

HLU Committee

From: County Clerk
Sent: Monday, March 31, 2025 9:05 AM
To: HLU Committee
Subject: Fw: Short Term Rentals

From: planning
Sent: Monday, March 31, 2025 8:32 AM
To: County Clerk
Subject: Fw: Short Term Rentals

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Aloha, please see Minotoya list testimony below received in planning inbox. Mahalo and have a great day!

From: Stacy TRIBBLE
Sent: Thursday, March 27, 2025 12:08 PM
To: planning
Subject: Short Term Rentals

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To The Maui County Planning Commission;

We are writing to respectfully oppose the proposed legislation to phase out short-term rentals in Maui. We are the legal, tax-paying owners of a short term rental in the Kaanapali area and have been coming to Maui for over 20 years. We have enjoyed the natural beauty of Maui throughout the years, and we have become friends with many people on the island. We have supported local businesses, have "shopped locally" at The Times Market and the Farmers Markets near Kaanapali, and have supported many local restaurants and stores. We avoid nonlocal businesses as much as possible. We pick up litter on the beaches and promote saving the reef system. When not visiting Maui on our quarterly trips, we rent our two-bedroom condo to other visitors. Our guests receive a welcome packet highlighting our favorite local restaurants, activities, and businesses and are also encouraged to support the local economy and be respectful of the ecosystem and local traditions.

Since the Lahaina fire, we have donated our unit rent-free to first responders and others in need of a place to stay until Maui "reopened." We have volunteered on every trip at the GEM Kahana Gateway food distribution center and met hundreds of people hurt by the fires. We have been struck by the fact that they thank us for coming to Maui, supporting the economy, and spending our time volunteering. The resounding, unsolicited feedback we got from local people was their relief that visitors were returning so that they could go back to work. We are well aware that a subset of local residents want

to end tourism in Hawaii and we understand their frustration, but the people we have helped in Kahana and met at their places of work, have told us they need tourism for their livelihood. Taking away short-term rentals without a plan to employ these people removes some of the vital support that Maui needs to get back on its feet.

In January 2024, we attempted to apply to FEMA to rent our unit to a displaced family for 1-2 years and were told that they were not accepting any further applications because they had "all the homes they needed." But the governor's speech in February 2024 said he was still interested in requiring short-term rental owners to give up their units for displaced residents. There appears to be a serious lack of communication between FEMA and the Hawaiian government as we are getting mixed messages. There also seems to be a serious lack of communication between the government and the countless local people who tell us they rely on tourism and the short-term rental business for their income (such as professional cleaners and support staff of rentals). The people who lost their jobs when the fire stopped tourism want nothing more than visitors back so they can work and support their families. The Hawaiian government seems to be fixated on the idea that short-term rentals are the root of the housing problem, but this seems short sighted.

Taking away vacation rentals in areas targeted to tourists will not help the housing crisis and will be a detriment to Maui for several reasons:

1. These short-term rental properties are often in tourist areas and not where residents primarily live. The only realistic solution is building more affordable housing for residents.
2. Removing short-term rentals will decrease the revenue to Maui from taxes.
3. Fewer short-term rentals will decrease the number of people supporting the local economy which will result in a loss of jobs and income for tourism-based local companies, restaurants, and stores as well as those employed directly by short-term rentals.

We oppose this legislation as it stands. A possible compromise to consider is "grandfathering" current short-term rentals in while making strict conditions on new affordable housing properties being built so that new affordable housing developments remain affordable.

Thank you for your time,

John and Stacy Tribble