers, can continue to live and work here.

Rent stabilization is not just a response to the current crisis; it is an essential step toward ensuring long-term affordability and stability in our community. While some may argue that rent control could stifle new development, we believe that well-designed policies can balance the needs of tenants and landlords without discouraging growth.

We urge you to support rent stabilization measures to protect Maui's residents and ensure that the island remains a place where families can thrive.

Thank you for your time and attention to this critical issue.

Sincerely,
Kenna Reed
Founder, Help Maui Rise

Guest User

Location:
Submitted At: 9:17pm 09-10-24

Kenna Reed
Help Maui Rise
Lahaina, HI 96761
09/10/24

Dear Maui County Housing and Land Use Committee,

I am writing on behalf of Help Maui Rise, a grassroots organization dedicated to providing direct aid to families displaced by the 2023 wildfires. We are reaching out to express our strong support for the implementation of rent stabilization measures in Maui County. In light of the devastating fires and the subsequent housing crisis, rent stabilization is essential to ensuring that displaced families and long-term residents alike have access to stable, affordable housing.

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Rent stabilization would help protect against inflation by tying annual rent increases to the Consumer Price Index (CPI), ensuring that rents remain fair and predictable. This would prevent sudden, unaffordable hikes while still

allowing landlords to make necessary repairs and investments. Moreover, the mandatory registration of rental properties would provide greater transparency and help the county track housing availability, ensuring that rent stabilization policies are enforced fairly and consistently.

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Rent stabilization is not just a response to the current crisis; it is an essential step toward ensuring long-term affordability and stability in our community. While some may argue that rent control could stifle new development, we believe that well-designed policies can balance the needs of tenants and landlords without discouraging growth.

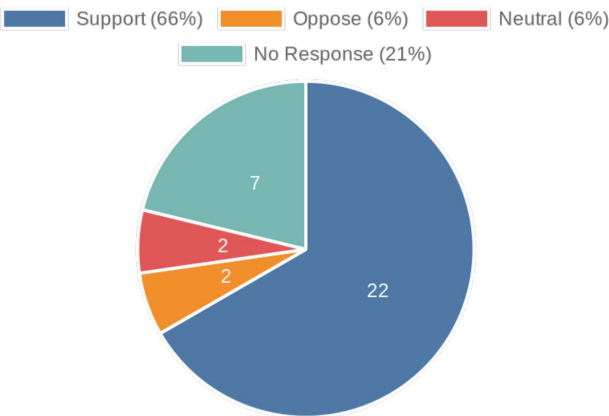
We urge you to support rent stabilization measures to protect Maui’s residents and ensure that the island remains a place where families can thrive.

Thank you for your time and attention to this critical issue.

Sincerely,
Kenna Reed
Founder, Help Maui Rise

Agenda Item: eComments for HLU-3(20) RENT STABILIZATION (HLU-3(20))

Overall Sentiment



Guest User

Location:
Submitted At: 9:25pm 09-16-24

My name is Keshia-Ann S. Dela Cruz, I’ve been a Maui Resident for 35 years, Born n Raised
I am writing to express my strong support for mandatory rent stabilization measures in my area and all over Maui.

As a resident of this community, I believe that rent stabilization is essential to ensuring that all families have access to safe and affordable housing. Stable housing is not only a basic human right but also a critical determinant of mental health, economic success, and overall well-being. I live at Kahului Town Terrace and have been experienced rent increases twice in one year, maintenance fees which there not even fixing anything and now I'm hearing a third time because they made an mistake and it's getting harder to save money to buy a home and take care my family, Especially having to worried about next increases. Its really messing with our mental health thinking how you gonna take care your family. If you're gonna have to live in your car. It's a really hard struggle. Rent stability would really help the families and they can remain in their homes together. For the sake of our community's future, I urge you to support rent stabilization.
I appreciate the time in reading to my testimony

keshandy2606@gmail.com

Guest User

Location:

Submitted At: 9:02pm 09-16-24

Aloha and good evening chair and members.

My name is Carol Lee Kamekona as you all know.

I am here to say I am in support of providing affordable housing for our residents. Something that truly does not exist at this time due to stock deficiency.

Our housing situation has been severely exacerbated since the fires of 2023. We need major reform in order for this issue to subside. And it starts with livable wages! Our families should not be expected to work 2-3 jobs just to survive. We need them to

Thrive! The decision to begin that reform lies with the powers to be which is this body. It is your decision that will make or break our Community!

Guest User

Location:

Submitted At: 8:45pm 09-16-24

Aloha and good evening chair and members.

My name is Carol Lee Kamekona as you all know.

I am here to say I am in support of providing affordable housing for our residents. Something that truly does not exist at this time due to stock deficiency.

Our housing situation has been severely exacerbated since the fires of 2023. We need major reform in order for this issue to subside. And it starts with livable wages! Our families should not be expected to work 2-3 jobs just to survive. We need them to Thrive! The decision to begin that reform lies with the powers to be which is this body. It is your decision that will make or break our Community!

Mahalo! _

Candace Shaw

Location:

Submitted At: 5:40pm 09-16-24

The housing market on Maui has reached a critical point, exacerbated by the fires of 2023, which destroyed over 6,000 units and displaced at least four thousand local residents who have moved off-island. Rent hyperinflation, driven by a dysfunctional market and speculative investor practices, has destabilized Maui's economy and its community, with many essential and community workers and families forced to leave the island. The Rent Stabilization Bill introduced by the Maui Tenants and Workers Association offers an essential corrective measure to stabilize rents, protect our full-time residents, and foster economic and community resilience. This document provides a 30,000 foot view of the economic and societal arguments in favor of rent stabilization, addresses the opposition's concerns about rent stabilization, and counters the self-interested arguments of those profiting from the broken housing market.

Economic Arguments in Favor of Rent Stabilization

Stabilizing the Local Workforce:

Predictable rents allow workers to stay on the island, maintaining stability in businesses, schools, healthcare, and essential services. Rent stabilization prevents further population decline and displacement of the workforce.

Mitigating Hyperinflation:

Hyperinflated rents, worsened by FEMA's above-market-rate payments, have destabilized the rental market. Rent stabilization will bring predictability, reducing price speculation and calming rent increases.

Community Resilience:

Housing stability leads to a stronger local economy, as residents are able to spend and invest in their communities. With rents stabilized, families can plan for the future, contributing to Maui's long-term sustainability.

Addressing Market Failure:

The housing market was already broken before the fires, as evidenced by a five-year net loss in housing units. Market-driven solutions have consistently failed to provide sufficient affordable housing, and rent stabilization is necessary to prevent further displacement.

Addressing Infrastructure Issues:

With developers and private ownership interests withholding constitutional water rights and water resources and has prevented housing development.

Countering Opposition's Economic Arguments

Economic Decline Argument:

Opponents claim that rent stabilization will reduce market value and hurt property owners. However, rent stabilization policies still allow landlords to receive fair returns, preventing price gouging while maintaining a functional and profitable market for property owners.

Job Loss Argument:

Critics suggest that rent stabilization will deter development. In fact, cities with moderate rent control, like those in California, have maintained high levels of new construction. Furthermore, the proposed bill exempts new multi-family developments, preserving incentives for growth.

Market-Driven Solutions Argument:

Simply building new housing will not resolve the affordability crisis, especially when many units are purchased by investors for short-term rentals. Rent stabilization ensures that existing housing remains accessible to local families, complementing the development of new units.

Encouraging New Construction Argument:

The argument that rent stabilization will halt new development is unfounded. Many modern rent stabilization policies, like the one proposed, exempt new constructions from restrictions, ensuring that developers still have incentives to build new housing. Please refer to the Exemptions Section L. on page -7- as follows:

"New multi-family construction completed, as verified by the county, after this bill takes effect, shall not be covered under this ordinance"

Property Rights Argument:

Opponents argue that rent stabilization infringes on property owner's rights to set rents freely and undermines the financial autonomy of landlords. However, property rights are not absolute and they must be balanced against the public good, especially in times of crisis like Maui County is experiencing now. This rent stabilization measure ensures fair returns while protecting tenants from price gouging in a broken market.

Property Tax Revenue Argument:

Critics argue that the rent stabilization will lower property values and reduce tax revenues, thus harming public services. Modern rent stabilization properties actually enhance economic stability by reducing speculative buying bubbles and ensuring a stable population base which keeps both property assessed values stable and tax revenues steady.

Cost of Enforcement:

The argument that administrative challenges and costs involved in enforcing rent stabilization policy will be too difficult and too costly to manage does not take into consideration the societal costs of displacement, population reduction, and homelessness due to rent hyperinflation. Some societal costs of housing displacement are:

increased strain on public services like healthcare, mental health, public hospitals, and chronic illnesses
Increasing demand for homelessness services like shelters, transitional housing, social services, and more that stretch public resources

educational disruption on children with displaced families moving frequently or becoming houseless, leading to missed school and unstable learning environments. This affects overall academic performance and long-term educational attainment

houseless and housing insecure children are more likely to drop out of school which limits their future economic opportunities and increases the likelihood of continuing cycles of poverty and homelessness

displacement leads to a loss of local workforce as people move off-island or become homeless, further destabilizing local businesses, reducing productivity, and harming essential services (healthcare, education, and retail) that depend on a steady workforce

displaced individuals and families spend less on local goods and services, causing diminished revenue for small businesses and the local economy, which leads to reduced tax revenues for the County

displacement breaks apart social and familial support networks, weakening community cohesion, increasing social isolation, and reducing the effectiveness of community-based support systems and mutual aid networks

particularly in Maui County, displacement due to rent hyperinflation threatens the unique cultural identity here by pushing Native Hawaiians, local families, and long-term residents out of their ancestral lands

displacement contributes directly to the homeless population, thus compounding the housing crisis. As more residents become homeless due to rising rents, it becomes harder for the County to address both homelessness and affordable housing shortages

displacement of working families and low-income residents increases the overall demand for affordable housing. Without rent stabilization and other interventions, this demand remains unmet and exacerbates the overall crisis

In summary, rent hyperinflation creates a cascading set of challenges, increasing taxpayer costs and pressures on public services, while eroding the social fabric, economy, and health of those directly impacted.

Addressing the Opposition's Conflict of Interest

Commission-Driven Opposition:

Conflict of Interest: Realtors opposing the bill profit directly from hyperinflated housing prices, earning 3%-6% commissions on each property sold to off-island investors. With the median home price in Maui exceeding \$1.2 million, realtors are profiting significantly each time a unit is sold to off-island investors. Their opposition is financially motivated, seeking to maintain a broken market that benefits them at the expense of local residents.

