

HLU Committee

From: Alan Hyatt <alan@pmiaudio.com>
Sent: Saturday, June 28, 2025 4:16 AM
To: HLU Committee
Subject: Bill 9

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To whom it may concern,

I am writing to ask you to consider amending bill 9 for Condos like The Grand Champions, and either change its zoning, or exempt it from Bill 9.

While I am sympathetic to the reasons for Bill 9, the fact is, those displaced by the fire will not look for long-term rentals in Wailea or other Hotel/Condo locations with many restrictions in place by the HOA.

I have been on Maui since 1999, and I know and respect the local community. Many of which are generational families. Condos provide no storage, one parking spot, noise restrictions, no pets, and other limiting rules established by the HOA, and are not conducive for locals...with all due respect. Then there is the cost! High insurance, utilities, extreme HOA costs, and unrealistic property tax make it so the rents are extremely high and not in the realm of reality for locals looking to rent long term.

Additionally, the loss of GE, TAT, and MCTAT tax due to this Bill, would eventually lead to the loss of many jobs in the county due to not enough revenue to support the current local workers by actually changing them to long term rentals. I contend there is space in subdivisions like Maui Meadows, North Kihei, Up Country, and other areas with homes that have Ohana's that have parking, storage, allow pets and other realistic amenities that locals require. These subdivisions are in actual neighborhoods, not Condos grouped with Hotels and other Condos where the locals really do not want to be. Currently these Ohana's I mention are being used for STR vacation rentals that should have always been for long term housing, yet someone had the bright idea to allow them to be short term rentals. Often in these neighborhoods, these STR's Ohana rentals disturb the locals with renters making noise until the wee hours of the night while on vacation.

I ask you to exempt The Grand Champions and other dedicated locations like it as they are not neighborhoods where long terms locals would want to rent, and if you would take the time to ask the locals as I have, you know they do not want to look for long term rentals in Hotel/Condo areas...but, they would rent long term Ohana's in Maui Meadows and other like areas.

Please reconsider what you are thinking of doing. This is now more a matter of how much money and jobs Maui County will lose by doing this, then how many long-term renters will rent in Wailea! Lastly, affordable residential housing has been an issue since the late 70's when I first started coming to Maui and when I first bought in 1999, and yet, the county has not done a thing about it for the 26 years I have lived there.

Alan and Margery Hyatt
155 Wailea Ike Place

Unit 140
Wailea, HI 96753
CELL: 310.344.4409

HLU Committee

From: Katy McElroy <katy@katymcelroy.com>
Sent: Saturday, June 28, 2025 5:07 AM
To: HLU Committee
Subject: Papakea STR

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My 83-year-old mother owns a unit in the A building at Papakea, which she and my late father purchased in the 1990s as part of their retirement plan. Eliminating the ability to rent short-term would devastate her financially and likely lead to bankruptcy. At the time of purchase, they relied on legislation that specifically allowed short-term rentals at Papakea, believing their investment was protected.

Additionally, my in-laws—current Maui residents—were among the original owners of two units at Papakea. Both properties were purchased for and operated as short-term rentals until they were sold about six years ago. This has long been the intended and lawful use of these properties.

I am opposed to the STR ban for both personal and local maui resident income.

Kathleen McElroy

HLU Committee

From: Jacoba Samari <noreply@adv.actionnetwork.org>
Sent: Saturday, June 28, 2025 8:40 AM
To: HLU Committee
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Housing Land Use Committee,

Aloha Councilmembers,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares. After a visit to Oregon I noticed something that was missing in our community and I was so ashamed. There was so much love put into the public places and no separation of tourist vs locals in a town that gets 3 million visitors a year. Living in west Maui it is obvious that little to no money is put back into the community spaces. All while money for the public spaces seems plentiful in affluent neighborhoods and hotel zoned areas. This division is pushing out the people who live here in favor of the visitors. Even before the fires. As a resident and business owner, that is not what I signed up for, we came to learn about Hawaiian culture not beaches and luaus. Hawaii without our host culture is an environmental nightmare, consumerism needs to be tempered with sustainability. It is our collective Kuleana to take care of the whole community and act with Aloha towards the whole. We are in crisis, there is no doubt. This decision could potentially get west maui back on solid footing.

Please choose for the greater good of the community and long term sustainability.

Jacoba Samari
jacobaleaf@gmail.com

Lahaina, Hawaii 96761

HLU Committee

From: Ginger Karels <noe@aol.com>
Sent: Saturday, June 28, 2025 12:24 PM
To: HLU Committee
Subject: Vote No on STR ban

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

Dear committee,
This is my second letter to addresss why it is right that you vote NO.

I read (hope it's true) that the Fed Government agreed to fund Maui over a billion dollars for housing and to help solve the water shortage dilemma. Build houses. Don't take away housing from owners and visitors who also love Maui island and have been returning annually or more for over fifty years (as is my case).

Thank you for all your work and concern, Ginger Karels-Cannata Kahana Village
4531 Honoapiilani Road
Lahaina, HI 96761
Sent from my iPhone

HLU Committee

From: Kathleen Bunter <katbunter@comcast.net>
Sent: Saturday, June 28, 2025 12:52 PM
To: HLU Committee
Subject: Oppose STR Ban - VOTE NO on BILL 9

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Attn Maui County Council,

We strongly oppose the proposed STR ban and ask you all to vote NO on Bill 9.

