

HLU Committee

From: Kaylene Sheldon <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 17, 2025 12:24 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.

Mahalo,

Kaylene Sheldon

Kaylene Sheldon

kauwilamahina@gmail.com

Kaaawa, Hawaii 96730

HLU Committee

From: Junya Nakoa <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 17, 2025 3:18 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. This is your time to support DA local residents and not off shore investors. I been saying that we need to take care of this for many years. Now with the fires that burned Lahaina and Kula. It has been exposed. Shoots MAHALO

Junya Nakoa
junyanakoa@gmail.com
5155-E Hanawai Street
LAHAINA, Hawaii 96761

HLU Committee

From: Susan ONeill Lefevre <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 17, 2025 5:10 AM
To: HLU Committee
Subject: Support for Bill 9 to Phase Out the Minatoya List!

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Aloha Councilmembers,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares.

My husband and I are property owners in a complex that is zoned STR, but we fully support Bill 9. We would love to know our neighbors instead of seeing new people showing up every week—people who could be supporting Maui's tourism industry by staying in Maui hotels.

To people who say they shouldn't lose their investment, I would answer that no investment is without risk...and if they've owned a property here on Maui for any length of time, they've probably had a good run. It's time to move on.

The people of Maui need housing NOW. We have Keiki growing up in garages, or squeezed into housing with multiple families, or being moved constantly when a family loses housing. This sends a message about their place in this world that is absolutely heartbreaking. They deserve better. We can do better, and you can help.

Cities like Barcelona, Los Angeles, and Honolulu have restricted short term rentals and still enjoy a thriving tourism industry. Their leaders understand the need for teachers, public safety workers, and anyone making a middle or working class wage to have access to housing. STR's remove this possibility and hollow out neighborhoods. They are detrimental to communities but especially dangerous in places like Maui where access to employment is limited due to geography.

There is no Hawaii without Hawaiians. Please tune out the property owners who claim to love this island, because if they truly loved Maui they could not ignore this suffering. People are suffering and there is a stain on this island that you and the other Councilmembers can help

heal. It is the stain of theft of land and resources, of abuse, of neglect. It is the stain of indifference.

Thank you for taking the time to consider my testimony, as a Newcomer, and for your service to the people of Maui.

With Respect and Aloha,

Susan O'Neill Lefevre

PS I tried to submit testimony yesterday and do not know if it was accepted; please consider this version my testimony...Mahalo.

Susan O'Neill Lefevre

susan.oneill.lefevre@gmail.com

Kihei, Hawaii 96753

HLU Committee

From: Adriana Stecker <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 17, 2025 6:13 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.

Adriana Stecker
mauisteckers@yahoo.com
4023 Mahinahina St
Lahaina , Hawaii 96761

HLU Committee

From: Christian O'Connor <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 17, 2025 6:42 AM
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Christian O'Connor
christioconnor237@gmail.com
4955 Hanawai St
Lahaina, Hawaii 96761

HLU Committee

From: Kate Ulevich <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 17, 2025 6:54 AM
To: HLU Committee
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My husband was born and raised in Maui and has supported the community as a fire fighter for most of his career. His income does not allow us to afford housing on Maui despite his crucial work in the community. Passing this bill would allow for more opportunities for community members like him to own a home.

Kate Ulevich
katelauren8@yahoo.com

Kahului, Hawaii 96732

HLU Committee

From: Maria Walker <maria.makaleha@gmail.com>
Sent: Tuesday, June 17, 2025 7:03 AM
To: HLU Committee
Subject: Please support Bill 9

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

Aloha Council Members,

I am writing to you to express my strong support for Bill 9, and urge you to pass this bill.

As a Kaua'i resident, I see firsthand the many negative impacts on local residents of the proliferation of vacation rentals. The majority of these short term rentals are owned by out of state people who do not have to live with the consequences of their actions. Here on Kaua'i, as on Maui, many of our neighborhoods are completely hollowed out, with only a tiny number of permanent residents, overwhelmed by the overcrowding, impossible parking, and infrastructure designed for small numbers being swamped by overuse. Families are being broken apart because our kupuna and young adults cannot possibly afford the enormous prices for rentals or homeownership. As you know, this all has resulted in all of our island communities being decimated and turned into backdrops for supporting tourism.

What makes Hawai'i special are its people and culture. These are being lost to the greed of outside investors who have zero interest in supporting our state and instead exploiting it for personal gain. Bill 9 is an excellent effort to convert short term rentals to long term housing that will benefit the local community. Without local residents in affordable permanent housing, the tourism model will collapse without the many workers it continually needs to survive. The wonderfully close, mutually supportive communities that locals enjoyed and benefitted from in the past in Hawai'i are in danger of being lost entirely, if our elected leaders don't choose to act to save our islands from this kind of exploitation.

Maui has a great tourism infrastructure and many hotels and condos available for visitors. Whenever I visit there, I am happy to enjoy these places and do not resort to other short term rentals, so I know this is possible for every visitor. Please help local residents, who have already suffered so much since the Lahaina fires, to continue to live and work in their hometowns. I'd also like to point out that I hope you are all taking note of the many deceitful tactics being used by the people who wish to kill this bill, and consider how those ethical choices might reflect other ways their behavior as absentee landowners could negatively affect a special and beautiful place like Maui.

Mahalo for hearing my testimony, and I hope you will support Bill 9.

Maria Walker
1728 Hulu Rd.
Kapa'a, HI 96746

HLU Committee

From: Robynn Takayama <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 17, 2025 7:14 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.

My family lives in California because, despite having a family home in Wailuku, both my dad and Auntie had to move off-island to find jobs. My dad moved back to take care of his parents and we are lucky to have this house in our family.

But so many others have not been as lucky. Either they outgrew their family home, needed cash, or in the case of the devastating fire, lost their homes. I hear from family and friends how even those who work cannot find housing.

Our modest plantation home is now valued at over \$800,000! I SUPPORT BILL 9 and hope that this cools the housing market so that buildings intended to be homes for Maui residents drop to an affordable price.

When I visit my family, I try to stay in Central Maui to be around kama'āina . It's hard enough to be around people on the South or West side who treat the 'āina as a playground. The sting of Maui's dependence on tourism would be easier to handle knowing that the residents, my family and friends, have a house over their heads.

Robynn Takayama
robynn.takayama@gmail.com

San Francisco, California 94110

HLU Committee

From: Velma Reed <noreply@adv.actionnetwork.org>
Sent: Monday, June 16, 2025 5:37 PM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Councilmembers,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares.

Velma Reed
tvireed1037@gmail.com
1037 Wainee street
Lahaina, Hawaii 96761

HLU Committee

From: Renae Lani Anderson <noreply@adv.actionnetwork.org>
Sent: Monday, June 16, 2025 6:03 PM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Councilmembers,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares. We the people of Lahaina, are in desperate need to keep our community here. Most importantly bring them back home since the fires so many have left. We're not Lahaina without our people. Our local families who have been here for generations make up the town of Lahaina. We need to phase out Minatoya and keep our people here.

Thank you for your time

Aloha and Mahalo

Renae Lani Anderson

Renae Lani Anderson

renaelani@yahoo.com

P.O BOX 11261

Lahaina, Hawaii 96761

HLU Committee

From: Samantha Dragon <samantha.dragon66@icloud.com>
Sent: Monday, June 16, 2025 6:30 PM
To: County Clerk
Subject: Support for Bill 9 (2025) – Ending Transient Vacation Rentals in Apartment Districts

You don't often get email from samantha.dragon66@icloud.com. [Learn why this is important](#)

Dear Council Members,

My name is **Samantha Dragon**, and I am a licensed REALTOR® and residential/commercial field inspector for insurance companies and lenders. I work island-wide, but I'm often in West Maui—interviewing displaced homeowners, inspecting burned properties, and also conducting high-value insurance reports for second homes and vacation rentals.