Stabilizing Rental Prices Is Good For The Local Economy:

Keeping Workers on Island: When workers are forced to leave due to unaffordable rents, local businesses and services suffer. Rent stabilization helps keep workers on the island, ensuring a healthy local economy and reducing displacement.

The Market Has Been Failing For Nearly A Decade:

Rent Stabilization is Necessary Intervention: The housing market in Maui County is already deeply dysfunctional, as evidenced by the housing shortage and hyperinflation, which existed long before the 2023 fires. We already had a net loss of housing over the past five years before losing over 6,000 units in the fires last year. RAM_s

argument for the past 10 years to let the market resolve the issue ignores its decades long failure to provide adequate affordable housing. Free-market solutions have not worked, and rent stabilization is a necessary intervention to protect local residents.

Societal Costs of Displacement and Homelessness Due to Rent Hyperinflation

Rent hyperinflation and displacement create widespread societal costs, including increased strain on public services, such as shelters and healthcare, destabilized schools, and a shrinking local workforce. Displacement breaks apart social networks and cultural ties, leading to community fragmentation and higher crime rates. The emotional and mental health impacts of displacement are severe, creating long-term trauma for families, especially children. Rent stabilization is a necessary measure to mitigate these costs and prevent the continued breakdown of Maui's social and economic fabric.

Karen Dixon

Location:

Submitted At: 5:32pm 09-16-24

Karen Dixon
Kihei, HI 96753

09/16/2024

Dear Maui County Housing and Land Use Committee,

I am writing to express my strong support for mandatory rent stabilization measures in Maui County and the state of Hawaii now.

As a resident of the Kihei community, I believe that rent stabilization is essential to ensuring that all families have access to safe and affordable housing. Stable housing is not only a basic human right but also a critical determinant of mental health, economic success, and overall well-being.

On L_ Ho_ iho_ i Ea, King Kamehameha III proclaimed the phrase "Ua Mau ke Ea o ka __ina i ka Pono," which translates to "The life of the land is perpetuated in righteousness". This phrase is now the Hawaiian state motto. Do you think that forcing those off island for private interest and personal gains are what was meant by this?

Please note that those who are in opposition of this measure will refer to this as Rent Control, while also note that those who are in favor and strongly support this measure refer to this as Rent Stabilization. There is a difference and it makes a difference that the community understands how and why. Also, most who are opposed are in Real Estate and Property Management industries, so they have a vested interest as their industries are tied to rents increasing for profit in order to acquire more and more properties, it is their business models.

Mind you those who are opposed are not your traumatized , victimized, marginalized, aging, disabled, single parent, or essential worker. The concern I hear over and over again is in respect to the loss of property taxes and money the county will receive but then please explain why there are a multitude of banks that are under construction or recently built in just about every neighborhood of Maui? Banks do no invest in communities they do not believe in, this is certain.

Affordability and Stability Rent control can make housing more affordable and stable for low-income and marginalized communities. By limiting rent increases, rent control can prevent displacement and ensure that tenants can continue to afford their homes. Reducing Inequality Rent control can help reduce income inequality by preventing landlords from exploiting tenants and charging exorbitant rents. This can help ensure that the benefits of economic growth are shared more equitably among all members of society.

Encouraging Investment in Affordable Housing Rent stabilization can encourage investment in affordable housing by providing a stable and predictable revenue stream for developers and landlords. This can help increase the supply of affordable housing and reduce the shortage of affordable units. Rent control and rent stabilization are two related but distinct concepts in the context of rent regulation.

Rent control typically refers to a stricter form of regulation, where the rent is capped at a specific amount, and any

increases are severely limited or prohibited. This is often implemented in response to a housing crisis, such as a shortage of affordable housing or rapidly rising rent prices. On the other hand, rent stabilization is a form of rent regulation that aims to protect tenants from excessive rent increases while also allowing landlords to earn a fair return on their investment. Under rent stabilization, landlords are allowed to increase the rent by a certain amount each year, as determined by a government agency or rent board.

The key differences between rent control and rent stabilization are:

Rent cap: Rent control typically has a stricter rent cap, while rent stabilization allows for annual increases.

Applicability: Rent control is often applied to specific units or buildings, while rent stabilization may cover a larger number of units or even an entire city or region.

Landlord rights: Rent control often limits a landlord's ability to evict tenants, while rent stabilization may allow for evictions under certain circumstances.

It's worth noting that rent control and rent stabilization regulations and laws vary widely from one location to another. Some cities or states may have rent control laws that apply to certain types of units or buildings, while others may have rent stabilization laws that apply to a larger number of units. Rent control helps protect tenants' rights by preventing landlords from engaging in unfair and deceptive practices, such as sudden and excessive rent increases. This can help ensure that tenants are treated fairly and with dignity.

Addressing the Housing Crisis Rent Stabilization can help address the housing crisis by reducing the pressure on the housing market and preventing rapid gentrification. This can help ensure that communities remain diverse and inclusive, and that low-income and marginalized communities are not priced out of their homes. It is not that I disagree that the government needs to do more, especially with the staffing crisis the county is experiencing, but we are all here to make this community work and work well for everyone who lives in it.

In Conclusion, I urge the County of Maui to seriously push for the support towards rent stabilization in Hawaii, starting here and now with Maui County.

Much Mahalo to the Maui County HLUC for all your time and consideration and your attention to this critical issue at this critical time.

Karen Dixon

Guest User

Location:

Submitted At: 5:23pm 09-16-24

Good evening esteemed members of the Maui County Council Housing and Land Use Committee,

My name is Alejandra Mosqueda, and I have had the privilege of calling Maui County home for the past three years. During this time, I have worked in various roles within social services, dedicating myself to providing essential support to some of the most vulnerable members of our community. Today, I come before you to share my personal experience and to advocate for a change that is crucial for the well-being of our community.

I am preparing to relocate to California, and while there are multiple factors influencing this decision, a significant one is the escalating cost of living here in Maui. Despite my deep commitment to this community and my efforts to serve those in need, the rising cost of housing has made it increasingly difficult to sustain my residence in the place I have called home.

My experience as a social service worker has granted me the opportunity to listen to and understand the struggles faced by many individuals and families in our community. I have heard countless stories from our Kupuna and others who are teetering on the brink of homelessness. Many of these individuals are living on limited social security incomes and are unable to keep up with the escalating rents. The lack of affordable housing options is not just an inconvenience—it is a crisis that threatens the stability and dignity of our most vulnerable residents.

It is truly disheartening to witness a situation where those who serve and support our community are driven away

due to unaffordable living costs. This is a stark reminder that our community's well-being is inextricably linked to the affordability of housing. Without rent stabilization, we risk further deepening the divide between those who can afford to stay and those who are forced to leave.

Rent stabilization is not merely a policy—it's a lifeline. It represents a commitment to ensuring that the people who provide vital services, like myself, and those who are most in need, like the Kupuna and low-income families, have the opportunity to live with dignity and stability in the community they cherish.

I urge you to consider the pressing need for rent stabilization with the urgency and compassion it deserves. Implementing such measures will not only help retain dedicated professionals but also protect the most vulnerable members of our community from the crushing effects of unaffordable rent.

Thank you for your attention to this critical issue.

Sincerely,

Alejandra Mosqueda

Guest User

Location:

Submitted At: 5:00pm 09-16-24

Written Testimony in Support of Rent Stabilization

Christa Briggs I would like to remain ANONYMOUS, Kihei, HI 96753 9/16/24

Dear Maui County Housing and Land Use Committee,

I am writing to express my strong support for mandatory rent stabilization measures in Kihei, HI now. As a resident of this community, I believe that rent stabilization is essential to ensuring that all families have access to safe and affordable housing. Stable housing is not only a basic human right but also a necessity for the future of Maui to thrive.

In my personal opinion Maui needs more policies in place to protect residents from outlandish rent increases that have no cap like other cities do.

Personal Impact:

In my recent experience my rent increased by \$300 and I still don't have a working dryer and my kitchen counter top needs to be replaced.

I really love where I live but rent increases without keeping up with up keep of the rental as far as making sure everything works is egregious and offensive plus downright manipulative because the landlord's are already aware that it is hard to find a new place.

Rent stabilization would ensure future peace of mind for Maui residents.

Sincerely,

Christa Briggs

I wish to remain ANONYMOUS

Guest User

Location:

Submitted At: 4:58pm 09-16-24

Dear Maui County Housing and Land Use Committee,

My name is Kristen Heidtke and I am a full-time 14 year resident of Wailuku.

I am writing to express my strong support for mandatory rent stabilization measures on Maui. As a resident of this community, I believe that rent stabilization is essential to ensuring that all families have access to safe and affordable housing. Stable housing is not only a basic human right but also a critical determinant of mental health, economic success, and overall well-being.

Since the fires not a week has gone by where I don't learn of another friend or family forced to leave the island because of rental prices. If they're lucky, they can afford to pack up and leave but many can't. This leaves people with two choices: homelessness or suicide. As someone who is involved with the community I see these two

things happen far too often. Housing is suicide prevention! I implore you to please put a cap on the percentage a landlord can increase the rent. We need rent stabilization now!!
Mahalo for your time.

Guest User

Location:

Submitted At: 2:46pm 09-16-24

I understand you are discussing rent stabilization/rent control tonight with the long-term goal of creating affordable rental rates and increased housing for residents.

History has shown time and time again rent control is a "false promise" and has NEVER worked. Not one time.

All rent control policies wherever they have been tried result in reduced housing and higher rental rates because builders/investors will not build if there is no incentive for profit – and yes, PROFIT, that horrid term some on the council detest, is responsible for creating tax revenue for county employees past and present to spend on needed infrastructure, county services, police and emergency services, retirement, medical benefits, etc.

Property values go down because of proposals like this which will ultimately cause lower county tax revenue due to lower property values - less money to spend on needed county services.

We already have an increase in condos for sale due to Bissen's proposed STVR ban proposal and now this unwise proposal. This is a double whammy from which property owners and Maui will not survive.

Rent control also causes deferred maintenance and neighborhood blight. Property owners face financial strain due to loss of needed revenue and defer nonessential maintenance, sometimes walking away from a property because there is no money to make needed repairs.

If Maui County residents want subsidized housing Maui County residents need to pay for it themselves out of county tax revenues.

Facts are facts and cannot be denied. Taking other peoples' property through rent control or "stabilization" is not the solution.

Rent control/rent stabilization is government control of other peoples' money/property to give to someone else. This is simply defined as socialism/communism.

If this had ever worked I'd be all for it but history is crystal clear, government control over private sector prices does not work and results in just the opposite of the intended goal.

In the end these naïve, wishful thinking fantasies will cause less affordable housing, ultimately driving up rental prices and stop investment in needed housing stock.