Based on the fact the county of Maui just received \$1.6 Billion from the federal government to be used for affordable housing, we believe you should pull back in your attempt to ban our homes from the vacation rental programs.

\$1.6 Billion will not only address your affordable housing issues, it will also address your water issues.

Homeowners, like myself, who are financially supporting the Maui government through their taxes on vacation rentals should not be financially obligated to solve the affordable housing crisis when the county has received federal funding specifically for that purpose.

A county vote banning short term vacation rentals will be met by thousands of lawsuits from existing law obeying homeowners being deprived of their property rights and will force the county to spend far more than it is currently making from the vacation rental taxes paid by existing homeowners.

I implore you to reexamine the multiple financial studies showing the devastating impact that an STR ban will cause to Maui County in lost tax revenues, to Maui residents in loss jobs and higher rents, and to the home owners themselves.

The hotels are the big winners if you pass Bill 9. Unfortunately, many families will no longer visit Maui due to the exorbitant cost of staying at a hotel.

In a previous meeting, Mayor suggested the condos on the Minatoya List rezone to be a hotel. Unfortunately, that is not an option if the building is less than 4 stories tall. That leaves many ocean front condos between a rock and hard place.

Rather than stripping our property rights away and Maui County being faced with thousands of lawsuits lasting years in litigation in addition to incurring huge losses in tax revenues, we suggest you crack down on the countless ILLEGAL rentals that are located in actual neighborhoods and expedite the approval of building permits along with using the \$1.6 Billion in federal funds recently received for additional affordable housing.

We strongly encourage you all to VOTE NO on Bill 9.

Sincerely,

Kathleen & Ken Bunter
Kahana Village - West Maui

HLU Committee

From: loretta ross <loretlcm@hotmail.com>
Sent: Saturday, June 28, 2025 3:12 PM
To: HLU Committee
Subject: Bill 9 Testimony

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Aloha...

Thank you for your time. My condo was on lease land when I purchased over 20 plus years ago. The Hawaiian family decided to sell land to our HOA.

We all had to take out loans to purchase the land from the family. Those of us who could not afford the loan or did not qualify had to shortsell our units or walk away. My dad was one of those who couldnt qualify since he was in his 80s.He lost his condo. We have mortgages still at Haleonoloa condos. The Hawaiian family decided to cash out and sell. This was the case with lots of condo complexes on WEST Maui... I had to sell 50 percent due to high payment to a partner. My partners live there 6 months out of the year.. Partial ownership was common. How would we handle these types of ownership w no short term rental. I am in the negative last ten years by renting it out part time Many of us are not big investors.Maybe an exception for those of us who only own one condo or own part of a condo. Hoping that values will hold so we dont lose our investments... .Long term rental would not come close to covering \$4,000 payment per my realtor who is educated on real estate in West Maui and is the Owner of Mega Vega Real Estate. Also my partners live their 6 months out of the year and are retired and cant buy me out. Its been hard to get anyone interested in a 6 month ownership.

Thank you for your consideration.

Loretta Ross

Loretta 

HLU Committee

From: malo nizam <merrill.nizam@gmail.com>
Sent: Saturday, June 28, 2025 5:24 PM
To: HLU Committee
Subject: Bill 9 , public comment, opposed

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

Dear County representatives,

We are short-term rental property owners in Maui County, and need to oppose to the proposed legislation aiming to phase out over 7,000 short-term rental units.

As an owner of a Maui condo, and frequent visitor to Maui since 1980, my wife and I have contributed tens of thousands of dollars to the Maui economy, and taxes over those years. We currently occupy our condominium in Wailea Ekolu -Kihei much of the year, but need to share it with short-term renters the rest of the year, to be able to afford ongoing maintenance.

Our renters include families, younger folks, who contribute significantly to the local economy by patronizing local businesses, and are a different group than those affording the high-end resorts. This increases the diversity of people able to afford vacation in Maui, and provides local businesses including grocery stores, restaurants, shops, that the Hotel patrons skip.

Our short-term rentals provide work for cleaners, maintenance folks, property management personal, different than those working for large resorts. In order to maintain such short-term rental, we pay association dues and special assessment costs, which in turn maintain property quality and safety, enhancing our local neighborhoods.

We entirely support long-term affordable housing. In fact, we have such a home near Kahalui, rented at less-than fair-market rates, to local workers of Maui, for over 20 years. If our short-term rental is disallowed, we will have to raise rental rates for the alternate home we have in order to allow our retirement there eventually.

We urge the council to consider a balanced approach with stricter regulations and enforcement rather than a blanket phase-out, and having regular inspections, and community input to ensure responsible operation of short-term rentals.

We urge the County purchase units from Minatoya list, on sale, and convert to affordable homes. That would harm no one, provide much needed housing units, and could occur in months, unlike Bill 9 which will be at best tied up in litigation for many years.

We therefore reiterate our opposition to the proposed legislation and note its negative impacts on the local economy, employment, and community well-being.

We ask the council to reconsider and seek alternative solutions that protect the interests of all stakeholders. We thank you for your time and consideration.

Mahalo for your time and consideration.

Sincerely,

Merrill and Marcia Nisam

10 Wailea Ekolu Place, #1505 Kihie, HI 96753