This work gives me a clear view of both ends of the housing spectrum. I stand in the burn zone with families still paying rent plus mortgages on homes that no longer exist—struggling through trauma, bureaucracy, and high living costs with no permanent housing two years after the Lahaina fire. Then, in the same day, I inspect multimillion-dollar second homes that sit empty. No one lives in them. They're fully insured, perfectly staged, and completely disconnected from our community's needs.

That imbalance is why I support **Bill 9**.

Maui welcomed **2.9 million visitors in 2023**, while we have just **165,000 full-time residents**. That's more than **17 visitors per resident per year**—an unsustainable burden on our housing, infrastructure, and natural resources. The long-standing exception that allows transient vacation rentals (TVRs) in apartment-zoned properties has only worsened the problem. These properties were originally built for residential use—not hotels—and the legal loophole allowing visitor use was never intended to be permanent.

At the same time, our **senior housing waitlist is 5–6 years long**, and I've met many older residents who want to downsize—but can't. If these apartments were returned to long-term use, seniors could move into them, freeing up larger homes for growing families. That opens up space for first-time buyers, many of whom currently have no options. **It's a housing chain—and right now, it's broken.**

I know this personally. My own son recently moved off-island because even entry-level condos are unaffordable. HOA fees, maintenance costs, and **skyrocketing insurance rates** have made even our starter homes out of reach for working people. If we don't make structural changes now, we'll continue to lose the next generation of residents.

This bill isn't anti-tourism. It's pro-balance. It redirects housing in apartment districts back to the people who live and work here. That's not just reasonable—it's overdue.

I urge you to pass **Bill 9 (2025)** and help reset our housing priorities.

Thank you for your time and your leadership.

Sincerely,

Samantha Dragon

(808) 344-1131

Disclaimer: The views expressed here are my own and do not represent the position of any brokerage, association, or employer. My titles are provided for identification only.

HLU Committee

From: Wendi Goodwin <noreply@adv.actionnetwork.org>
Sent: Monday, June 16, 2025 7:53 PM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Councilmembers,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares.

Wendi Goodwin
angelwinghugs@gmail.com
17 Jillian lane, 532
Lahaina, Hawaii 96761

HLU Committee

From: Nikki Kiakona <noreply@adv.actionnetwork.org>
Sent: Monday, June 16, 2025 8:20 PM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Chair and Honorable Members of the Maui County Council,

My name is Nikki Kiakona, and I am writing in strong support of Bill 9, which seeks to phase out short-term rentals in apartment-zoned districts on Maui. I raised my children in Maui, but like many local families, I was eventually priced out of my home due to the rising cost of housing—driven largely by the overwhelming number of short-term vacation rentals.

I was eventually forced to leave the island to give my children a more stable life. I was working way too much to make it there. I left Maui to pursue a college education with the hope of returning to serve my community. But when I looked to come home, I was heartbroken to see that many neighborhoods had transformed into tourist zones, where former long-term rentals had become short-term investments for out-of-state owners. Our housing stock should be reserved for residents, not visitors.

We must begin restoring balance to our communities by prioritizing housing for our people. If we want our keiki to come home after college—to be the next generation of teachers, nurses, caretakers, and community leaders—we must make it possible for them to live here. Short-term rentals in apartment districts make that impossible.

I want to be very clear:

Please SUPPORT Bill 9 to phase out the short-term rentals on the Minatoya list without carveouts or special protections for timeshares. These units were never intended to serve as permanent vacation rentals, and continuing to protect them undermines the goal of housing our local families. Timeshares should not be given exceptions when so many of us have lost our homes, our neighborhoods, and our chance to return.

Bill 9 is a necessary and overdue correction. It is a step toward housing justice and toward reclaiming Maui for those who call it home, not just in memory but in presence. I urge you to pass this bill in full, without exemptions, and to take a stand for the future of Maui's people.

Mahalo nui for your time and your commitment to this critical issue.

With aloha,

Nikki Kiakona

Former Resident of Maui

[PO Box 2022, Volcano, HI 96785 | kiakonamaui@gmail.com]

Nikki Kiakona

kiakonamaui@gmail.com

Po Box 2022

Volcano, Hawaii 96785

HLU Committee

From: Elaine Pollock <noreply@adv.actionnetwork.org>
Sent: Monday, June 16, 2025 8:32 PM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Councilmembers,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares.

My name is Elaine and I believe that the Hawaiian people should be treated with the utmost respect and priority when making laws about their lives and land. Hawaiians are one of the most beautiful people and cultures and we should cherish the culture and the land by making them the priority, not rich transplants who come to abuse resources and make a profit. When I was on Maui, I was so lucky to see how beautiful the island is and the fires of Lahaina devastated my family and I for the people of Maui. I hope you take each testimony with seriousness about how urgent this bill is and it cannot be pushed along anymore. People need to have access to water, safe and secure housing and children should grow up in one home not forcibly moving around because their family is getting pushed out. As a native NYer, I can see it happening to my city and I can only imagine how quickly it is happening to the beautiful island of Maui and other islands.

Elaine Pollock
elainejeane1@gmail.com

Brooklyn, New York 11209

HLU Committee

From: Sherri Curry <noreply@adv.actionnetwork.org>
Sent: Monday, June 16, 2025 9:32 PM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Councilmembers,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares.

Sherri Curry
sherricurry808@gmail.com
3740 L. HP. Hwy. C104
Lahaina, HI, Hawaii 96761

HLU Committee

From: Koanui Leslie <noreply@adv.actionnetwork.org>
Sent: Monday, June 16, 2025 9:53 PM
To: County Clerk
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Maui County Clerk,

Aloha Councilmembers,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares.

Mahalo. Aloha. Koanui Pa'ahana-Leslie.

Koanui Leslie
Kamehamalu@gmail.com

HONOLULU , Hawaii 96821

HLU Committee

From: Raquel Runnels <noreply@adv.actionnetwork.org>
Sent: Monday, June 16, 2025 9:54 PM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Councilmembers,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares.

Raquel Runnels
r.runnels88@gmail.com

Wahiawa, Hawaii 96786

HLU Committee

From: Malia Marque, <noreply@adv.actionnetwork.org>
Sent: Monday, June 16, 2025 10:06 PM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Councilmembers,

My name is Malia Marquez and Im from Maunaloa, O'ahu.

We all have 'ohana that have been affected by the disastrous Lahaina fires. Our 'ohana alone lost 3 homes and beloved pets. Thankfully none of our 'ohana was killed, but its been a struggle for them. They need all the help they can get and by SUPPORTING BILL 9, it will help phase out the short term rentals on the Minatoya list without special protections or carveouts for timeshares. Bill 9 will return housing in Apartment Districts back to the community and not lock it up for corporations and outside investors.

Please do right by OUR people and SUPPORT BILL 9.

Mahalo for your time on this crucial issue.

Me ka ha'aha'a,

Malia Marquez

Malia Marque,

maliamarquez71@gmail.com

Honolulu , Hawaii 96825

HLU Committee

From: Maile Rogers <noreply@adv.actionnetwork.org>
Sent: Monday, June 16, 2025 10:22 PM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Councilmembers,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares.