Maui County elected officials need to roll up their sleeves and start thinking outside the box to create affordable housing that is a win/win for every Maui resident, property owner and non property owner alike.

Property owners are not the cause of the housing shortage here and should not be held responsible for fixing the 40 year problem.

Taking other peoples' property is not the answer.

Thank you

Terry Craven

10 Hoohui Rd, #209

Lahaina, HI. 96761

808-268-1450

terry@kapaluavacations.com

Guest User

Location:

Submitted At: 2:13pm 09-16-24

Written Testimony in Support of Rent Stabilization

Mandy Trella

Kihei, HI 96753

September 16, 2024

Dear Maui County Housing and Land Use Committee,

I am writing to express my strong support for mandatory rent stabilization measures for the County of Maui. As a resident of this community, I believe that rent stabilization is essential to ensuring that all families have access to safe and affordable housing. Stable housing is not only a basic human right but also a critical determinant of mental health, economic success, and overall well-being.

I have personally benefited from living in a city with strong rent control. After graduating from Lahainaluna High School I moved to San Francisco where I received my BS in Business Management. I would not have been able to live and go to school in such an expensive city had I not had rent control protection on my apartment.

Since returning home a decade ago, I have witnessed many family members and childhood friends be forced to leave the islands because of the high cost of housing. I see the lingering impacts of the Covid-19 pandemic and the devastating 2023 Lahaina wild fires forcing more local people to leave their home and island. As a real estate professional on Maui, I have witnessed long time tenants be evicted to prepare a house for sale or even to be replaced with higher paying tenants.

Due the lack of rent control or tenant protections, Maui is a very attractive market for off-island investors. Maui offers relatively low property taxes with the long-term rental exemption, high rents due to a lack of housing inventory and a great return on investment due to increasing home prices. Additionally, many of the investor home states/cities have instituted their own rent stabilization policies.

I do not think a voluntary rent stabilization program will be effective as a small reduction in property tax rates won't entice landlords to accept lower than market rental rates.

We have failed to build enough affordable housing to keep our residents here. We need to get creative on how to make the existing inventory of housing work for the local people of Maui. I wholeheartedly support rent stabilization as a necessary step toward protecting our community, to ensure residents have access to safe and reliable housing, and ultimately discourage outside investment. For the sake of our community's future, I urge you to support rent stabilization. Thank you for your attention to this critical issue.

Sincerely,
Mandy Trella

Guest User

Location:

Submitted At: 2:13pm 09-16-24

Dear HLU,

My name is Carolina Davis, and I have been a resident of Hawaii since 2005. When we first moved here, finding housing was challenging due to the low inventory and high rents. Despite these difficulties, we took the leap of faith because of my husband's job, and we are grateful we did.

In the wake of the Lahaina Fire in August 2023, I have witnessed a remarkable outpouring of support from organizations and individuals both within Hawaii and beyond, coming together to aid the fire victims. As a Spanish interpreter, I have had the privilege of assisting Limited English Proficient victims in accessing the available resources. It has been an honor to contribute to the recovery efforts in our community.

However, the impact of the Lahaina Fire has extended beyond the immediate victims and is affecting all of Maui and Hawaii. The rental market has been severely impacted, with rental rates increasing dramatically over the past year. This surge is partly due to the rental assistance FEMA has provided to homeowners to address the housing crisis and move people out of hotel shelters. My own rent has increased by nearly \$1,000 per month. Despite having two incomes in our household, the rising rents and cost of living have made it challenging to make ends meet. As a result, my husband and I are now considering the heartbreaking possibility of leaving the island.

Given this situation, I urge you to take action to stabilize rents in Hawaii. It is deeply troubling to think that individuals who grew up here might be forced to leave due to exorbitant rents, high living costs, and low-wage jobs. Hawaii's minimum wage rates, which range from \$12.75 to \$14.00 per hour, are insufficient to keep pace with the increasing cost of living. We urgently need rent control measures to ensure that people can continue to live in their homeland.

While assistance is being provided to Lahaina Fire victims, many others are facing eviction and hardship as a result of the fire's indirect impact, with no support available to them. I implore you to address this issue and provide the necessary help to stabilize the housing market.

Thank you for your time and consideration. Your prompt action is crucial.

Sincerely, Carolina Davis

Guest User

Location:

Submitted At: 1:36pm 09-16-24

Dear HLU committee:

The only way you're going to help the working class of Maui is by rolling back rent studios \$800 one bedrooms \$1000.02 bedrooms \$1200.03 bedrooms \$1500. If you adopted these rates and kept them in place for the rest of this decade, you would attract all the blue-collar workers you need on Maui this would also eliminate the mainland nonresident investors, who are responsible for our skyrocketing real estate and rental prices.

Thank you, Robert Hart.
alanlloydjac@gmail.com

Guest User

Location:

Submitted At: 1:27pm 09-16-24

Hello, my name is Chivas Ludloff-Ellswick most people call me "Chevy" for short I have been a resident of Kihei for over 14 years.

I am writing to you today to express my strong support for mandatory rent stabilization in our community.

As a resident, I have seen first hand the challenges many of us face in finding affordable housing after the Lahaina Fire I've watched my sister and my nieces and nephews lose everything in the fire including our fathers remains who we had just lost the year prior and my friends who now struggle to find homes they can't afford, with rents rising ridiculously high.

This instability in rent affects people in different ways mentally, physically, emotionally, and even financially just naming a few its hard to listen to people talk about how many generations of families have lived in there house just for it to disappear overnight literally and now over a year later still waiting for some type if any help at all from anyone and then see rent go so high that they are forced to leave the island just so they can survive which is heartbreaking and very upsetting being a local myself

I myself cant even afford a place of my own let alone with my girlfriend because rent is too high I am lucky to be in the position I am in right now where I have my own room but for me moving out right now is not an option and this frustrates me greatly trying to make a life for me my girlfriend and possible children in the future there's no way I could afford to live here now if this is what the county of Maui wants to do is push out all of the locals well I'll tell you something they are on the right track that's for sure.

So, I end this on a final note that I will always support rent stability because everyone NOT just the elite should enjoy these islands the way I have all my life

Mahalo, Chivas Ludloff-Ellswick

Guest User

Location:

Submitted At: 12:51pm 09-16-24

Dear Maui County Housing and Land Use Committee,

My sisters and I were born and raised in Lahaina, and we had lived in the same home in Lahainaluna for 15 years before the devastating fire. Sadly, after the fire, our landlord decided to sell the property, and because we were not protected under the emergency proclamation, we were evicted. We couldn't find anything affordable in Lahaina at the time. Despite our deep ties to the community and our desire to stay, the rising rents made it impossible.

Our family's social network and friends are all in Lahaina, and being forced to move away has left a void in our lives. We miss our home, our friends, and the sense of belonging that comes with being in the community we grew up in. We were lucky to find a place in Wailuku due to a good deal, but had it not been for that, we would have had nowhere to go. While it is heartbreaking to see what has happened to Lahaina, it is equally tragic to see those indirectly affected—like us—being displaced from the only place we've ever known.

I currently work in Lahaina, and every day I am reminded of the community we had and how far we have been forced to move. The lack of affordable housing options is tearing apart our community. We must return to community-oriented policies, and it is crucial to protect those who have been indirectly impacted by the fire. This is why I strongly support rent stabilization. It would allow us and others like us to return home and reconnect with our families, friends, and neighbors.

Please help us get back to Lahaina, where we belong. Stabilizing rents will ensure that more families aren't driven out of the area and will allow us to rebuild our lives together, rather than scattering us across the island. I urge you to take action to support rent stabilization, so that families like mine can return to their roots and continue contributing to the place we call home.

Thank you for your time and consideration.

Sincerely,

Maybel Galace

Guest User

Location:

Submitted At: 8:29am 09-16-24

Dear Maui County Housing and Land Use Committee,

My name is Keshia-Ann S. Dela Cruz, I've been a resident in Kahului for 6 years.

I am writing to express my strong support for mandatory rent stabilization measures in my area and all over Maui. As a resident of this community, I believe that rent stabilization is essential to ensuring that all families have access to safe and affordable housing. Stable housing is not only a basic human right but also a critical determinant of mental health, economic success, and overall well-being. I've personally experienced rent increases and it's getting harder to save money and take care my family needs everyday. Especially having to

worried about next increases. It really makes my mental health worse thinking how you gonna take care your family. If you're gonna have to live in your car. It's a really hard struggle. Rent stability would really help the families and they can remain in their homes together. For the sake of our community's future, I urge you to support rent stabilization.

I appreciate the time in reading this letter.

Sincerely,
Keshia-Ann S. Dela Cruz
keshandy2606@gmail.com

Evan Oue

Location:
Submitted At: 7:56am 09-16-24

Aloha,

Please find attached the Realtors Association of Maui Testimony on HLU-3(20) - Relating to Rent Stabilization. Please let me know if the committee needs any additional information.

Mahalo

HLU Committee

Location:
Submitted At: 7:54am 09-16-24

Testimonies received from HLU Committee

Guest User

Location:
Submitted At: 7:51am 09-16-24

Na'Pua Amina
Kihei, HI 96753
9/16/24

Dear Maui County Housing and Land Use Committee,

I am writing to express my support for mandatory rent stabilization measures in Maui Hawaii now. As a resident of this Community, I believe rent stabilization is essential to ensuring that all families have access to safe and affordable housing. Stable housing is not only a basic human right, but a determinant of mental health, economic success and overall well being.

I've been a resident of Kihei Maui for 30 plus years and have witnessed firsthand the challenges of finding affordable housing.

I'm here in support of rent stabilization as a necessary step towards protecting our community. In recent years friends, families and neighbors leave their (rental home) due to unaffordable rent hikes. This instability disrupts families, affects children's education and creates stress that impacts mental health. By stabilizing rent, we can ensure that people remain in their homes, preserving the social fabric of our neighborhoods.

Rent stabilization would help maintain economic diversity in our community/city allowing services workers, first responders to live near their place of work.

While some may argue that rent control could discourage new construction, evidence show that a well design policies can protect tenants without stifling development.

For the sake of our community's future. I urge you to support rent stabilization.

Thank you for your attention to this critical issue.

Sincerely,
Na'Pua Amina
namina66@gmail.com

Guest User

Location:
Submitted At: 7:49am 09-16-24

Jolene Giles
Lahaina, HI,
September 13th

Dear Maui County Housing and Land use Committee. I am reaching out to you in regards to rent stabilization for Maui Hawaii. Specifically Lahaina HI.

