

HLU Committee

From: County Clerk
Sent: Friday, June 13, 2025 7:23 AM
To: HLU Committee
Subject: fwd: Testimony
Attachments: Support of Bill 9 – Minatoya STR Phaseout; STR

HLU Committee

From: aina jodie jackson <noreply@adv.actionnetwork.org>
Sent: Friday, June 13, 2025 12:47 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is [Your Name], and I'm writing in strong support of Bill 9.

This crisis didn't just happen. For decades, tourism was allowed to sprawl past the resorts, eating into neighborhoods. By the time of the fire, 87% of homes north of Kā'anapali were STRs.

Removing STRs isn't destroying tourism. It's bringing it back to the resorts, where it was always meant to be. Even if we phase out the 6,000+ Minatoya STRs, our occupancy rate is expected to increase.

This is not about jobs either. These aren't hotels and the majority are without union workers and local staff. These are mostly remote-managed units. Meanwhile, we have hundreds of open jobs here in the County with real benefits jobs our people could fill if they had a place to live.

We've seen how STRs hollow out communities and inflate housing costs. And we've watched other cities take bold action while Maui stood still. We've waited long enough. Let's stop treating STRs like they're too big to challenge and start standing with the people who are still trying to come home.

Also, I respectfully ask for no carve-outs or special protections for timeshares

Mahalo

aina jodie jackson
jodieseahorse@gmail.com

Lahaina, Hawaii 96761

HLU Committee

From: Syl Cabral <sylviacabralmaui@gmail.com>
Sent: Thursday, June 12, 2025 4:39 PM
To: County Clerk
Subject: STR

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

Thinking there might be an exception to some residents if that is their only income on a case by case decision w requirements. That might reduce the banter 15 or 20%.

Syl Cabral
808 879 9007

HLU Committee

From: mauimom808 <mauimom808@proton.me>
Sent: Friday, June 13, 2025 8:05 AM
To: HLU Committee
Subject: Opposition to Bill 9
Attachments: Conflict.pdf

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I oppose Bill 9 and request that Councilmember Rawlins-Fernandez recuse herself from further involvement with Bill 9 due to conflicts of interest. See attached for more details.

CONFLICT

a publication of interest

SPRING / SUMMER 2025

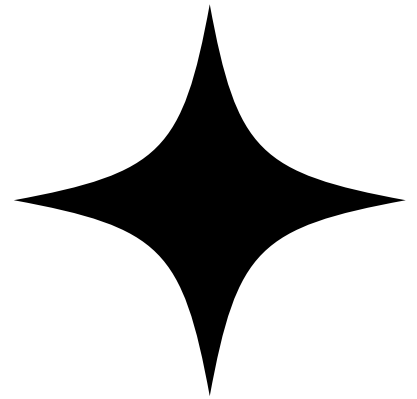
CONFLICTS OF INTEREST ON THE COUNCIL

Keani Rawlins-Fernandez's continued advocacy for Bill 9 on behalf of HAPA and Lahaina Strong results in multiple violations of the Maui County Charter and as a result she must be precluded from further participation in the County Council's deliberation and decision-making regarding Bill 9 due to her conflicts of interest.



KRF PURSUES REGULATION OF STRS THROUGH HER HAPA BOARD SEAT

Rawlins-Fernandez is Board member of the Hawaii for Progressive Action (HAPA) which has a goal to infiltrate all levels of Hawaii government to introduce HAPA legislation through those elected officials. One of HAPA's primary goals is to pursue short-term rental regulation.

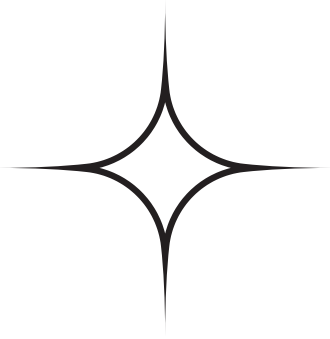


HAPA Partnerships:

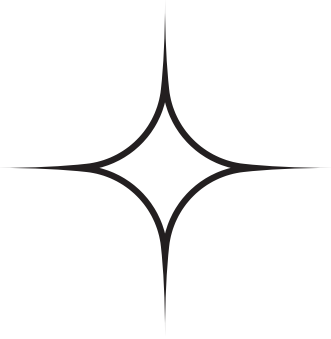
HAPA partners with other social and economic justice organizations to support policies that provide:

- A living wage for all workers in Hawai'i
- Tax fairness
- Protect and increase affordable housing
- Regulate vacation rentals
- Support Kānaka Maoli (Native Hawaiians) in receiving their fair share of the Public Lands Trust
- Increase funding for public schools and teacher salaries, promote tax fairness, automatic voter registration
- Criminal-justice reform, such as bail reform, and moving toward restorative-justice models
- LGBTQ+ equity, and more.