Maile Rogers
maile.hi808@gmail.com

Kapolei, Hawaii 96707

HLU Committee

From: Kailana Moa-eli <noreply@adv.actionnetwork.org>
Sent: Monday, June 16, 2025 10:24 PM
To: County Clerk
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Kailana Moa-eli
kepinokoko@gmail.com

Waianae, Hawaii 96792

HLU Committee

From: Al Keaka Hiona Medeiros <noreply@adv.actionnetwork.org>
Sent: Monday, June 16, 2025 10:28 PM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Councilmembers,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares.

Putting the people of Maui and Hawai'i should be prioritized over commercial short term rentals that are owned by foreign outside entities. Why should they get special treatment? When it's the people of Maui that voted you folks into office and not the visitors that rent these rentals.

Please do what's right, please do your job and please listen to people that are saying to pass bill 9 and to put the people before profits.

Bring back the waters to the lands and the people of the lands back home!

Mahalo nui for your time, I wish I could be there in person to testify...but I hope this written testimony is enough, alongside the many others that feel the same and when u say many, I'm saying majority and all of Hawai'i.

Al Keaka Hiona Medeiros
alfredmedeiros@gmail.com

Waianae, Hawaii 96792

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kauwilamahina@gmail.com

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Thank you for taking the time to consider my testimony, as a Newcomer, and for your service to the people of Maui.

With Respect and Aloha,

Susan O'Neill Lefevre

PS I tried to submit testimony yesterday and do not know if it was accepted; please consider this version my testimony...Mahalo.

Susan O'Neill Lefevre

susan.oneill.lefevre@gmail.com

Kihei, Hawaii 96753

HLU Committee

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Adriana Stecker
mauisteckers@yahoo.com
4023 Mahinahina St
Lahaina , Hawaii 96761

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Christian O'Connor
christioconnor237@gmail.com
4955 Hanawai St
Lahaina, Hawaii 96761

HLU Committee

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Sent: Tuesday, June 17, 2025 6:54 AM
To: County Clerk
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Kate Ulevich
katelauren8@yahoo.com

Kahului, Hawaii 96732

HLU Committee

From: Front Desk <frontdesk@saddlebrooke.org>
Sent: Tuesday, June 17, 2025 7:03 AM
To: County Clerk
Subject: Re: William Elliott
Attachments: Scanned from a Xerox Multifunction Printer.pdf

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

Please see attached document from William Elliott.

Melanie Vermeulen
Front Desk Clerk
SaddleBrooke HOA #1
64500 E. SaddleBrooke Blvd.
Tucson, AZ 85739

frontdesk@saddlebrooke.org

520.825.3048 ext. 100

Fax (520) 825-0619

<https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.saddlebrooke.org%2F&data=05%7C02%7Ccounty.clerk%40mauicounty.us%7C398ad7db4b5e43b738a508ddadc0d086%7C43de3304cac44a65a6166d50d1f8f8e3%7C0%7C0%7C638857768368637525%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMlIsIkFOIjoiTWFpbCIsIlldUljoyfQ%3D%3D%7C40000%7C%7C%7C&sdata=XSHZCx4WRWb6%2BHCokIQ6fh7K9oqOlcczH5jOUo20k8I%3D&reserved=0>

HLU Committee

From: Robynn Takayama <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 17, 2025 7:14 AM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Councilmembers,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares.

My family lives in California because, despite having a family home in Wailuku, both my dad and Auntie had to move off-island to find jobs. My dad moved back to take care of his parents and we are lucky to have this house in our family.

But so many others have not been as lucky. Either they outgrew their family home, needed cash, or in the case of the devastating fire, lost their homes. I hear from family and friends how even those who work cannot find housing.

Our modest plantation home is now valued at over \$800,000! I SUPPORT BILL 9 and hope that this cools the housing market so that buildings intended to be homes for Maui residents drop to an affordable price.

When I visit my family, I try to stay in Central Maui to be around kama'āina . It's hard enough to be around people on the South or West side who treat the 'āina as a playground. The sting of Maui's dependence on tourism would be easier to handle knowing that the residents, my family and friends, have a house over their heads.

Robynn Takayama
robynn.takayama@gmail.com

San Francisco, California 94110

HLU Committee

From: County Clerk
Sent: Tuesday, June 17, 2025 7:24 AM
To: HLU Committee
Subject: Fw: Fw:Elise Travis public testimony opposing Bill 9, CD1:Transient Vacation Rental Phase-Out in apartment districts

From: Elise <mauisunrise7@yahoo.com>
Sent: Monday, June 16, 2025 5:18 PM
To: County Clerk <County.Clerk@mauicounty.us>
Subject: Fw:Elise Travis public testimony opposing Bill 9, CD1:Transient Vacation Rental Phase-Out in apartment districts

You don't often get email from mauisunrise7@yahoo.com. [Learn why this is important](#)
Aloha Council Members,

My name is Elise Travis and my husband and I have been a residents of Maui for 45yrs. I am opposed to Bill 9 and the TVR rental phase-out in apartment districts.

My husband and I purchased our Condo at The Palms at Wailea with the understanding we would be able to rent it out short term ,that it was grandfathered in. Never were we ever told that it was on a Minatoya list. I would have thought that even Escrow would have mentioned this at the time or someone. We purchased direct from the owner and not one word of it. We invested our hard earned money into Maui. We were not outside investors. This is our home. We pay top GET and TAT and property taxes and this was supposed to be for our retirement and to hand it down to our daughter who was also born here.

The Palms at Wailea is in the resort of Wailea where mostly 2nd homeowners live. The condo would not accommodate a family. There is only one designated parking spot. Also, no where for storage. We have a high homeowners fee and still after all these years have a mortgage. With the higher taxes and all the fees we would not be able to rent it long term. We would be forced to sell it at a loss as well.

Our condo has been empty now because of what is going on. We are usually booked solid. Our rate has also gone up to cover all the expenses, electricity costs, fees and taxes , as well as any appliances that need fixing or replaced. We are at our max and cannot raise our rental prices anymore. If anything we have to reduce our rates . At \$299/nt we are giving it away for a 1200 sq. ft. condo in Wailea and I still am not getting any takers. As a result , the County is losing revenue because we are not rented and wide open. Tourists are not coming. They are going other places that are a lot cheaper and where they feel wanted. It's a shame what has happened here and I'm afraid more businesses will close.

We need to do something to bring tourists back . We need a full on media blitz to welcome tourists back.

Something needs to be done to lower taxes for local STR investors too. We pay high property taxes for STR's, GET and TAT taxes. The same rates as Out of State investors. We should not be paying the same rates as out of State investors. We keep our money here. This is not fair to long time residents that live here , buy goods , services, etc. to pay the same as Out of State investors.

Restaurants, activities, hotels, STR's, etc. have to increase their costs to be able to stay in business along with fees that rental companies charge and everything else to keep the condo updated. We pay our cleaners \$200, every time they clean when visitors leave, which they are not getting also. This loss of revenue filters down to everyone. Let's face it, Tourism is our main income here. We cannot afford to lose this. So many condo's sitting empty.

STR's should not be taken away. The writing was on the wall to see Real Estate prices going up for years and yet nothing was done to provide workforce and low income housing. The STR industry should not have to suffer as a result of the Government's short sidedness. Instead everything was focused on high end developments and now we are here. We have 2 sides. One for tourism and one's that do not want it and make their voices loud and clear to turn tourists off from coming here.

It's easy to see where Maui is headed and it's not progressing, it's going backwards. Money will not come into Maui if there are no cute boutiques, empty malls along with high costs to go to restaurants, activities and all the nickel and diming for attractions. There are just too many fun, cheaper places to go that offer so much more.