Rent stabilization is crucial for our community especially at this time. After what the people of Lahaina have endured this last year, extreme rent increases has created more stress and instability for our local families. I am a single mother who has resided in Lahaina for the last 16 years. My son went to Kam third. Lahaina intermediate and Lahaina Luna High school. I paddled for our local canoe team Napili, lead westside run groups, help women in recovery and worked at Fleetwoods's on Front street for the last 11 years. I feel whole heartedly like a contributing member of the Westside community.

I am saying goodbye to friends and family who had to move off island due to rent increases. Hard working families who can no longer keep up with the cost of living here.

My own son and his father had to relocate to Alaska after losing everything in the fire. My only hope to have him move back is to find a rental for us both. The harsh reality is I am unable to obtain that even while working three jobs.

I've seen rent double if not triple since August 8th while the island is lacking the tourism it once had. Business is down, rent is up and workers are left without any other option but to move.

If we can put in place rent stabilization our community can get some much needed relief. Lahaina needs their workforce but the workforce needs secure housing.

This is a critical issue that weighs heavy on our community and it needs to be addressed.

I'd like to thank you for your time and consideration.

Sincerely, Jolene Giles
jolenecor@icloud.com

Guest User

Location:
Submitted At: 11:16pm 09-15-24

Maui County Housing and Land Use Committee,

I am writing to express my strong support for mandatory rent stabilization measures in upcountry Maui now. As a resident of this community, I believe that rent stabilization is essential to ensuring that all families have access to safe and affordable housing. Stable housing is not only a basic human right but also a critical determinant of mental health, economic success, and overall

well-being. I have been a resident of Haiku for 15 years and have witnessed firsthand the challenges of finding affordable housing.

I am here to support rent stabilization as a necessary step toward protecting our community.

In recent years, I have seen friends and neighbors forced to leave their homes due to unaffordable rent hikes. This instability disrupts families, affects children's education, and creates stress that impacts mental health. By stabilizing rent, we can ensure that people can remain in their homes, preserving the social fabric of our neighborhoods.

Rent stabilization would help maintain economic diversity in our town, allowing teachers, first responders, and service workers to live near their places of work.

While some argue that rent control could discourage new construction, evidence shows that well-designed policies can protect tenants without stifling development.

For the sake of our community's future, I urge you to support rent stabilization.

Thank you for your attention to this critical issue.

Sincerely,
Susanna

Guest User

Location:

Submitted At: 9:29pm 09-15-24

Clara-Leen Kailihou
Kahului, HI 96732
09/15/24

Aloha Maui County Housing and Land Use Community,

I am writing to express my unwavering support for mandatory rent stabilization measures here in Maui County. As a resident of Maui County, I believe that rent stabilization is not only essential but absolutely necessary in order for families to continue living here & be able to afford to live here, sufficiently, now and forever. Maui needs it. Maui is the most expensive island in all of the state. Enough is enough. Families here have been through too much anyone should have to bare and so rent stabilization would help families, like mine, find the safe space to endure in this community.

My name is Clara and I have been a Maui County resident for all of my 34 years of life. I am a 5th generation resident with my 6th generation children. I have witnessed the challenges that rent instability ensues and I worry like others about how we can approach a better outcome for all of Maui. Will it be possible to stay home? It seems slim to almost impossible. Current rates for rent are outrageous and continually increases with inopportunist realism. Something needs to give. I am voicing my support towards rent stabilization as a necessary and vital step towards a positive outcome for myself and for all.

Since the wildfires last year, rents have more than tripled like many of us already know. When will it be time to draw a fine line? I feel a choke hold every time I pay my rent because most of my income goes solely to this. I have seen and heard many stories of families moving away all my life but hear it roaring the loudest now. Rent stabilization will only get better if we can find a resolution for all in the community. How? By starting here with you in solidarity. Rent stabilization will ensure that families, like mine, can remain on Maui in Maui County for generations to come. It will also preserve the social fabric and diversity of the community we all love.

While some oppose this topic of rent stabilization heavily, evidence has shown that well-designed policies can protect both parties to be beneficial without stifling development and personal gain. Both parties can win. Let's all try our hardest to boost the livelihood of all!

In conclusion, I urge you to support rent stabilization for the sake of the community. Mahalo nui loa for your time and attention to this critical matter.

A Hui Hou,

Clara-Leen Kailihou

Guest User

Location:

Submitted At: 8:09pm 09-15-24

Aloha Maui County Council Housing & Land Use Committee,

My name is Jake Francis, and I was born and raised in Lahaina. My family's home burned down in the Lahaina

fire. Thankfully, my parents had homeowner's insurance, and we've been able to find temporary housing on the West Side. However, I want to highlight the ongoing challenges families like mine are facing and why mandatory rent stabilization is urgently needed.

The insurance policy for our home included rent assistance, which covered the costs of our temporary housing for one year. However, this assistance began the day of the disaster, so by August 2024, it was exhausted. During this time, we've been living in a house where the rent was in the tens of thousands. Without insurance, there's no way our family—consisting of four working adults—could have afforded this rent. Even with insurance, it's a reminder of just how unaffordable housing has become for the people of Maui.

Once the insurance rent assistance was depleted, we were told to apply for FEMA's rental assistance program. This process was anything but seamless. We were denied several times, had to appeal, and faced long periods of waiting for a decision. While waiting for approval, our insurance policy had already run out, leaving us in a situation of housing instability. During this time, we also applied to several Lahaina survivor housing developments and are still waiting to hear back.

My family had to dip into our savings and rebuild money to cover rent costs, even as we anxiously waited to see if FEMA would step in or if we would be accepted into these new housing projects. This is not a sustainable or just process for families who have already been through so much. If rent increases in Maui County had been controlled, we wouldn't be in this situation. Yes, the rent was being paid by insurance, but what happens when that assistance runs out and families are left to pay these exorbitant rent prices on their own? This is the reality facing so many Lahaina survivors.

Lahaina fire survivors shouldn't have to experience housing instability, pay ridiculously inflated rent prices, and pay mortgages at the same time. Hawaii residents have been consistently priced out of their own paradise, and it's time to prioritize local families first by keeping them at home, here in Hawaii.

Mandatory rent stabilization is the only way to ensure that the people of Lahaina and the rest of Maui don't lose everything, all over again. We need protections in place to keep families in their homes and to prevent landlords from taking advantage of a disaster to further inflate rents. Our community has already suffered enough; we deserve a chance to rebuild without being priced out of our homes.

Thank you for your time and consideration.

Mahalo,
Jake Francis

Guest User

Location:

Submitted At: 12:42pm 09-15-24

My name is Arelah Alley, I am a resident of Maui. I am writing to express my strong support for implementing rent control measures on our island.

The rising cost of rent has become a significant challenge for many of us.

The current market conditions are driving up rental prices, making it difficult for families, seniors (I am one) and working individuals (I am one) to afford stable housing. This situation is contributing to an ever growing disparity between income and housing costs, which undermines our community's well-being and stability.

Rent control is a crucial step toward insuring that housing remains affordable for everyone. By regulating rental increases, we can help prevent displacement, support local residents, and maintain the diversity that makes Maui such a vibrant community.

Moreover, it will provide much needed relief for those who are struggling (I am one) to keep up with the escalating rents.

I urge you to consider the positive impact that rent control could have on our community and to support measures that will help make Maui a place where everyone can thrive.

Thank you for your attention to this important issue.

Mahalo,

Arlah Alley
808.280.2857
arlahalley49@aol.com

Guest User

Location:
Submitted At: 10:31am 09-15-24

Dear Maui County Housing and Land Use Committee,

I am writing to express my exceedingly strong support for mandatory rent stabilization measures in Makawao, HI and the entire county of Maui now. As a resident of this community, I believe that rent stabilization is essential to ensuring that all families have access to safe and affordable housing. Stable housing is not only a basic human right but also a critical determinant of mental health, economic success, and overall well-being.

I have been a resident of Makawao for 7+ years and have witnessed firsthand the challenges of finding affordable housing and the hardship it causes.

I am here to support rent stabilization as an absolute necessary step toward protecting our community and its people and small businesses which contribute to the diversity of our island.

In recent years, I have seen friends and neighbors forced to leave their homes due to unaffordable rent hikes. This instability disrupts families, affects children's education, and creates stress that impacts mental health. My partner and I will most likely also be forced to move off- island at the end of our lease in 2025, due to the lack of affordable housing and the cost of living on Maui.

By stabilizing rent, we can ensure that people can remain in their homes, preserving the social fabric of our neighborhoods.

Rent stabilization would help maintain economic diversity in our city, allowing teachers, first responders, and service workers to live near their places of work.

While some argue that rent control could discourage new construction, evidence shows that well-designed policies can protect tenants without stifling development.

For the sake of our community's future, I urge you to SUPPORT rent stabilization.

Thank you for your attention to this critical issue.

Sincerely,
Christina L. Felty

Guest User

Location:
Submitted At: 6:47am 09-15-24

Hello,

My name is Darren Diga, and I have been a resident of Lahaina since 2013. I have experienced firsthand the struggles of finding affordable housing. I hope this testimony serves as evidence of my support for rent stabilization in Lahaina, as it is the only way to keep Lahaina land in the hands of Lahaina residents.

I have chosen to pursue higher education out of state, which has led me to secure a full-time job elsewhere. Even though I enjoy my current lifestyle outside Hawai'i, no other place gives me the same sense of home as Lahaina does. I wish to give my future children the same childhood I had in Hawai'i, but achieving that wish will be difficult if I cannot afford a home in Lahaina. Homes on Maui are being sold for millions, while the minimum wage in Hawai'i is currently \$14.00 an hour. In this economy, with the cost of living increasing every year, when can a regular person afford a home?

Asking for rent stabilization is challenging, but please consider the future of Lahaina and Maui. If rent continues to rise, residents will be forced to move away, and Maui's community will look very different from what it is now. We will go from knowing all our neighbors to not knowing them at all.

I am grateful for your attention to this important topic.

Sincerely,
Darren Diga

Edward Codelia

Location:

Submitted At: 11:24pm 09-14-24

RE: Rent Stabilization Maui County

Aloha Housing and Land Use Committee Members,

As you are now aware, Maui County possesses the authority to establish and enforce local laws that regulate housing and rental practices, including renting, subletting, and property conditions. This authority allows the county to implement policies such as rent stabilization without needing state approval. Given the escalating rents and affordability challenges faced by residents, Maui County has the power to adopt measures that protect tenants and better manage the housing market.

Although there is no formal rent stabilization policy in place at the moment, the county can introduce various local housing regulations to tackle these issues. This includes rent stabilization, rent control, or a combination of both. However, implementing a rent stabilization program based on inflated market conditions could lead to unintended consequences such as reduced housing supply and market inefficiencies. To mitigate these issues, it is essential that rent stabilization policies be based on accurate, long-term market data and continuously monitored and adjusted as market conditions evolve. This approach will ensure that the policies address housing affordability effectively without distorting the market.