DESPITE BEING A 501(C)(3) ORGANIZATION AND PROHIBITED FROM SUPPORTING POLITICAL CANDIDATES, HAPA SUPPORTS ITS MEMBERS' EFFORTS TO CAMPAIGN FOR ELECTED POSITIONS



- 7 Cohorts
- 120 Graduates
- 48 Ran for Public Office
- 64 Alumni have supported Electoral Campaigns
- 94 Alumni had engaged in advocacy or organizing campaigns in their community
- 10 Alumni serve(d) on O'ahu Neighborhood Boards
- 7 Alumni serve(d) on local Boards & Commissions
- 14 Elected to public office to date



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HAPA TOUTS THAT IT HAS PLACED 4 HAPA SOLDIERS ON THE COUNTY COUNCIL TO INTRODUCE AND VOTE FOR HAPA LEGISLATION

MAUI COUNTY COUNCIL
4 of 9 members



CM KEANI RAWLINS-FERNANDEZ



CM SHANE SINENCI



CM TAMARA PALTIN



CM GABE JOHNSON

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What is the ban on political campaign activity?

It is a requirement imposed by Congress for the privilege of being recognized as exempt from federal income tax under section 501(c)(3) of the Internal Revenue Code.

For an organization to be tax-exempt under section 501(c)(3) it cannot “participate in, or intervene in (including the publishing or distributing of statements) any political campaign on behalf of (or in opposition to) any candidate for public office.”



KRF INTRODUCES STR BILL ON BEHALF OF HAPA

In May of 2024, KRF introduced the proposed bill that eventually became Bill 9 on behalf of HAPA and paid lobbyists from Lahaina Strong, seeking to phase out short-term rental use in the apartment districts.

KRF admitted to having discussions with other councilmembers regarding how they would vote on the bill in violation of the Sunshine Law, smugly proclaiming that the bill would “absolutely” pass.

The Sunshine Law (§92-2.5) prohibits councilmembers from soliciting voting positions from other councilmembers outside of a public meeting.



MAUI COUNTY CODE

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Section 10-4.