In conclusion, I feel it will be devastating if the STR's are taken away. I've been through 2 recessions here and this will be worse than ever. I was a sales rep and sold gifts, jewelry, toys, etc. to all the stores in the State. I've seen what they went through and how hard it was then to stay in business then. I can't imagine now. With shipping costs to bring goods in, will bring up the costs of everything including the high rents they already pay. We will have empty stores everywhere with NO takers. People are moving in droves. Maui has lost its charm and it's so sad. I'm glad I got to experience it at a time when Maui was Maui. Such great memories. I only hope that something is done for the better of Maui and all its citizen's that live here, retired, working and families before everyone leaves.

Thank-you so much for listening to my testimony.

*Mahalo,
Elise*

*Elise Travis
Maui Sunrise, LLC
mauisunrise7@yahoo.com
808-879-5024-ph*

HLU Committee

From: County Clerk
Sent: Tuesday, June 17, 2025 7:41 AM
To: HLU Committee
Subject: Fw: STR testimony

From: Amy Soares <a.durisin@gmail.com>
Sent: Tuesday, June 17, 2025 7:34 AM
To: County Clerk <County.Clerk@mauicounty.us>
Subject: STR testimony

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

To the Maui County Council,

I am writing as a long-time visitor, supporter, and now part-time resident of Maui to strongly oppose the proposed bill to eliminate legally operating short-term rentals (STRs). This legislation unfairly targets homeowners who have followed all laws, invested in the community, and upheld their end of the agreement with the County—only to now face the threat of having their properties stripped of lawful use.

Maui has held a special place in my heart since I was a child. I've visited countless times over the years, forming deep personal connections to the island and its people. Like many others, I dreamed of one day owning a place here where my family could gather, share memories, and contribute to the local economy. We finally made that dream a reality—not to profit, but to offset the high costs of ownership while spending time on the island we love.

Let me be clear: our short-term rental does not generate meaningful profit. In fact, it barely breaks even after covering HOAs, property taxes, sharply rising insurance, and ever-growing maintenance costs. This home was not purchased as a financial investment, but as a heartfelt commitment to being part of the Maui community.

What distinguishes a short-term rental from a hotel is the comfort and feeling of home. Our children prefer staying in our condo over hotels—even after experiencing resort waterslides and pools—because the peace, space, and personal nature of a home is irreplaceable. That emotional connection is something STRs uniquely provide. We love sharing that aloha with responsible guests who feel the same way.

Our condo was purchased with confidence and respect for Maui County's existing legal framework. These short-term rentals were built, marketed, and sold as vacation units with the County's full knowledge and permission. The number of legally operating STRs has been capped for decades. These are not new or unregulated operations, and they are not the cause of Maui's affordable housing crisis.

I agree that affordable housing is a serious issue—not just for Maui, but nationwide. However, eliminating long-standing, legally permitted STRs is a misguided approach that will do little to alleviate the housing crisis, yet will cause wide-reaching consequences across the island. While we recognize and deeply respect the urgent need for more local housing—and the immense disruption that Maui families are already facing—this bill would create significant unintended consequences, not just for part-time residents like us, but also for local workers, businesses, and the broader island economy.

We've personally seen a noticeable decline in visitor presence at our condo complex and at many locally owned establishments throughout South Maui. Small restaurants, shops, and other community-based businesses have shut down or are operating at a fraction of what they once did. Many spaces remain vacant, and some longtime favorites are simply gone. These businesses—most of which are outside the hotel zones—largely rely on guests staying in short-term rentals, not hotel tourists, for their survival.

Unlike hotel visitors who often remain on resort grounds and dine at corporate-run restaurants, STR guests are the ones shopping at farmers' markets, eating at small local plate lunch spots, supporting food trucks, surf schools, and booking local tours. Displacing this type of visitor would further erode the local economy, harming the very people and small businesses we all want to protect.

The County already collects substantial tax revenue from STRs—millions of dollars annually through TAT, GET, and property taxes. Where is the accountability for how that money has been spent? How many affordable housing units have actually been built with it? Before gutting legal STRs, the County must provide clear data on:

- How much STR tax revenue has been collected.
- How much of it has gone toward housing.
- How many new affordable units have resulted from that funding.

Instead of dismantling legally operating STRs, consider these more effective alternatives:

- Accelerate permitting and zoning approvals for affordable housing projects.
- Use STR tax revenue more transparently and efficiently.
- Buy back units through voluntary sales when appropriate and return them to long-term use.
- Create truly enforceable systems to shut down illegal STRs that are undermining the system.

Finally, I am deeply concerned about the timing and tone of this proposed bill. The County is still struggling with the aftermath of the Lahaina fire—delays in rebuilding, permitting bottlenecks, and displaced residents. Rather than destabilizing more property owners and dividing the community, this is a time to work collaboratively on real solutions.

Mayor Bissen himself acknowledged that of the 7,700+ legal STRs in Maui, only around 2,000 may have ever been suitable for long-term housing. If he believes rezoning is the solution, then the County must make rezoning accessible—not prohibitively expensive and not closed off to applications, as it currently is. Why suggest rezoning if the process is cost-prohibitive and not currently permitted?

Please do not penalize responsible property owners who have followed every rule and helped support the island economy. Let us continue to be part of Maui's fabric in a way that honors its history and future.

With deep respect and aloha,
Amy and Beau

HLU Committee

From: David M. Raatz
Sent: Tuesday, June 17, 2025 8:30 AM
To: HLU Committee
Cc: Mona A. Perry; Richelle K. Kawasaki; Marlene K. Rebugio
Subject: Written testimony (HLU-4)
Attachments: San Michel Ltr STR 6.09.25.pdf

Good morning, HLU staff,

I'm forwarding the attached correspondence for your consideration as written testimony.

Thanks,
David



David Raatz

Director
County of Maui | Office of Council Services
Email: david.raatz@mauicounty.us
Office: (808) 270-7664 | Cell: (808) 281-1309
he, him, his

short term rentals



Maui Housing committee

Cc Bcc

short term rentals

Aloha, good people,

You have such a difficult decision on this matter ahead of you, because no matter what your decision, a large number of folks will be very upset.

Is there a possible compromise?

The original list of proposed banned short term rental properties totaled over 7,000 units. I am sure that at this time there are many fewer people than that number who still need housing

There are two areas on that list, that are designated resorts. Resorts are primarily for short term rentals. It has been estimated that if the short term rental ban passes, that it will cost the county about nine hundred million dollars in revenue. That is a huge chunk of our annual budget.

Would it be possible to amend the issue to eliminate the areas designated "resort" - i. e., Kapalua and Wailea, make a deal regarding property taxes for the up to this point illegal Air B&Bs, in order to house those who need homes, and take the short term rental ban off the table.

Passing the short term rental ban would be economic disaster.

Thank you for considering the foregoing.

Sincerely,

San Michel

San Michel

*500 Kapalua Dr.
Lahaina, Hawaii
96761*

Send

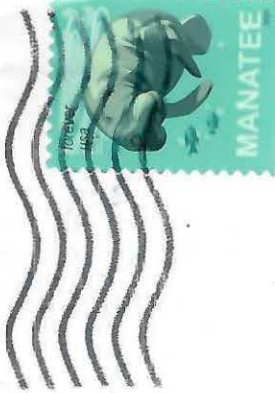


Saving

*S. Michel
512 Kapaemahu Dr #2253
Lanikai HI 96761*

HONOLULU HI 967

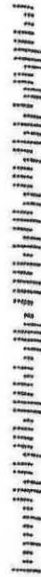
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*Council Chairman
County Council Chamber
200 High Street 8th Floor
Kalaheo Kauai Building 96793
Waialeale, Kauai*

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25 JUN 9 PM 3:16

96793-213599



HLU Committee

From: Dierl Bagusto <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 17, 2025 8:37 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.