The proposed zoning changes for A-1 and A-2 zoned properties are crucial to managing Maui County's housing market. These changes could significantly impact rental supply and affordability. If approved, they could lead to increased density and more diverse property uses, potentially increasing the availability of rental units and alleviating some pressure on rental prices. This increase in supply could enhance the effectiveness of any rent stabilization policies implemented following the zoning amendments.

Conversely, if these zoning changes are not approved, the county may continue to face constraints on rental supply, which could worsen existing affordability issues. In this case, rent stabilization may become more urgent to protect tenants from rapidly rising rents and ensure that affordable housing remains accessible to community members. A more aggressive rent control policy might then be necessary.

Rent stabilization is a valuable tool for addressing immediate affordability challenges, but it must be understood within the broader context of the housing landscape. Effective rent stabilization policies should consider current market conditions, including how zoning decisions impact housing supply and rental rates. Without this consideration, rent stabilization alone might not fully address the root causes of high rents. Additionally, the rental market is currently adjusting to FEMA rentals, above-market rates, and the influx of unemployed tenants under the FEMA program.

If zoning changes lead to higher property values, the county will need to adjust real property taxes accordingly. Increased property values from new developments or higher density could result in higher tax revenues, which could support affordable housing initiatives or mitigate potential negative effects of rent stabilization. It is vital that county tax policies align with housing strategies to ensure fair and effective outcomes.

The proposed zoning changes are essential for addressing Maui's housing crisis. By increasing property flexibility and density, these changes will significantly boost the availability of sustainable housing units, which is crucial for meeting growing demand and alleviating rental market pressures.

Current zoning regulations limit new developments and conversions, contributing to a strained rental market. By approving these zoning amendments, the County Council can facilitate the development of more rental units, helping balance supply and demand and reduce rent pressures.

Given the complexities of these issues, the committee must approach the discussion with a comprehensive perspective. The decision on zoning changes will affect not only rental unit availability but also the effectiveness of any rent stabilization policies. Therefore, a thorough examination of both zoning and rent stabilization, along with potential tax law adjustments, is essential for crafting effective solutions that address the community's needs. Additionally, while rent control might be more effective in curbing real estate speculation due to its strict limits on

rent increases, it could discourage new construction or property renovations. Rent control can also lead to market distortions, such as property shortages if landlords withdraw units or convert them to other uses.

On the other hand, rent stabilization allows for moderate, predictable rent increases, which helps tenants manage affordability while still providing flexibility for landlords. It balances tenant protection with allowing landlords to adjust rents in response to changing market conditions, preventing extreme market fluctuations.

Given Maui's high real estate prices and the impact of speculation on affordability, a combination of policies may be needed. Implementing rent stabilization along with measures to curb speculative buying, such as increased property taxes for non-resident investors or additional regulations on property transactions, could offer a more comprehensive solution.

Maui County's authority to regulate housing practices provides a significant opportunity to address pressing affordability issues and market inefficiencies. While the county can implement rent stabilization policies without state approval, it is crucial to approach these measures with careful consideration and evidence-based data. The interplay between proposed zoning amendments and rent stabilization is critical. Zoning changes, particularly those that increase density and diversify property uses, could enhance rent stabilization's effectiveness by boosting rental supply and easing market pressures.

Thank you for your time.

Edward Codelia

Guest User

Location:

Submitted At: 9:22am 09-14-24

Sherri Gabin

PO Box 3168

Wailuku, HI 96793

September 14, 2024

Dear Maui County Housing and Land Use Committee,

I am writing to express my strong support for mandatory rent stabilization measures in Maui county now. As a resident of this community, I believe that rent stabilization is essential to ensuring that ALL families have access to safe and affordable housing. Stable housing is not only a basic human right but also a critical determinant of mental health, economic success, and overall well-being.

I have been a resident of Maui county for over 60 years and have witnessed firsthand the challenges of finding affordable housing. I am here to support rent stabilization as a necessary step toward protecting our community.

In this past year, I have seen family, friends and neighbors forced to leave their homes due to unaffordable rent hikes. This instability disrupts families, affects children's education, and creates stress that impacts mental health.

By stabilizing rent, we can ensure that people can remain in their homes for years to come, preserving the social fabric of our neighborhoods. Rent stabilization would help maintain economic diversity in our city, allowing teachers, first responders, and service workers to live near their places of work.

While some argue that rent control could discourage new construction, evidence shows that well-designed policies can protect tenants without stifling development.

For the sake of our community's future, I urge you to support rent stabilization now.

Thank you for your time and attention to this critical issue.

Sincerely,

Sherri Gabin

Guest User

Location:

Submitted At: 8:39am 09-14-24

September 12, 2024
Councilmember Tasha Kama, Chair
Councilmember Tom Cook, Vice Chair
Members of the Housing and Land Use Committee

RE: HLU-3(20) – RELATING TO RENT STABILIZATION
Hearing Date – September 16, 2024, at 5:30 p.m.

Aloha Chair Kama and members of the Housing and Land Use Committee,
My name is Michael Trotto, and I am a founding member of Na Hale O Maui, serving a second six year term on its Board of Directors. I am a licensed Realtor in the State of Hawaii. Thank you for the opportunity to submit testimony and providing comments on HLU-3(20) – Relating to Rent Stabilization.

As a realtor, I have consistently advocated for the preservation of private property rights. This proposed Rent Stabilization measure would violate these basic rights of property owners and cause disruptions in Maui's rental market.

There are numerous negative consequences that will follow with rent control. Including:

1. A significant financial burden that will be placed upon property owners without due process.
2. The loss of revenue from restricting a property owner's ability to manage rents will reduce the owner's ability to adequately maintain and improve the property.
3. Rent control may be in direct opposition to the County's goal of providing affordable housing options for its residents.
4. Rent control measures have a history of being difficult to administer by local governments. If this proposed measure is passed out, it will be like putting the "cart before the horse," because the extensive resources to administer the Rent Control Requirements are not in place.

Members of the Maui County Council it would be in Maui's best interest for all of you to replace your "tunnel vision" eyewear with "panoramic eyewear" and see the larger picture of how measures similar to this will adversely affect the residents of Maui.

Respectfully submitted,
Michael Trotto
mikeyinmaui@aol.com

Guest User

Location:
Submitted At: 11:10pm 09-13-24

September 12, 2024
Councilmember Tasha Kama, Chair
Councilmember Tom Cook, Vice Chair
Members of the Housing and Land Use Committee

RE: HLU-3(20) – RELATING TO RENT STABILIZATION
Hearing Date – September 16, 2024, at 5:30 p.m.

Aloha Chair Kama and members of the Housing and Land Use Committee,

My name is Michael Trotto, and I am a founding member of Na Hale O Maui, serving a second six year term on its Board of Directors. I am a licensed Realtor in the State of Hawaii. Thank you for the opportunity to submit testimony and providing comments on HLU-3(20) – Relating to Rent Stabilization.

As a realtor, I have consistently advocated for the preservation of private property rights. This proposed Rent Stabilization measure would violate these basic rights of property owners and cause disruptions in Maui's rental market.

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3. Rent control may be in direct opposition to the County's goal of providing affordable housing options for its residents.
4. Rent control measures have a history of being difficult to administer by local governments. If this proposed measure is passed out, it will be like putting the "cart before the horse," because the extensive resources to administer the Rent Control Requirements are not in place.

Members of the Maui County Council it would be in Maui's best interest for all of you to replace your "tunnel vision" eyewear with "panoramic eyewear" and see the larger picture of how measures similar to this will adversely affect the residents of Maui.

Respectfully submitted,

Michael Trotto

Guest User

Location:

Submitted At: 10:16pm 09-13-24

Chair Kama and Members of the HLU committee,

I submit this recent opinion piece that was published in the Wall Street Journal for you to consider. Please oppose "rent stabilization" or any other forms of rent control. As is often the case, the goal (increased affordability) is admirable but the vehicle is too blunt and will have severe adverse consequences. --

https://www.wsj.com/opinion/rent-control-is-a-great-destroyer-79336c82?st=NGt4Bh&reflink=desktopwebshare_permalink

Rent Control Is a Great Destroyer

The Democrats' proposal would wreak havoc. For proof, look at Argentina.

By Amber Gunn

Sept. 9, 2024 5:14 pm ET

Rent control is in vogue among Democrats. President Biden in July proposed capping landlords' annual increases at 5%, and Kamala Harris vowed to "take on corporate landlords and cap unfair rent increases." Those ideas are destructive, and Argentina offers the latest proof.

When President Javier Milei assumed office in December 2023, he inherited triple-digit inflation and a flailing economy. His "shock therapy" plan to resuscitate the country included eliminating government jobs, contracts and subsidies. Perhaps the most successful measure, however, was repealing a rent-control law the National Congress had passed in 2020.

In a bid to provide renters more economic security, the statute locked landlords into tenant-controlled leases for a minimum of three years and capped rent. The consequences were swift and brutal: 45% of landlords reportedly elected to sell their properties. Many others either converted their units into Airbnb-type short-term rentals or increased rates prior to the law going into effect. As the Cato Institute relates, the average rent for a two-bedroom apartment in Buenos Aires rose from nearly 18,000 pesos a month at the end of 2019 to 334,000 pesos four years later, well beyond the 210,000 pesos a month if the rate had tracked inflation. Since the law's repeal, supply has reportedly rebounded and prices have fallen by double digits.

Mr. Milei knew that a host of socialist ideas—from capital controls to rent control—contributed to the problem. "Ideas that have failed in Argentina have failed all over the planet," he said during a December broadcast.

He wasn't merely posturing. Nearly a century of case studies by economists such as Friedrich Hayek, Milton

Friedman and George Stigler have exposed rent control as destructive. Center-left economists have agreed. Jason Furman, who led President Obama's Council of Economic Advisers, has said it "has been about as disgraced as any economic policy in the tool kit."

Opposition to rent control is about protecting people from unintended consequences, be it housing shortages, underinvestment, tenant discrimination or falling property values. It understands that rent ceilings don't relieve housing shortages; they exacerbate them. Secured tenants in rent-controlled environments may not give up their units for decades, even after their needs have changed. Meanwhile, units fall into disrepair as landlords neglect basic maintenance or upgrades, because they can't recoup investments through rent increases. Price-controlled units that can't be converted into owner-occupied units are eventually abandoned, leading to blighted and dilapidated neighborhoods.