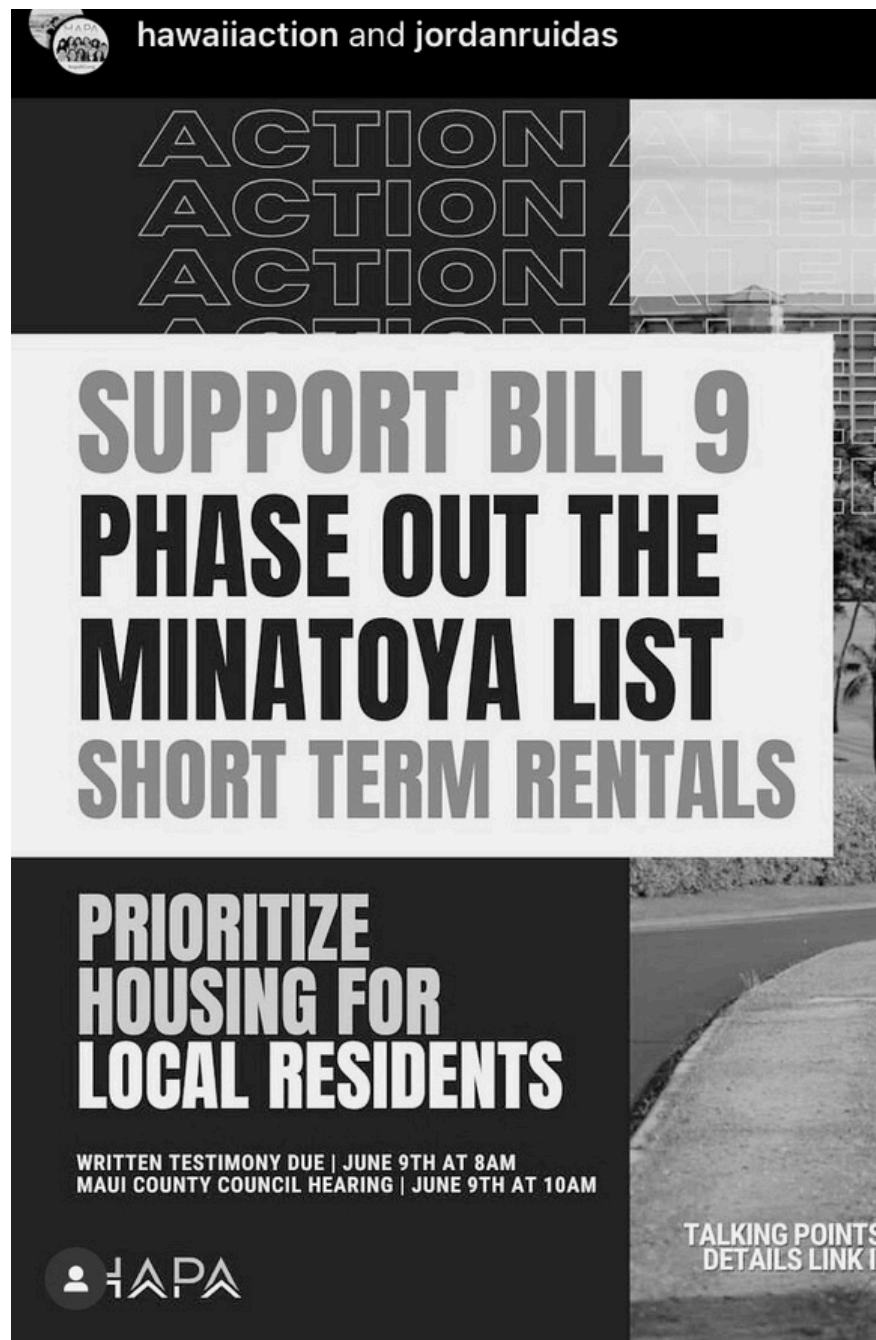
1. No officer or employee of the county shall:

g. Use or attempt to use the officer's or employee's official position to secure or grant unwarranted consideration, privileges, exemptions, advantages, contracts, or treatment, for oneself or others.

4. Officers and full time employees of the county **shall not appear on behalf of or represent private interests before any county agency,** provided that no officer or employee shall be denied the right to appear before any agency to petition for redress or grievances caused by any official county action affecting such person's personal rights, privileges or property, including real property, provided that members of boards and commissions may appear on behalf of private interests before county agencies other than the one on which such person serves and other than those agencies that have the power to review the actions of the agency on which such person serves, or to act on the same subject matter as the agency on which such person serves; provided, further, that without changing the prohibitions and rights stated above, the council by ordinance may prescribe further standards, conditions, and guidelines concerning the representation of private interests before county agencies.

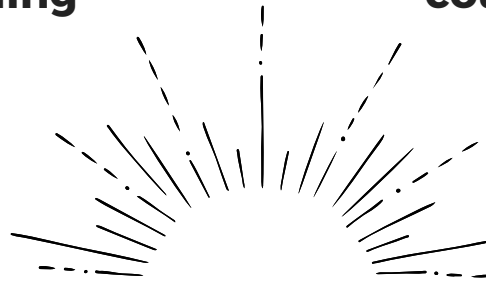
KRF ADVOCATES FOR PASSAGE OF BILL 9 THROUGH HAPA AND LAHAINA STRONG

KRF IS USING HER
POSITION AS
COUNCILMEMBER
TO ADVANCE THE
PRIVATE INTERESTS
OF HAPA AND
LAHAINA STRONG



**KRF cannot separate her
role as a board member of
HAPA and her role as a
councilmember regarding
Bill 9**

**KRF is advancing HAPA and
Lahaina Strong interests
through her position as a
councilmember regarding
Bill 9**



**KRF cannot separate
her personal
involvement in
Lahaina Strong from
her role as a
councilmember
regarding Bill 9**



**K R F M U S T N O T
P A R T I C I P A T E I N
F U R T H E R
D E L I B E R A T I O N S O R
D E C I S I O N S O N B I L L 9**