Dierl Bagusto
dbagusto@yahoo.com
108 lahaina
Lahaina, Hawaii 96771

HLU Committee

From: County Clerk
Sent: Tuesday, June 17, 2025 8:38 AM
To: HLU Committee
Subject: FW: Support for Bill 9 to Phase Out the Minatoya List!

From: Dierl Bagusto <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 17, 2025 8:37 AM
To: County Clerk <County.Clerk@mauicounty.us>
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Councilmembers,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares.

Dierl Bagusto

dbagusto@yahoo.com

108 lahaina

Lahaina, Hawaii 96771

HLU Committee

From: Annie <kamaka68@gmail.com>
Sent: Tuesday, June 17, 2025 8:39 AM
To: HLU Committee
Subject: Testimony re: Bill 9 (Minatoya Phase-Out)

You don't often get email from kamaka68@gmail.com. [Learn why this is important](#)

Aloha Chair, Vice Chair, and Members of the Maui County Housing and Land Use Committee,
I'm writing in **strong support of Bill 9**, which would phase out short-term rentals (STRs) in apartment-zoned districts. This bill is an essential component to addressing Maui's housing crisis and protecting our most vital resource: water.

The 2023 Lāhainā fire exposed long-standing issues—privatized water systems, diverted streams, and overdevelopment have pushed West Maui to the edge. STRs, originally meant for housing, now operate as commercial businesses, consuming high volumes of water while local families remain displaced. Returning STRs to long-term housing helps protect water access, push back against inequality, and put community needs first. With over 6,000 STRs on the Minatoya List, we have a clear opportunity to increase housing stock without using more water.

I urge you to stand with Lāhainā Strong and pass Bill 9.

Ola i ka Wai — Water is Life.

Sincerely,
Ann Saffery

Honolulu, HI

HLU Committee

From: County Clerk
Sent: Tuesday, June 17, 2025 8:52 AM
To: HLU Committee
Subject: FW: Please vote YES on BILL 9

From: Athena Roebuck <athena.r@icloud.com>
Sent: Tuesday, June 17, 2025 8:50 AM
To: County Clerk <County.Clerk@mauicounty.us>
Subject: Please vote YES on BILL 9

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

Aloha to you,

Please Please pass this on to whomever will help make my vote count!!!!

So we're asking the Maui County Council to retract this exemption in hopes this will help bring more long term owners and long term renters."

"The Minatoya list is very densely located in south and west Maui,"

"We're talking about 6,000 rentals, they are in apartment-zoned areas but operating short term rentals under an exemption. Residents are in dire need of housing.

My daughter and her roommates lost everything in the fire and my daughter has moved 10 times since Aug 8, 2023. One of her roommates had to leave Maui and the other has also moved several times and is struggling!!!

Please vote YES on BILL 9 to discontinue these over 6,000 rentals from STR and to permanent housing for locals!!

Mahalo,

Athena Roebuck

HLU Committee

From: County Clerk
Sent: Tuesday, June 17, 2025 8:52 AM
To: HLU Committee
Subject: FW: MVA testimony for HLU June 18 meeting - Bill 9
Attachments: 6.17.25 MVA testimony, HLU .pdf

From: blb@maui.net <blb@maui.net>
Sent: Tuesday, June 17, 2025 7:56 AM
To: County Clerk <County.Clerk@mauicounty.us>; Keani N. Rawlins <Keani.Rawlins@mauicounty.us>; Yukilei Sugimura <Yukilei.Sugimura@mauicounty.us>; Gabe Johnson <Gabe.Johnson@mauicounty.us>; Shane M. Sinenci <Shane.Sinenci@mauicounty.us>; Tamara A. Paltin <Tamara.Paltin@mauicounty.us>; Thomas M. Cook <Thomas.Cook@mauicounty.us>; Nohe-Uu-Hodgins <nohe-uu-hodgins@mauicounty.us>; Alice L. Lee <Alice.Lee@mauicounty.us>; Tasha A. Kama <Tasha.Kama@mauicounty.us>
Cc: Lynn Britton <blb@maui.net>; maalaeavillage assn <maalaeavillageassociation@gmail.com>
Subject: MVA testimony for HLU June 18 meeting - Bill 9

Aloha All,
Attached, please find MVA testimony I'm submitting on behalf of MVA president Tanci Mintz.
Please continue your important work of reviewing the proposed elimination of short term rentals on Maui.
Mahalo and aloha,
Lynn Britton



To: Maui County Council Housing and Land Use Committee

RE: Review of Mayor Bissen's revised version of Bill 9 (2025) Continued

Aloha Chair Kama and HLU Members,

Thank you for listening to the extensive testimony provided on Bill 9 at last week's HLU meeting. MVA offers the following additional comments to those we submitted last week.

First, it is very unfortunate that this has created such hostility on the part of some Maui residents. Now is not the time to threaten, or to pit one against the other, but to work together to find a solution fair to all.

Last week, some STR owners stated they were willing to sell their units because they bought with the prospect of being able to legally rent short term. Now, with the market down 25% or more, they are unable to sell. If the county is serious about wanting to obtain these units, let the County show in good faith their willingness to provide relief to those who at the time of their purchase believed they could rent short term in perpetuity.

The additional time provided in the revised bill – three years by Mayor Bissen, and five years by the Committee chair – may help some but does not help settle this issue so we can move on.

It's stated that the three years extension is to provide those STR owners that want to convert to hotel to be able to do so.

Our understanding is that if the apartment is in an area zoned 'residential' that they would not be able to individually apply for hotel zoning.

The current proposed South Maui Community Plan maintains a 'residential' designation for Ma'alaea. MVA requested reconsideration but it was not supported by the SMCPAC. This residential designation would prevent the approximate 460 owners in all eight condominium buildings in Ma'alaea from being able to apply for 'hotel' zoning should they choose to do so.

Ma'alaea history documents the presence of Maui's first hotel at Ma'alaea Harbor; the Hale Kini hotel had four units in Ma'alaea in the 1950s. All of the Ma'alaea condominium buildings were built in the 1970's and eight were on the Minotoya list. None of the condominium original documents show that the properties were built for affordable or

workforce housing; many of them specifically allow transient rentals, as well as long term housing.

MVA considered the recommendation that Ma'alaea Village be redesignated as 'hotel/resort' to accommodate those in short term rentals. The long history of visitor attraction and harbor traffic would support that. Because we value the mix of long term, as well as visitor rentals and owner occupants, we are considering that "Village" would be more appropriate for our small, self-contained community. And in the past, state highways signage designated "Maalaea Village" on Honoapiilani Highway!

We look forward to discussing this with the Council during the review of the South Maui Community Plan.


We understand that including the date of September 24, 2020 in the TVR criteria is because that was the date the issue began being discussed. But because that was not law at that time, this may open the County up to major law suits since units were bought and sold since that date with the understanding that they could conduct a legal vacation rental. We support the requirement that all taxes be paid and proper advertising posted, etc.

In our written testimony, MVA provided data regarding Ma'alaea condominiums on the Minatoya List. We stress that in addition to the average monthly cost of owning a unit in Ma'alaea of \$4,788 - \$6,177, special assessments for primarily sea wall repairs can reach millions.

Will Maui families who are somehow able to purchase these units be able to pay additional assessments as the buildings age and face increasing sea level rise challenges? Will County government step in to supplement maintenance fees and special assessments in order to maintain these buildings?

Perhaps Council might consider exempting those aging buildings along the ocean in West Maui and South Maui that will be affected by sea level rise.

Mahalo,

A handwritten signature in cursive script that reads "Tanci M. Mintz".

