

## HLU Committee

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**From:** Tom Strain <tomstrainmaui@gmail.com>  
**Sent:** Wednesday, June 11, 2025 4:58 AM  
**To:** HLU Committee; Thomas Strain  
**Subject:** Bill 9. Minatoya properties

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Aloha,

This is Tom and Julie strain

We have owned in Kihei since 1994 and have lived both part time and full time in Kihei.

We reside in Kauhale Makai and also own a unit in Maui Kamaole.

The proposed bill as it stands will be an economic nightmare for Maui.

Studies show visitor spending will decrease \$900 million a year. We will lose jobs to local workers between 1900 jobs to 8,000. Tax revenue will decrease a minimum of \$60 million annually and get tax will decrease \$15 million a year.

In addition many of these condos, including the ones we own are not designed for long term rental. There is an overall lack of parking, the units are small and not designed for many of the families who would live there.

The county and Government has already driven up long term rents with their policies and have been pricing locals out of all housing because of this. Waterfront properties rent and will continue to rent for more than most can afford. Couple that with locals losing their jobs and you will have a disaster.

A better solution is to rebuild communities in Lahina and other areas. There is lots of available land between Lahina and the bypass road. Charge the Minitoya properties a reasonable fee to convert to current zoning laws and make it easy to do so. Another option is to charge each short term rental owner an annual fee of \$2,000. Half going to assist in rent for the needy and half going to build new properties. This can be a win win for Maui. Everyone cares

Thank you

Tom and Julie Strsin

Sent from my iPhone