HLU Committee

From: County Clerk
Sent: Friday, June 13, 2025 10:39 AM
To: HLU Committee
Subject: Fw: Testimony on opposing TVR Ban

From: Orrin Cross <orrincross4@gmail.com>
Sent: Friday, June 13, 2025 10:36 AM
To: County Clerk <County.Clerk@mauicounty.us>
Subject: Re: Testimony on opposing TVR Ban

[You don't often get email from orrincross4@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Aloha,
Was this letter received and sent to the correct address. Please reply.
Mahalo,
Orrin
Sent from my iPhone

> On Jun 8, 2025, at 3:09 PM, Orrin Cross <orrincross4@gmail.com> wrote:

>

> Aloha,

> I m writing in opposition of the proposed TVR ban. My name is Orrin Cross and have been living on Maui for over 40 years. I ran a west side restaurant and employed thousands of local residents. Trying to retire on Maui is no easy task. I have been working and saving my entire work life. I decided to buy a condo to rent out short term in Kihei Kai Nani. It took me many years of saving to actually come up with a down payment. The unit cost about \$100,000 more than other condos because it was available to rent short term. I have maintained and cleaned the unit as a second job in hopes of retiring someday. I am now 65 and this is my primary income.

> The unit is small and the monthly break even at about \$2500 a month. I paid over \$10,000 in property and GET taxes per year. I have been paying down the mortgage but now am struggling to pay it. With all the negative news about local housing, the bookings are down over 40%. This is combined with the property and transient taxes going up at the same time. I have dropped the nightly rate by 25% just to hope to fill the unit. If I'm not renting it, I'm loosing money. The value is also dropping with all the uncertainty. I worked 50 to 60 hours a week for many years to be able to have the privilege of renting a small unit.

> I am not some rich guy from the mainland taking money out of the state. You are hurting hard working locals as well.

> Please don't take away my ability to retire after many tax paying years.

> Mahalo for your consideration.

>

> Sent from my iPhone

HLU Committee

From: County Clerk
Sent: Friday, June 13, 2025 10:44 AM
To: HLU Committee
Subject: fwd: Testimony
Attachments: Terminating Daily Rental; Support of Bill 9 – Minatoya STR Phaseout

HLU Committee

From: GLENN PETRY <gmpetry@msn.com>
Sent: Friday, June 13, 2025 10:41 AM
To: County Clerk
Subject: Terminating Daily Rental

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

Please distribute this to all council members.

I am an emeritus professor of finance from Washington State University. My key specialty was valuation of properties and taxation but I am also a long term commercial and residential property owner. Here are my concerns:

1. While one has to have some sympathy for the persons affected by the Lahaina fire, billions of dollars were dedicated to help them. At this point, enough is enough.
2. People purchased daily rental condos with the expectation that the laws and rules wouldn't change. It is dishonest and unethical to suddenly change them.
3. There has been a recent large drop in Maui condo prices which puts many owners in violation of their mortgage agreements. The banks could call the loans which would be a huge burden or call for a substantial payment to reduce the mortgage. When the loan matures, lenders will be reluctant to refinance the mortgage. So property values will be further depressed because of mandatory sales.
4. Condo owners should begin asking for lower valuations and thus property taxes. This will really kick in for any daily rental condos that become ineligible for daily rentals. How will you make up the huge tax shortage; yet higher taxes on existing property? More fees to discourage tourists? You will face a downward spiral.
5. Tourists are the most important business activity in Maui. Losing these dollars will greatly affect taxes generated by business profits, property sales, employee wages, and property taxes and many will lose their jobs.
6. Even with reduced property values, most people you are trying to help can't afford the taxes, mortgage payments, upkeep and condo fees.
7. Huge destructions of the business climate such as this rarely work out for the better and the damage is long lasting.
8. Maui will face huge and costly lawsuits for lost property values and income for disallowing currently permitted daily rentals. If you lose, which you probably will based upon the Hawaii court rulings, you are really up a creek.

Sent from my iPhone

HLU Committee

From: Jadelyn Ramos <noreply@adv.actionnetwork.org>
Sent: Friday, June 13, 2025 10:39 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is [Your Name], and I'm writing in strong support of Bill 9.