MVA President Tanci Mintz

HLU Committee

From: Ekini Lindsey <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 17, 2025 9:41 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.

The housing crisis on Maui is a grave concern that profoundly impacts the community, necessitating prompt attention. The difficulty in finding stable and affordable housing is a pervasive problem. Families, particularly those with children or kupuna, are substantially affected. Essential workers encounter significant challenges in affording housing, while long-time residents face the threat of displacement. Ensuring residents have access to affordable housing is essential, preventing them from becoming outsiders in their own neighborhoods. Supporting Bill 9 is vital, as it addresses the shortage of long-term rentals. Increasing funding is necessary to ensure our community can afford to live and work here. Increased funding or support for affordable housing development initiatives is critical.

We urge the council to take action, it is upon you to look at this desperate situation in a humane manner.

Mahalo nui loa for allowing my testimony to be heard. Blessings also to all of you, each council member!

Ekini Lindsey
ekinilindsey@gmail.com

Honolulu, Hawaii 96812

HLU Committee

From: Kacyn Figueira <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 17, 2025 9:47 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. It is about time we put Maui Families First and keep them here instead of making it so hard for local families to afford rent to stay. I am a local Maui native born and raised here and left for college in 2005 when it was time to return home in 2016 and pursue my career I could not afford to rent a place in Lahaina so I had to rent out a room from my moms house in Kihei and drive to Kapalua every day to make it to work. Mind you my mom purchased her home in South Kihei with the self help affordable housing and if she did not do that over 20 years ago she would not be able to afford to buy a home either. 9 years later we live with my in laws and I still drive over 100 miles a day from Pukalani to Kapalua to work due to the rent being so high and unaffordable. I have many family and close friends who left Maui due to not being able to afford rent let alone purchase a home here. It is heartbreaking to see. I was not going to write a letter but after watching numerous STR owners testify there needs and wants to not pass this bill it was very clear to me that I must use my voice. They don't care about Maui families more about their income, they don't project aloha in any way shape or form. I can't speak for all STR but the one's who I was able to witness speak made it extremely clear. I am writing this letter in hopes that my children will one day be able to afford to rent or buy a home in Maui if they choose to stay. I hope that more Maui families can actually thrive in Maui and not live paycheck to paycheck. I hope for more local families to be able to move into their own rental unit or purchase a home so that they do not have to live with parents or grandparents and I hope that all STR owners realize that Maui is special because of the aloha spirit and it's people. Without it, it would feel like just another beautiful destination.

Mahalo for the consideration, I appreciate your time.

Kacyn Figueira

thairapy808@yahoo.com

Makawao, Hawaii 96768

HLU Committee

From: Dorian Cabanting <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 17, 2025 9:57 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.

Dorian Cabanting
dlcabanting@gmail.com

Honolulu, Hawaii 96813

HLU Committee

From: Sven P. Jost <svenpjost@gmail.com>
Sent: Tuesday, June 17, 2025 9:57 AM
To: HLU Committee
Cc: Michelle P. Jost
Subject: Testimony & Thoughtful Consideration of Bill 9 – A Family's Perspective

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

Written Testimony – June 18, 2025

Re: Bill 9 (2024), Proposed Phase-Out of Short-Term Rentals in Apartment Districts

Submitted by: Sven Jost – Grand Champions Villas Owner, Economist

Chair Kama, Vice-Chair Hodgins, and Members of the Housing and Land Use Committee,

My name is Sven Jost. I am an economist and a recent property owner in the Wailea community. For more than a decade, my family and I have been visiting Maui—it's a place that holds deep meaning for us. We've celebrated our daughter's first birthday here, spent holidays with grandparents, and shared countless memories that have made Maui feel like our second home. This past year, we took a leap of faith to purchase a unit at Grand Champions Villas—a resort-style property that reflects the welcoming, community-oriented spirit we've come to cherish.

I am writing to strongly oppose Bill 9 in its current form. While I understand and respect the desire to address Maui's housing crisis, this proposal is economically unsound, socially divisive, and unlikely to produce the housing outcomes it seeks. Instead, it risks further destabilizing a community that is already under enormous pressure.

Why This Bill Should Not Move Forward

As an economist, I urge the Council to reject Bill 9 because:

- It strips income from thousands of local families who work in property management, cleaning, maintenance, and tourism services.
- It cuts nearly \$1 billion in visitor spending, directly impacting small businesses.
- It slashes up to \$60 million in annual tax revenues that fund public services.
- It does not create viable housing—many affected properties cannot realistically be converted into long-term rentals due to their design, HOA fees, and lack of full-time residential infrastructure.

Grand Champions Villas, like many communities in Wailea, was purpose-built as a resort-style property. These units often include lock-offs, multiple lanais, and shared resort amenities. The layout, costs, and character of these developments are not conducive to long-term housing and never were.

To force such conversions is like expecting a hotel to function as workforce housing—it's simply not practical or realistic. In fact, doing so would degrade both housing and tourism outcomes while satisfying neither.

A Drastic Political Overreach

In policy, as in politics, drastic structural overhauls rarely succeed in healing divided communities. Instead, they often cause further fragmentation. Whether in economic transitions, trade wars, or takeovers—abrupt interventions have a history of producing unintended and damaging consequences.

Maui deserves a path forward that balances economic realities with housing needs, not one that pits one group against another. This bill, in its current form, threatens to do just that.

If Not Rejected, It Must Be Significantly Amended

While I firmly believe this bill should be withdrawn, I recognize the Council's intent to take action. Should you choose to proceed, I urge you to amend the bill to carve out purpose-built resort communities—particularly those:

- Located in designated resort areas such as Wailea or Kā'anapali;
- Situated in close proximity to the ocean;
- Developed and maintained as resort-style communities with STR-compatible infrastructure.

These communities are not part of Maui's long-term housing solution and never were. Including them in the phase-out serves no meaningful housing policy objective—but it would cause significant economic harm.

In Closing

I ask the Council to vote against Bill 9, and if not, to support substantive amendments that reflect Maui's economic reality and protect communities like Grand Champions Villas.

Let's move forward together—not by dividing neighbors and dismantling communities—but by crafting balanced solutions that serve both housing needs and the long-term health of Maui's economy.

Respectfully,

Sven P. Jost

Owner – Grand Champions Villas, Wailea
Ph.D., Economist | 703-483-1050 | svenpjost@gmail.com

HLU Committee

From: County Clerk
Sent: Tuesday, June 17, 2025 9:58 AM
To: HLU Committee
Subject: fwd: Testimony
Attachments: Support for Bill 9 to Phase Out the Minatoya List!; Support for Bill 9 to Phase Out the Minatoya List!; Support for Bill 9 to Phase Out the Minatoya List!; Bill 9 Testimony. There are other solutions.

HLU Committee

From: Dorian Cabanting <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 17, 2025 9:57 AM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Councilmembers,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares.