Rent-control advocates ignore economic fundamentals. Whenever there is a shortage of any product in a market economy, rationing will occur by price, which consumers determine via bidding. As Friedman and Stigler observed, "Everything that is not as abundant as air or sunlight must, in a sense, be rationed." If rationing isn't done by price, it will be done by force in the form of central planning.

Americans lose sight of this and decry steep increases in rent and evictions in the U.S. Yet their complaints ignore the effect of pandemic-era eviction moratoria, under which many landlords went months or years without being able to evict nonpaying tenants. Once those restrictions were lifted, landlords raised prices to recoup costs, hedge against inflation and deter squatters.

Rental markets are complicated. Rent-control proposals come in various forms and inflict various consequences. The more restrictive the policy, the more drastic the effects. In any iteration, though, it is arguably the worst solution for fixing the housing problem.

As Swedish economist Assar Lindbeck observed, "In many cases rent control appears to be the most efficient technique presently known to destroy a city—except for bombing." No matter how many times we try, we can't outsmart economic first principles.

Ms. Gunn is a senior policy analyst for the Mountain States Policy Center.

Guest User

Location:

Submitted At: 8:22am 09-13-24

From: Ben and Sharon Bryson

4310 Lower Honoapiilani, Apt 307, Lahaina HI 96761

To: Maui County Council

200 S High St

Wailuku, HI 96793

Dear Members of the Maui County Council,

I am writing to you as a homeowner in Maui County to express my deep concern about the rising cost of housing in our community, particularly in Lahaina. I truly believe that rent stabilization is imperative for the health and vitality of our area. The rapid increase in rental prices is creating a significant hardship for many of my coworkers and neighbors, and it is forcing long-time residents to leave the island due to financial strain.

As you know, the cost of living on Maui is already high, and the escalating rent prices are adding an unsustainable burden to many who call this island home. This is especially challenging for the workforce that keeps our local economy thriving. People who provide essential services in hospitality, healthcare, education, and other sectors are finding it increasingly difficult to afford to live here. Without action, we risk losing many valuable members of our community.

Rent stabilization would help alleviate this burden and provide residents with a more secure and affordable housing situation. This measure would not only benefit individuals and families but also strengthen our local economy by ensuring that workers can continue to live and contribute to the

island's vitality. Stabilizing rent would be a powerful step toward creating a more balanced, sustainable community, and I urge you to prioritize this issue for the good of our island.

Thank you for your time and consideration of this important matter.

Sincerely,
Ben & Sharon Bryson
4310 Lower Honoapiilani, Apt 307, Lahaina HI 96761
benbryson@yahoo.com

Guest User

Location:
Submitted At: 8:21am 09-13-24

Losaline Malafu
Lahaina, HI 96761
September 6, 2024

Dear Maui County Housing and Land Use Committee,

I am writing to express my strong support for rent stabilization measures in Lahaina, Hawaii. As a resident of this community, I believe that rent stabilization is essential to ensuring that all families have access to safe and affordable housing. Stable housing is not only a basic human right but also a critical determinant of mental health, economic success and overall well-being.

I have been a resident of Lahaina all of my 37 years of life and have witnessed firsthand the struggles and the challenges of not finding affordable housing.

I am here to support rent stabilization as a necessary step toward protecting our community.

In the recent years, I have seen family, friends and neighbors forced to leave their homes due to unaffordable rent hikes. Especially after the wildfires of Lahaina. This instability disrupts families, affects children's education, and creates stress that impacts mental health. I have grown up and watched my parents worked 2 jobs & also did side jobs struggling to pay rent. Everything around us prices going up not only rent but gas & food as well.

By stabilizing rent, we can ensure that people can remain in their homes, preserving the social fabric of our neighborhoods.

Rent stabilization would help maintain economic diversity for the in our town, allowing teachers, first responders, and service workers to live near their places of work. While some argue that rent control could discourage new construction, evidence shows well-designed policies can protect tenants without stifling development.

For the sake of our community's future, I urge you to support rent stabilization.

Thank you for your attention to this critical issue.

Sincerely
Losaline Malafu of Lahaina.
lowsah96761@gmail.com

Guest User

Location:
Submitted At: 8:18am 09-13-24

Written Testimony in Support of Rent Stabilization

September 11, 2024

Sharon Lund
Kihei, HI 96753

Dear Maui County Housing and Land Use Committee,

Please accept this letter as a petition from me to support the mandatory rent stabilization measures in Maui, Hawaii. I've been a renter of the Kihei community for the past ten years, and nine years in the 70's. I believe that rent stabilization is critical to ensuring all families have access to safe and affordable housing. Stable housing is critical for economic success, determinant of mental health and wellness.

Living on Maui I have witnessed friends and loved ones who have had to move off island (locals and haloes) because the cost of housing has gone up so high and so fast, since the wildfires. People from the mainland are rushing in to purchase homes which leaves us locals to stress attempting to find something. We don't want to move off island. This is our home and our community. Please bring in rent control so we can protect our people and our community and land.

In the past ten years I've lived in two places. The first one I had to move out of because they sold the home. The one I'm living in now (for the past eight years) once again raised the rent \$350 a month, even though we are in a moratorium. Therefore, I'm forced to move out and find another home, which I've been searching for the past three weeks. It seems every week the rents go up and up higher.

With rent stabilization we can be assured that people can remain in their homes, that perhaps many have lived in for decades or their entire life and they are now being forced out because of large price increases on their rent.

Rent stabilization will allow workers of all kinds to live near their place of work and allow for diversity in our community to survive and thrive.

For our community at large now and in the future, I urge you to support rent stabilization, for the betterment of all.

You don't often get email from sharon@sacredlife.com. Learn why this is important

2

Thank you in advance for taking immediate steps to solve this problem and help to bring Maui back into balance.

With Deep Appreciation,

Sharon Lund

Sharon

--

Sharon Lund

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sharon@sacredlife.com



September 15, 2024

Councilmember Tasha Kama, Chair
Councilmember Tom Cook, Vice Chair
Members of the Committee on
Housing and Land Use

RE: HLU-3(20) – RELATING TO RENT STABILIZATION
Hearing Date – September 16, 2024 at 5:30 p.m.

Aloha Chair Kama and members of the committee,

Thank you for allowing the Realtors Association of Maui (“**RAM**”) to submit testimony providing **COMMENTS** to **HLU-3(20) – RELATING TO RENT STABILIZATION**. **RAM** is an association of over 2003 real estate brokers and salespersons dedicated to the preservation of the fundamental right to own, transfer, and use real property.

RAM is deeply concerned with **HLU-3(20)** which contemplates rent control on Maui. We understand and acknowledge the intent of rent control, however, as seen in several other jurisdictions there are unintended consequences that will negatively impact Maui. Primarily, **RAM** has consistently advocated to preserve a property owner’s right to set rents at market rate and to own property free and clear of unreasonable controls. The proposed measure would violate these basic rights of property ownership and disrupt Maui’s rental market.

Rent control disproportionately and unreasonably places a significant financial burden upon property owners without just compensation. The social responsibility of providing affordable housing should not be solely borne by private property owners. A policy of this magnitude will create distortions in the rental market and allocate housing for Maui residents inefficiently.

Moreover, rent control will reduce the quality of available rental properties in Maui. The lost revenue from restricting a property owner’s ability to freely increase rents reduces the ability to maintain and improve the property. This may lead to properties falling into disrepair or an uninhabitable condition which would defeat the purpose of the measure.

Additionally, rent control discourages the production of new rental dwellings in the private sector. Maui is currently facing a housing and rental crisis due to the lack of new housing inventory. **RAM** is concerned that the proposed rent control would discourage private investment and development of new rental units throughout Maui and further exacerbate the housing crisis. Ultimately, the measure may prove to conflict with the County’s overall goal of providing housing options for residents. This is especially concerning as the Maui continues seek new units as the community continues to recover from the Lahaina wildfire.

Furthermore, the proposed measure would reduce real property tax revenue for Maui County as residential rentals lose value due to the restriction on rents. Property tax assessments

will decrease along with the property tax base, and therefore, reduce the tax revenue needed for vital County services. Consequently, other property owners would be required to pay more in taxes or fees in order to offset the lost tax revenue.

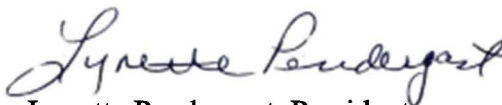
Lastly, the proposed measure presents several enforcement concerns. Rent control has been shown to be extremely difficult and costly to administer by local governments. First, establishing a system to track all rental properties would require additional County resources. Second, additional county staff would be required to monitor and ensure that rent increases comply with CPI standards. Third, a board approval process for rent increases above the CPI would require more staffing and consume a substantial amount of time. The supplementary required resources to enforce rent control is concerning given the potential lost in tax revenue.

RAM acknowledges the intent of rent control to maintain affordable rents for Maui residents. However, given the many unintended consequences, RAM respectfully recommends the following alternatives to accomplish the goal of the proposed measure without substantial impacts property owners and the County:

1. Streamline county building and SMA permit processing to expedite production of housing units and incentivize investment in Maui.
2. Increase rental subsidies by increasing appropriations to the Rental Assistance Program;
3. Determine timeline for termination of FEMA and CNHA rental assistance programs and how the transition will occur;
4. Encourage the Mayor and administration to establish a transition plan for post FEMA CNHA assistance programs.
5. Continue and expand tax incentives to landlords that offer long-term rentals including greater incentives for owners that provide rentals to low and very low-income tenants.
6. Provide fast track pre-approved plans for multiple unit developments to expedite permit review process.
7. Conduct extensive Zoning Reform to: 1) Permit all residential districts to build multiple units; 2) Remove minimum lot sizes; 3) Reduce setback and parking requirements; 4) Increase height and density limits.
8. Encourage the County to purchase existing units, buildings and vacant offices to create immediate availability of rentals which will offset the private market.

RAM is gravely concerned with the proposed measure due to the negative impacts on the rental market, restrictions on a property owner's rights, reduction in County tax revenue, and the disincentivizing of rental housing development. Accordingly, RAM respectfully opposes rent control and requests that the measure be deferred indefinitely.

Mahalo for your consideration,



Lynette Pendergast, President
Realtors Association of Maui, Inc.

September 14, 2024

RE: Rent Stabilization Maui County

Aloha Housing and Land Use Committee Members,

As you are now aware, Maui County possesses the authority to establish and enforce local laws that regulate housing and rental practices, including renting, subletting, and property conditions. This authority allows the county to implement policies such as rent stabilization without needing state approval. Given the escalating rents and affordability challenges faced by residents, Maui County has the power to adopt measures that protect tenants and better manage the housing market.