We keep hearing that these short-term rental units on the Minatoya List "aren't fit" for long-term living, but many of us grew up in them or knew 'ohana or friends that did.

When people say these units "aren't suitable" for locals, what they really mean is, we weren't supposed to be there in the first place. That's the root of the problem. Most of our community have fond memories of these properties before they were completely overtaken and shoreline access blocked.

STRs didn't start as vacation getaways. Many of those buildings were long-term homes until investors turned them into commodities. The truth is, if those units were brought back to the long-term market, locals would live in them again and a few still do, holding on however they can.

Also, I respectfully ask for no carve-outs or special protections for timeshares

Mahalo

Jadelyn Ramos
ramosjvt@gmail.com

Las Vegas, Nevada 89128

HLU Committee

From: County Clerk
Sent: Friday, June 13, 2025 12:39 PM
To: HLU Committee
Subject: FW: I Oppose Bill 9 - It is just bad for Maui

From: Fred Kilby <fakilby@gmail.com>
Sent: Friday, June 13, 2025 11:08 AM
To: County Clerk <County.Clerk@mauicounty.us>
Subject: I Oppose Bill 9 - It is just bad for Maui

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

Aloha Chair, Vice Chair, and Committee Members,

My name is Fred Kilby, and for over 10 years now I have owned short-term rental property in Maui County.

I want to express my deep concern and **strong opposition** to the proposed legislation (Bill 9) to phase out more than 7,000 vacation rentals.

For the past 10 years, we've worked hard to be responsible and community-oriented owners. Our welcome package includes recommendations for locally owned restaurants (such as Nalu's, Paia Fish Market and Amigos), activities such as Pacific Whale Foundation Whale Watching, Paraglide Maui, snorkeling tours, and destinations like Haleakala, Surfing Goat Dairy, Ocean Vodka Distillery, and the Maui Aquarium. We want our guests to learn what Maui is all about.

Our small business supports other local small businesses on Maui, as well as the larger economies of Maui County and Hawaii. Last year we generated almost \$16,000 in revenue for our cleaner's LaLa's Services a woman owned business, we generated over \$31,000 in revenue for our management company Rentals Maui a locally family-owned business, we generated \$13,000 in business for small repair and maintenance companies such as Wake up in Maui, Clear Choice Window Cleaning, Mike Gensler General Services, and Naka's Drapery. In addition, we contributed almost \$23,000 in Property Taxes, \$8,800 in General Excise Tax, \$12,000 in Transient Accommodation Taxes, and \$3,500 in Maui's TA Tax. All of this from just one small short-term rental business.

Owning in our complex has not been easy. We've faced huge maintenance costs (\$24K per year in HOA fees), special assessments (\$10K last year), and massive increases in insurance (up 25%) after the fires. As our complex is more than 40 years old, these aren't luxuries — they're costs that ensure the property remains safe, functional, and appealing. STR income helps cover these costs while supporting local workers like Steve's Plumbing, Maui Monkey Tree Services, Bowman Pest Control, Pacific Roofing, Mainline Plumbing, and Maui Irrigation and Landscape.

We don't have front desks, we don't have employees, we don't have strikes or work stoppages because Vacation Rentals are NOT a large international corporation that dictates salaries and conditions while shipping profits to offshore headquarters. Vacation Rentals ARE individually owned with LEGALLY vested property rights to rent out their personally owned property; and network with local business operators who set their own prices to clean, manage, and maintain those individual units. We empower the Maui middle class.

EVERY study done, including the UHERO one, say this legislation will do more harm than good This is just plain bad legislation and should be killed.

Thank you for your time and consideration.

Fred Kilby

fakilby@gmail.com

HLU Committee

From: County Clerk
Sent: Friday, June 13, 2025 12:39 PM
To: HLU Committee
Subject: FW: Support of Bill 9 – Minatoya STR Phaseout

From: Anthony Phillips <noreply@adv.actionnetwork.org>
Sent: Friday, June 13, 2025 11:16 AM
To: County Clerk <County.Clerk@mauicounty.us>
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Anthony, and I'm writing in strong support of Bill 9.

We're not being unreasonable in our ask to support Bil 9, we're late to the game. Cities and regions across the globe, from New York to Barcelona, have already taken bold steps to rein in STRs. They've recognized the damage STRs do to housing markets and community life.