Dorian Cabanting
dlcabanting@gmail.com

Honolulu, Hawaii 96813

HLU Committee

From: Kacyn Figueira <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 17, 2025 9:47 AM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Councilmembers,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares. It is about time we put Maui Families First and keep them here instead of making it so hard for local families to afford rent to stay. I am a local Maui native born and raised here and left for college in 2005 when it was time to return home in 2016 and pursue my career I could not afford to rent a place in Lahaina so I had to rent out a room from my moms house in Kihei and drive to Kapalua every day to make it to work. Mind you my mom purchased her home in South Kihei with the self help affordable housing and if she did not do that over 20 years ago she would not be able to afford to buy a home either. 9 years later we live with my in laws and I still drive over 100 miles a day from Pukalani to Kapalua to work due to the rent being so high and unaffordable. I have many family and close friends who left Maui due to not being able to afford rent let alone purchase a home here. It is heartbreaking to see. I was not going to write a letter but after watching numerous STR owners testify there needs and wants to not pass this bill it was very clear to me that I must use my voice. They don't care about Maui families more about their income, they don't project aloha in any way shape or form. I can't speak for all STR but the one's who I was able to witness speak made it extremely clear. I am writing this letter in hopes that my children will one day be able to afford to rent or buy a home in Maui if they choose to stay. I hope that more Maui families can actually thrive in Maui and not live paycheck to paycheck. I hope for more local families to be able to move into their own rental unit or purchase a home so that they do not have to live with parents or grandparents and I hope that all STR owners realize that Maui is special because of the aloha spirit and it's people. Without it, it would feel like just another beautiful destination.

Mahalo for the consideration, I appreciate your time.

Kacyn Figueira

thairapy808@yahoo.com

Makawao, Hawaii 96768

HLU Committee

From: Ekini Lindsey <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 17, 2025 9:41 AM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Councilmembers,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares.

The housing crisis on Maui is a grave concern that profoundly impacts the community, necessitating prompt attention. The difficulty in finding stable and affordable housing is a pervasive problem. Families, particularly those with children or kupuna, are substantially affected. Essential workers encounter significant challenges in affording housing, while long-time residents face the threat of displacement. Ensuring residents have access to affordable housing is essential, preventing them from becoming outsiders in their own neighborhoods. Supporting Bill 9 is vital, as it addresses the shortage of long-term rentals. Increasing funding is necessary to ensure our community can afford to live and work here. Increased funding or support for affordable housing development initiatives is critical.

We urge the council to take action, it is upon you to look at this desperate situation in a humane manner.

Mahalo nui loa for allowing my testimony to be heard. Blessings also to all of you, each council member!

Ekini Lindsey
ekinilindsey@gmail.com

Honolulu, Hawaii 96812

HLU Committee

From: Charlotte Carleson <ckcarleson@gmail.com>
Sent: Tuesday, June 17, 2025 9:33 AM
To: County Clerk
Subject: Bill 9 Testimony. There are other solutions.

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

Dear Maui County Council,

The housing crisis in Maui is a serious and emotional issue, but unfortunately, the proposal of Bill 9 is only hurting Maui, causing division, harming the economy, and creating an opportunity for more *non-Maui residents* to come in and buy Maui condos that are now “on sale” as a result from fear of this ban on short-term rentals.

The research shows that condo prices will not drop to levels that are considered “affordable” for local families. However, it does open the door for more people from outside Maui to finally purchase the vacation home they’ve always wanted.

I am an example of exactly this. Over the past 20 years, I’ve been looking into buying a place in Hawaii, but financially it has always be out-of-reach... until now...

In April, I finally purchased a condo on Maui. The condo I purchased had been on the market for 222 days before I was able to secure a contract, and it took me selling my 4,900 square foot four-plex with 12 bedrooms and eight bathrooms on 1 acre of land that I had owned for 15 years before I could afford a two-bedroom condo in Kihei and it also took a proposal to ban STR’s which caused the sales price of the condo to drop over \$200,000 before I could qualify to purchase it.

I believe it is safe to assume that most Maui families do not have a four-plex they can sell in order to qualify to buy a condo, as was my situation, but the world is watching and there are enough buyers out there to prevent the condos from reaching a price that Maui families can afford. Not only will passing Bill 9 not help local families buy homes, but I’ve heard that **if Bill 9 passes, it will very likely be litigated out of existence.** *These short-term rentals are not operating illegally; homeowners have the right to rent them out as they see fit.* Therefore, voting yes to Bill 9 will cost Maui more money through legal fees.

Instead of wasting money, time and energy on a lose-lose proposal, I would like to see Maui focus on solutions that will benefit Maui families, such as affordable housing developments.

I picture **new construction of stand-alone houses in beautiful neighborhoods with grassy fields, parks, playgrounds, bike paths that lead to nearby beaches, basketball courts, and wide streets with sidewalks.** These communities would allow families to own a small piece of land while also having common areas to gather together with neighbors. I picture family-oriented communities.

With government funding, restrictions can be imposed on these neighborhoods from the beginning (rather than changing the rules after-the-fact, as they are trying to do via Bill 9.)

Restrictions could include:

- Specifying the Purchase Price of the house
- Specifying how much you can rent the house out for
- Establishing a maximum for a home purchaser's earnings
- Requiring a minimum one-year term lease
- Capping the appreciation of homes at 2% annually to allow for some inflation while preventing excessive growth, thereby preserving low-income housing for decades to come
- Other restrictions could include limiting one home purchase (within these Low-Income Housing neighborhoods) per household and requiring the purchaser to be a Maui resident

If the government provides the land, utility hookups, streets, sidewalks, parks, and playgrounds, **leaving only direct expenses** (such as house materials, direct labor and subcontractor expenses) **to contractors, then I believe these houses could be sold for possibly as low as \$150,000 for a one-bedroom house and maybe as low as \$250,000 for a four-bedroom house.** Additionally, rents could be capped at \$1,500 per month for a one-bedroom and \$2,500 per month for a four bedroom house.

I have *roughly estimated* that 2,000 homes could be built on about 300 acres of land, and there would still be enough land for beautiful parks within the neighborhood where families can connect with other local families.

This solution would boost Maui's economy, whereas Bill 9 will only hurt it. Maui should consider solutions that address the housing crisis and won't compromise the economy.

Instead of arbitrarily designating a government-appointed group to bear the burden of the housing crisis, there should be a voluntary community effort to correct it. Perhaps non-profit organizations or private donors could get involved with such projects as well. **Solving Maui's housing crisis should be a community effort, instead of a regulated designation that, not only hurts people and the economy, but it also won't help to improve the housing crisis,** (in other words, people are taking a hit financially for absolutely no benefit to Maui's residents.)

Maui's government should prioritize the well-being of families and the economy and vote no on Bill 9. **Bill 9 has already done enough harm to Maui, causing division and fear, so let's focus on solutions that will actually help Maui's families.** Please vote "no" on bill 9. Thank you for your time.

Thank you,

Charlotte Carleson

HLU Committee

From: John Pope <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 17, 2025 9:59 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.

John Pope
jcpope808@gmail.com

Kaanapali, Hawaii 96761

HLU Committee

From: County Clerk
Sent: Tuesday, June 17, 2025 10:15 AM
To: HLU Committee
Subject: Fwd: Testimony
Attachments: Bill 9 (Menatoya List); Support for Bill 9 to Phase Out the Minatoya List!

HLU Committee

From: Damien Awai <damienawai@gmail.com>
Sent: Tuesday, June 17, 2025 10:12 AM
To: County Clerk
Subject: Bill 9 (Menatoya List)

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

I am sending in my written testimony in support of Bill 9. I would like to emphasize - **no carve outs or special protections for timeshares**. Enough is enough...I am born and raised in Lahaina and have lived through the repercussions of STRs for too long. Having seen the damage STRs has done to our housing markets and community has been disheartening. **Maui is not overreacting, if anything, we're behind.** We've 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.** It is detrimental for my grandchildren and their children's future that we put a stop to this.

Mahalo, Damien Awai

www.damienawai.com

HLU Committee

From: John Pope <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 17, 2025 9:59 AM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

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Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares.