Although there is no formal rent stabilization policy in place at the moment, the county can introduce various local housing regulations to tackle these issues. This includes rent stabilization, rent control, or a combination of both. However, implementing a rent stabilization program based on inflated market conditions could lead to unintended consequences such as reduced housing supply and market inefficiencies. To mitigate these issues, it is essential that rent stabilization policies be based on accurate, long-term market data and continuously monitored and adjusted as market conditions evolve. This approach will ensure that the policies address housing affordability effectively without distorting the market.

The proposed zoning changes for A-1 and A-2 zoned properties are crucial to managing Maui County's housing market. These changes could significantly impact rental supply and affordability. If approved, they could lead to increased density and more diverse property uses, potentially increasing the availability of rental units and alleviating some pressure on rental prices. This increase in supply could enhance the effectiveness of any rent stabilization policies implemented following the zoning amendments.

Conversely, if these zoning changes are not approved, the county may continue to face constraints on rental supply, which could worsen existing affordability issues. In this case, rent stabilization may become more urgent to protect tenants from rapidly rising rents and ensure that affordable housing remains accessible to community members. A more aggressive rent control policy might then be necessary.

Rent stabilization is a valuable tool for addressing immediate affordability challenges, but it must be understood within the broader context of the housing landscape. Effective rent stabilization policies should consider current market conditions, including how zoning decisions impact housing supply and rental rates. Without this consideration, rent stabilization alone might not fully address the root causes of high rents. Additionally, the rental market is currently adjusting to FEMA rentals, above-market rates, and the influx of unemployed tenants under the FEMA program.

If zoning changes lead to higher property values, the county will need to adjust real property taxes accordingly. Increased property values from new developments or higher density could result in higher tax revenues, which could support affordable housing initiatives or mitigate potential negative effects of rent stabilization. It is vital that county tax policies align with housing strategies to ensure fair and effective outcomes.

The proposed zoning changes are essential for addressing Maui's housing crisis. By increasing property flexibility and density, these changes will significantly boost the availability of sustainable housing units, which is crucial for meeting growing demand and alleviating rental market pressures.

Current zoning regulations limit new developments and conversions, contributing to a strained rental market. By approving these zoning amendments, the County Council can facilitate the development of more rental units, helping balance supply and demand and reduce rent pressures.

Given the complexities of these issues, the committee must approach the discussion with a comprehensive perspective. The decision on zoning changes will affect not only rental unit availability but also the effectiveness of any rent stabilization policies. Therefore, a thorough examination of both zoning and rent stabilization, along with potential tax law adjustments, is essential for crafting effective solutions that address the community's needs.

Additionally, while rent control might be more effective in curbing real estate speculation due to its strict limits on rent increases, it could discourage new construction or property renovations. Rent control can also lead to market distortions, such as property shortages if landlords withdraw units or convert them to other uses.

On the other hand, rent stabilization allows for moderate, predictable rent increases, which helps tenants manage affordability while still providing flexibility for landlords. It balances tenant protection with allowing landlords to adjust rents in response to changing market conditions, preventing extreme market fluctuations.

Given Maui's high real estate prices and the impact of speculation on affordability, a combination of policies may be needed. Implementing rent stabilization along with measures to curb speculative buying, such as increased property taxes for non-resident investors or additional regulations on property transactions, could offer a more comprehensive solution.

Maui County's authority to regulate housing practices provides a significant opportunity to address pressing affordability issues and market inefficiencies. While the county can implement rent stabilization policies without state approval, it is crucial to approach these measures with careful consideration and evidence-based data. The interplay between proposed zoning amendments and rent stabilization is critical. Zoning changes, particularly those that increase density and diversify property uses, could enhance rent stabilization's effectiveness by boosting rental supply and easing market pressures.

Thank you for your time.

Edward Codelia

HLU Committee

From: Jake Francis <jakef40@yahoo.com>
Sent: Wednesday, September 11, 2024 5:20 PM
To: HLU Committee
Subject: Francis Ohana testimony
Attachments: Francis, Jake_Rent Stabilization Testimony.pdf

[You don't often get email from jakef40@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Sent from my iPhone

Aloha Maui County Council Housing & Land Use Committee,

My name is Jake Francis, and I was born and raised in Lahaina. My family's home burned down in the Lahaina fire. Thankfully, my parents had homeowner's insurance, and we've been able to find temporary housing on the West Side. However, I want to highlight the ongoing challenges families like mine are facing and why mandatory rent stabilization is urgently needed.

The insurance policy for our home included rent assistance, which covered the costs of our temporary housing for one year. However, this assistance began the day of the disaster, so by August 2024, it was exhausted. During this time, we've been living in a house where the rent was in the tens of thousands. Without insurance, there's no way our family—consisting of four working adults—could have afforded this rent. Even with insurance, it's a reminder of just how unaffordable housing has become for the people of Maui.

Once the insurance rent assistance was depleted, we were told to apply for FEMA's rental assistance program. This process was anything but seamless. We were denied several times, had to appeal, and faced long periods of waiting for a decision. While waiting for approval, our insurance policy had already run out, leaving us in a situation of housing instability. During this time, we also applied to several Lahaina survivor housing developments and are still waiting to hear back.

My family had to dip into our savings and rebuild money to cover rent costs, even as we anxiously waited to see if FEMA would step in or if we would be accepted into these new housing projects. This is not a sustainable or just process for families who have already been through so much. If rent increases in Maui County had been controlled, we wouldn't be in this situation. Yes, the rent was being paid by insurance, but what happens when that assistance runs out and families are left to pay these exorbitant rent prices on their own? This is the reality facing so many Lahaina survivors.

Lahaina fire survivors shouldn't have to experience housing instability, pay ridiculously inflated rent prices, and pay mortgages at the same time. Hawaii residents have been consistently priced out of their own paradise, and it's time to prioritize local families first by keeping them at home, here in Hawaii.

Mandatory rent stabilization is the only way to ensure that the people of Lahaina and the rest of Maui don't lose everything, all over again. We need protections in place to keep families in their homes and to prevent landlords from taking advantage of a disaster to further inflate rents. Our community has already suffered enough; we deserve a chance to rebuild without being priced out of our homes.

Thank you for your time and consideration.

Mahalo,
Jake Francis

HLU Committee

From: Mariah Espaniola <rapanot3@hawaii.edu>
Sent: Thursday, September 12, 2024 1:31 PM
To: HLU Committee
Subject: Testimony for Rent Stabilization
Attachments: Testimony-Rent Stabilization 09.12.24.pdf

You don't often get email from rapanot3@hawaii.edu. [Learn why this is important](#)

Aloha,

Please see attached my written testimony to support rent stabilization.

Mahalo nui loa,

--

Mariah Espaniola

Catholic Charities Hawaii

Program Supervisor

NIAD/RELIEF

65 S. Kane St.

Kahului, HI 96732

Mailing address:

P.O. Box 277

Kahului, Hawaii 96733

Cell Phone (808) 782-3664

Fax (808) 872-6219

mariah.espaniola@catholiccharitieshawaii.org

Mariah Espaniola
70 Kunihi Lane #433 Kahului, HI 96732

09/12/2024

Dear Maui County Housing and Land Use Committee,

I am writing to express my strong support for mandatory rent stabilization measures in Kahului, Hawaii now. As a resident of this community, I believe that rent stabilization is essential to ensuring that all families have access to safe and affordable housing. Stable housing is not only a basic human right but also a critical determinant of mental health, economic success, and overall well-being.

I am a proud educated Native Hawaiian women and mom from the island of Molokai. I've spent my time post COVID-19 as a HUD Housing Counselor serving the people of Hawaii. I've seen the first-hand negative effects of housing instability, from my father nearly losing a home to foreclosure to then living in a tent. I am here to support rent stabilization as a necessary step towards protecting our community and keeping our kanaka and lahui intact.

During my years as a HUD Housing Counselor and providing financial literacy to the communities of Hawaii, I've heard and know the devastation of rent instability. When I moved away from Molokai in 2013, I rented a home in Wailuku for \$3,000 a month. For the sake of affordability and rent cost I found an apartment that was \$1300 a month. It was affordable for my small family at the time. Now looking forward I am still in the same 2-bedroom, 2-bathroom 772 square feet condo for the last 11-years without no renovations, upgrades to the property and now pay \$2615 a month excluding utilities.

As my family grew, the cost of living here on Maui has too, and our pay checks continue to not be enough. My husband and I both work full-time, get no federal assistance, acquire debts to afford monthly necessities and still aren't at a place to purchase a home here in Hawaii.

In the past 5 years my husband and I have contemplated moving out of state. We are tired of our kids saying "I wish we had a yard, I wish I had my own room, I wish we could have friends over, I wish, I wish, I wish." It's sad that all we can say is its too expensive and we can't afford it. It should not be the conversation when our children and I are born from this land. There should be a stop to pushing us locals out of the islands.

In conclusion rent costs should be exceed 30-50% of tenant monthly gross income to be able to encourage financial stability of tenants. That way we can survive to live in Hawaii for generations to come. For the sake of keeping Maui County in tact with our local population both Native and non-Native I encourage you all to enforce rent stabilization.

Thank you for your time and attention on this critical issue we face here on Maui.

Sincerely,



Mariah Espaniola
70 Kunihi Lane #433
Kahului, HI 96732
(808)-495-5413

HLU Committee

From: Wendy Pias <wendy.tagnawa@gmail.com>
Sent: Friday, September 13, 2024 8:00 AM
To: HLU Committee
Subject: Resending Rent Stabilization Testimony
Attachments: TAGNAWA - Rent Stabilization Testimony.docx

You don't often get email from wendy.tagnawa@gmail.com. [Learn why this is important](#)

To Whom It May Concern,

Per the request to resend the document, please see the attachment for the written testimony in support of rent stabilization. Thank you.

Best regards,
Wendy Pias
Tagnawa

September 4, 2024

Dear Maui County Housing and Land Use Committee,

We are writing to express our strong support for mandatory rent stabilization measures in Hawai'i. As residents of Hawai'i, we believe that rent stabilization is essential to ensuring that all families have access to safe and affordable housing. Stable housing is not only a basic human right but also a critical determinant of mental health, economic success, and overall well-being.

Tagnawa is a non-profit organization that provides support for the Filipino survivors of the Maui wildfires. Rent has increased significantly since the fires and has already driven out a number of residents in search of socioeconomic stability (i.e., employment) and affordable housing. Having lost everything, many of the survivors who have remained on island have been scattered throughout Maui — many of which are living with extended family, acquaintances, or strangers. For those who were able to utilize their insurance, these survivors are placed into a one-year housing contract where the absurd renting rate has been noted to reach \$30,000 per month for a family of six.