In places like San Francisco and Santa Monica, regulations limit short-term rentals to primary residences and impose strict caps on rental days to prevent the conversion of housing into de facto hotels. What we have now with the Minatoya list is a majority of de facto hotels. Operating without any full time staff, lock boxes and do as you please mentality.

Maui has allowed this to go on for too long, and now we're simply doing what should have been done years ago: protecting housing for residents and restoring balance to our neighborhoods.

Also, I respectfully ask for no carve-outs or special protections for timeshares

Mahalo

Anthony Phillips
amurph1121@gmail.com

Las Vegas, Nevada 89145

HLU Committee

From: County Clerk
Sent: Friday, June 13, 2025 12:39 PM
To: HLU Committee
Subject: FW: Support of Bill 9 – Minatoya STR Phaseout

From: Doneileen Willets <noreply@adv.actionnetwork.org>
Sent: Friday, June 13, 2025 12:16 PM
To: County Clerk <County.Clerk@mauicounty.us>
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

I am writing in strong support of Bill 9. There's this narrative going around that STR units "aren't livable" that they're somehow unfit for long-term residents. But I'm here to tell you: we lived there. Not just a few people, hundreds of us, thousands over the years. 'Ohana, Kūpuna, Restaurant workers, and our community.

These units were never built just for tourists. Over time, they were taken over and converted. But before that, they were part of our housing market, the only housing some of us could find or afford. We made them homes, not luxury escapes.

They were starter homes for many 'ohana, they were also just simply homes that back in the 1970s and 1980s, a part of our community. They were affordable and our 'ohana could live comfortably while our keiki and ourselves knew our neighbors. This is what we need to bring back!

Also, I respectfully ask for no carve-outs or special protections for timeshares.

Mahalo

Doneileen Willets
lehua27@gmail.com

Honolulu, Hawaii 96819

HLU Committee

From: County Clerk
Sent: Friday, June 13, 2025 3:11 PM
To: HLU Committee
Subject: FW: Support of Bill 9 – Minatoya STR Phaseout

From: Jeremy Canche <noreply@adv.actionnetwork.org>
Sent: Friday, June 13, 2025 3:05 PM
To: County Clerk <County.Clerk@mauicounty.us>
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Jeremy Canche, and I'm writing in strong support of Bill 9. In West Maui, we don't just have a housing crisis we have a water crisis. Lahaina, and other parts of Maui Komohana face chronic water shortages. And yet, the majority of units on the Minatoya are visitors only.

Short-term rentals, especially non-owner-occupied, are heavy water users. Studies and common sense both show: when a unit is used for vacation instead of a home, water usage increases dramatically. Pools, laundry, showers, dishwashers, used multiple times a day by rotating groups of guests. No conservation mindset, no connection to 'āina, no kuleana. Meanwhile, our community is being told by county and state representatives that we are facing an unsustainable yield in water usage. There is literally no more water to even build affordable housing. We have been on water restrictions for years, where our community goes without while Minatoya short term rentals have zero restrictions. Housing is unaffordable, water is rationed, and the people who've lived here for generations are asked to bear the burden of a system that's been tipped out of balance.

By phasing out the Minatoya list we are taking back housing inventory for our people in areas where we need it most. I am also asking for no carve-outs or special protections for timeshares

Mahalo

Jeremy Canche

jeremycanche@gmail.com

Kihei, Hawaii 96753

HLU Committee

From: Kat Tracy <kat@akaku.org>
Sent: Friday, June 13, 2025 4:21 PM
To: HLU Committee
Subject: Bill 9 Testimony

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

Aloha,

I am in support of Bill 9.

The County can do something brave and bold, by supporting this Bill. They can reverse the failures of the past, that lent to the inequity of affordable housing and water for its working residents, by passing this Bill.

As a part-Hawaiian resident of Maui, who has not been able to afford owning a home here, who is financially pressured to maintain an affordable rental, who raised three daughters here and only one has been able to live in Hawaii and own a home I ask for your support of the Bill.

With aloha, Kristin (Kat) Tracy
Resident of Haiku, Maui 96708
Personal cell: 808-283-7329

Kat Tracy

Director of Production & Education
Akakū: Maui Community Media
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