In our conversations with Filipino survivors, we noted a common concern regarding the uncertainty of their future housing conditions. Several Filipino fire survivors are immigrant families who work in the labor and hospitality industry and live within multigenerational households. Compounded by the growing issue of low wages, the struggle to support a household — with the loss of one's home (and possible employment) due to the fires, only further induces strain on the survivors' mental and physical well-being.

For the sake of our community's future, we urge you to support rent stabilization. By stabilizing rent, we can support our local community and encourage retention numbers. The fires have exacerbated socioeconomic issues not only within Maui County but throughout the state. Left unchecked, these issues can metastasize to affect other aspects of living in Hawai'i — including the overall conditions of living. These fires have further highlighted the urgency of addressing and resolving the issue of affordable housing, low wages, and loss of our population — and by extension, our culture. Supporting rent stabilization is just one way to help our community, but it is a place from which we can start to make a better change. Thank you for your consideration.

Sincerely,
Tagnawa

HLU Committee

From: pulleypalace@cox.net
Sent: Saturday, September 14, 2024 6:49 AM
To: HLU Committee
Subject: Rent Control Issues
Attachments: Testimony For Rent Stabilization Maui.docx

Importance: High

You don't often get email from pulleypalace@cox.net. [Learn why this is important](#)

**Please see attached testimony against the issue of rent control.
Thank you for your time and consideration of my voice in this matter.**

**Blessings,
Heidi Pulley
H&S Heating & Air Conditioning
(619)820-0227**

September 15, 2024

Councilmember Tasha Kama, Chair
Councilmember Tom Cook, Vice Chair
Members of the Committee on
Housing and Land Use

RE: **HLU-3(20) – RELATING TO RENT STABILIZATION**
Hearing Date – September 16, 2024 at 5:30 p.m.

Aloha Chair Kama and members of the committee,

My name is Heidi Pulley, and I am a property owner located in Maui. Thank you for the opportunity to submit testimony providing **COMMENTS** on HLU-3(20)– Relating to Rent Stabilization.

I am deeply concerned with HLU-3(20) which contemplates rent control on Maui. As a property owner, I have consistently advocated to preserve our right to set rents at market rate and to own property free and clear of unreasonable controls. Rent control would violate these basic rights of property ownership and disrupt Maui’s rental market.

As we have seen in other jurisdictions, there are several unintended consequences associated with rent control which include:

1. Disproportionately and unreasonably placing a significant financial burden upon property owners without just compensation. The social responsibility of providing affordable housing should not be solely borne by private property owners.
2. Reduction in the quality of existing rental units. The loss of revenue from restricting a property owner’s ability to freely increase rents reduces the ability to maintain and improve the property. This may lead to properties falling into disrepair or an uninhabitable condition.
3. Discouraging the production of new rental dwellings in the private sector. Maui is currently facing a housing and rental crisis due to the lack of new housing inventory. Rent control may prove to conflict with the County’s overall goal of providing housing options for residents. This is especially concerning as the Maui continues seek new units as the community continues to recover from the Lahaina wildfire.
4. A significant reduction real property tax revenue for Maui County as residential rentals lose value due to the restriction on rents. Property tax assessments will decrease along with the property tax base, and therefore, reduce the tax revenue needed for vital County services.
5. Rent control has been shown to be extremely difficult and costly to administer by local governments. The supplementary required resources to enforce rent stabilization is concerning given the potential lost in tax revenue.

Given many unintended consequences of rental control, the County should consider the following alternatives to accomplish the goal of the proposed measure without substantial impacts property owners and the County:

1. Increase rental subsidies by increasing appropriations to the Rental Assistance Program.
2. Encourage the County to purchase existing units, buildings and vacant offices to create immediate availability of rentals which will offset the private market.
3. Continue and expand tax incentives to landlords that offer long-term rentals including greater incentives for owners that provide rentals to low and very low-income tenants.
4. Provide fast track pre-approved plans for multiple unit developments to expedite permit review process.
5. Conduct extensive Zoning Reform to: 1) Permit all residential districts to build multiple units; 2) Remove minimum lot sizes; 3) Reduce setback and parking requirements; 4) Increase height and density limits.

Accordingly, rent control will have long lasting negative impacts for Maui. The county should consider other alternatives that will accomplish the goal of providing more housing for Maui residents without unintended consequences. Thank you for the opportunity to provide testimony on this important issue.

Mahalo for your consideration,

Heidi Pulley

HLU Committee

From: Christina Felty <misschristinafelty@gmail.com>
Sent: Sunday, September 15, 2024 10:25 AM
To: HLU Committee
Subject: Rent Stabilization Testimony Letter
Attachments: Felty Testimony.pdf

Christina Felty
Makawao, HI 96768

September 15, 2024

Dear Maui County Housing and Land Use Committee,

I am writing to express my exceedingly strong support for mandatory rent stabilization measures in Makawao, HI and the entire county of Maui now. As a resident of this community, I believe that rent stabilization is essential to ensuring that all families have access to safe and affordable housing. Stable housing is not only a basic human right but also a critical determinant of mental health, economic success, and overall well-being.

I have been a resident of Makawao for 7+ years and have witnessed firsthand the challenges of finding affordable housing and the hardship it causes.

I am here to support rent stabilization as an absolute necessary step toward protecting our community and its people and small businesses which contribute to the diversity of our island.

In recent years, I have seen friends and neighbors forced to leave their homes due to unaffordable rent hikes. This instability disrupts families, affects children's education, and creates stress that impacts mental health. My partner and I will most likely also be forced to move off-island at the end of our lease in 2025, due to the lack of affordable housing and the cost of living on Maui.

By stabilizing rent, we can ensure that people can remain in their homes, preserving the social fabric of our neighborhoods.

Rent stabilization would help maintain economic diversity in our city, allowing teachers, first responders, and service workers to live near their places of work.

While some argue that rent control could discourage new construction, evidence shows that well-designed policies can protect tenants without stifling development.

For the sake of our community's future, I urge you to support rent stabilization.

Thank you for your attention to this critical issue.

Sincerely,

A handwritten signature in black ink that reads "Christina L Felty". The script is fluid and cursive, with the first letters of each word being capitalized and prominent.

Christina L. Felty

will decrease along with the property tax base, and therefore, reduce the tax revenue needed for vital County services. Consequently, other property owners would be required to pay more in taxes or fees in order to offset the lost tax revenue.

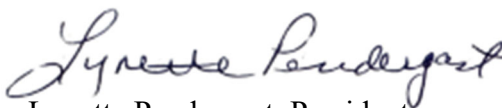
Lastly, the proposed measure presents several enforcement concerns. Rent control has been shown to be extremely difficult and costly to administer by local governments. First, establishing a system to track all rental properties would require additional County resources. Second, additional county staff would be required to monitor and ensure that rent increases comply with CPI standards. Third, a board approval process for rent increases above the CPI would require more staffing and consume a substantial amount of time. The supplementary required resources to enforce rent control is concerning given the potential lost in tax revenue.

RAM acknowledges the intent of rent control to maintain affordable rents for Maui residents. However, given the many unintended consequences, RAM respectfully recommends the following alternatives to accomplish the goal of the proposed measure without substantial impacts property owners and the County:

1. Streamline county building and SMA permit processing to expedite production of housing units and incentivize investment in Maui.
2. Increase rental subsidies by increasing appropriations to the Rental Assistance Program;
3. Determine timeline for termination of FEMA and CNHA rental assistance programs and how the transition will occur;
4. Encourage the Mayor and administration to establish a transition plan for post FEMA CNHA assistance programs.
5. Continue and expand tax incentives to landlords that offer long-term rentals including greater incentives for owners that provide rentals to low and very low-income tenants.
6. Provide fast track pre-approved plans for multiple unit developments to expedite permit review process.
7. Conduct extensive Zoning Reform to: 1) Permit all residential districts to build multiple units; 2) Remove minimum lot sizes; 3) Reduce setback and parking requirements; 4) Increase height and density limits.
8. Encourage the County to purchase existing units, buildings and vacant offices to create immediate availability of rentals which will offset the private market.

RAM is gravely concerned with the proposed measure due to the negative impacts on the rental market, restrictions on a property owner's rights, reduction in County tax revenue, and the disincentivizing of rental housing development. Accordingly, RAM respectfully opposes rent control and requests that the measure be deferred indefinitely.

Mahalo for your consideration,



Lynette Pendergast, President
Realtors Association of Maui, Inc.

HLU Committee

From: Mishelle Oh <soh@myhta.org>
Sent: Monday, September 16, 2024 4:07 PM
To: HLU Committee
Subject: Rent stabilization testimony

Follow Up Flag: Follow up
Flag Status: Completed

You don't often get email from soh@myhta.org. [Learn why this is important](#)



Rent stabilization form.docx



Kumu Mishelle S. Oh

Middle School Science | 7B Advisory
Student Government Supervisor

soh@myhta.org

[\(808\) 676-5444](tel:(808)676-5444) | [Zoom Link](#)

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Somin M. oh
Kihei, HI, 96753
September 16,2024

Dear Maui County Housing and Land Use Committee,

I am writing to express my strong support for mandatory rent stabilization measures in Kihei, Maui now. As a resident of this community, I believe that rent stabilization is essential to ensuring that all families have access to safe and affordable housing. Stable housing is not only a basic human right but also a critical determinant of mental health, economic success, and overall well-being.

I have been a resident of Kihei for 4 years and have witnessed firsthand the challenges of finding affordable housing. I am here to support rent stabilization as a necessary step toward protecting our community.

As a full-time teacher in Maui, housing has been an issue due to high unaffordable rent. I not only witnessed local families leaving their home due to housing issues but professional workers leaving the island due to housing issues. As a teacher, I am working a side job and living with three roommates just to maintain my living, which has been extremely difficult ever since rent prices have gone higher and higher. In recent years, I have seen friends and neighbors forced to leave their homes due to unaffordable rent hikes. Just last week I witnessed two families, one moving to another side of the island, and another off-island as they were starting a family and becoming parents due to unaffordable rent here. This instability disrupts families, affects children's education, and creates stress that impacts mental health.

By stabilizing rent, we can ensure that people can remain in their homes, preserving the social fabric of our neighborhoods. Having an essential need met, having a home with a roof that is affordable and safe would maintain economic diversity in our city and communities.

Allowing teachers, first responders, and service workers to live near their places of work, who actually care for the community, and people.

While some argue that rent control could discourage new construction, evidence shows that well-designed policies can protect tenants without stifling development.

For the sake of our community's future, including the ones who have been here and settled roots here, and the ones who would want to be here to create greater support to the community through their skills to serve the community, I urge you to support rent stabilization.

Thank the decision-makers for their time and consideration and for your attention to this critical issue.

Sincerely,
Somin M. oh