John Pope

jcpope808@gmail.com

Kaanapali, Hawaii 96761

HLU Committee

From: Kapali Keahi <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 17, 2025 10:19 AM
To: HLU Committee
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Housing Land Use Committee,

Before the Housing and Land Use Committee
County of Maui Council
Submitted by: Kapali Keahi
Date: 6/9/2025

Aloha Chair and Members of the Committee,

I submit this testimony in firm and unequivocal support of Bill 9, recognizing it not merely as a policy initiative, but as a necessary step in the long-overdue dismantling of settler colonial housing policy in Hawai'i. The housing crisis we face is not a mystery—it is a direct consequence of nearly 130 years of land dispossession, forced commodification of 'āina, and the violence of U.S. imperialism.

“I ali'i nō ke ali'i i ke kanaka.”

A chief is a chief because of the people.

Let us remember: the Hawaiian Kingdom was a functioning, internationally-recognized nation-state, governed by a sophisticated system of land tenure rooted in the relationship between ali'i, maka'āinana, and 'āina—not in property titles or speculative markets. The imposition of the U.S. land title system after the illegal overthrow in 1893 weaponized land as a commodity, transforming homes into investments, and human need into profit margins.

Bill 9 has the potential to realign policy with justice. To support housing grounded in local need, not luxury; in 'ohana, not offshore capital. But this must also be a reckoning. The housing crisis is not a glitch in the system—it is the system, the logical result of settler colonial capitalism on stolen land.

Academic analyses—including those by Haunani-Kay Trask, Noelani Goodyear-Ka'ōpua, and J. Kehaulani Kauanui—have long shown how the U.S. occupation facilitates land

commodification. Settler governments displace Kānaka Maoli from ancestral lands through zoning, taxation, and predatory development.

- Over 28,000 Kānaka Maoli are on the DHHL waitlist, many dying before they receive land.
- Maui has some of the highest luxury home sales in the Pacific, often within miles of overcrowded homesteads, rental instability, and homelessness.
- Vacation rentals and second homes comprise more than 20% of Maui's housing stock—serving visitors while our own families are pushed out.

These are not accidental disparities. They are the result of structural violence, first set into motion by the illegal overthrow, and reinforced by every generation of land speculation that followed.

“Hewa ka lima i ka makua ‘ole.”

The hand is at fault when there is no parent.

This ‘ōlelo no‘eau reminds us that systems without kuleana, like land use divorced from aloha ‘āina, lead to harm.

The University of Hawai‘i Economic Research Organization (UHERO) reports that:

- Maui households earning less than \$75,000 face a housing gap exceeding 6,000 units.
- Tourism employs 70% of the workforce in some sectors, yet wages do not match housing costs, creating a cycle of extraction.
- The average cost of a single-family home in Maui exceeds \$1.2 million—entirely out of reach for local families.

This is not just a housing gap—it's a moral chasm between what exists and what is pono.

Our kūpuna taught that ‘āina is not owned—it is cared for. The concept of mālama ‘āina predates zoning, mortgage debt, and foreclosure. Let Bill 9 be a vessel through which we restore ancestral values to modern governance.

Let it ensure that:

- Land is stewarded, not speculated.
- Housing serves people, not profit.
- Development is for those who call this place home, not for those who see it as a portfolio.

Let this bill signal a rebirth, a huli ka lima i lalo—hands turned down into the soil, ready to plant a future that serves the people of Maui Nui.

In closing, I urge this Committee to pass Bill 9 not as a bureaucratic gesture, but as an act of historical justice and political courage. Let us make change where change is due. Let us end the era where Kānaka are strangers in their own land, priced out by the very forces that dispossessed their kupuna.

Me ka haahaa,
Kapali Keahi
I Kanaka Lepopopolo
No Lahaina mai

Kapali Keahi
kapalimusic@gmail.com
25 W. Aipuni Pl.
Lahaina, Hawaii 96761

HLU Committee

From: County Clerk
Sent: Tuesday, June 17, 2025 10:34 AM
To: HLU Committee
Subject: Fw: Support for Bill 9 to Phase Out the Minatoya List!

From: Kapali Keahi <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 17, 2025 10:19 AM
To: County Clerk <County.Clerk@mauicounty.us>
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

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County of Maui Council
Submitted by: Kapali Keahi
Date: 6/9/2025

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Me ka haahaa,
Kapali Keahi
I Kanaka Lepopopolo
No Lahaina mai

Kapali Keahi
kapalimusic@gmail.com
25 W. Aipuni Pl.
Lahaina, Hawaii 96761

HLU Committee

From: Primrose Lehualani Harris <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 17, 2025 10:55 AM
To: HLU Committee
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Housing Land Use Committee,

Aloha Councilmembers,

Aloha ko'u inoa 'o Primrose Lehualani Kekahuna Harris. No Maui ko'u mokupuni, No Maui Nui A Kama Ko'u Kulaiwi, No Ka Malu Ulu O Lele Mai Au, No pa'u Pa'u ame Leiali'i Ku'u pu'u. E noho Nei Ola Loa!

I am writing on behalf of the past, present, and future. In hopes that as you folks are clearly in the power to help the layers of our Kaiāulu & Lāhui that you will be a piece of changing things for the greater good of the collective.

I understand this ask can bring many different perspectives and new experiences for those that live here, love this place, and is doing everything to not just remain home but to mālama this place for the next 7 generations. While on the other side I can understand the shift of investment, capitalism, and generational wealth for those who have invested in one of these places and provides an income for them to live an American Dream and capitalize on capitalism in paradise.

Both sides will never be able to live in unity for many reasons. While some may see this helps the economy others may say this is destroying the economy. I am saying we have a chance to invite and keep visitors in certain sections that they already have majority of the resources being catered to them. They already need to invest in a trip to the islands, they already take up certain of our beaches to have that view while having easy access to "paradise" why should more spaces be taken up that is outside of these designated areas when we lack so much aloha, care, resources, and sustainability for those that make Maui, Maui.

We clearly can't say NO TOURIST should be back in Lahaina until we as a people are maika'i and sustainable for it has been shown and proven after a huge natural disaster happened our people are displaced, not working strictly for tourism, and our voices are not

heard, our experiences, our trauma does not over trump data, capitalism, and government agenda.

Phasing out short term rentals (also another long stretch and ask for many reasons) is a piece of helping the process. Yes, we are a piece of America by being a 50th state but does that mean this island is only based on being a piece of America? No! Why does this matter? When you remove ALOHA from all layers of what is connected to Hawai'i you no longer have a place like Hawai'i and you now become a piece of cultivating the future and letting things that changes our neighbors, our culture, our aloha, our kūleana, and the layers of being sustainable in culture & capitalism from those who were born and raised here. From those that live in the duality of aloha & mālama the layers while still needing to acknowledge money as a tool and resource.

For many that are not from here and know how to capitalize in investing in many areas from real estate, to stocks, forex, currency trade, and other entrepreneurial avenues can do all of that without taking up space here and opening it up to more who will never understand the culture here, the kūleana, the kulana, the way to invest for the next 7 generations here, and how to help those who do not have the opportunities like them thrive and be sustainable.

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares. Please understand your choices will be a piece of the next 7 generations lives. Please release the agenda of MONEY being the focal point and look at the bigger picture. What happened in Lahaina can happen everywhere for sure. For the lack of care in the past led us to our shitty and unforgivable experience. While those who hold power must keep the agenda moving those who live in their kūleana because of their kulana has to also keep it moving and mālama what we can while making sure the next 7 generations is steady ready in all areas.

Mahalo Nui Mākou, may you be guided accordingly and may Nā Akua, Nā 'Aumakua, Nā Kūpuna help us all in this process. 'Amama ua noa 🙏

Primrose Lehualani Harris
lehualanikh16@gmail.com
1700 Hanohano street
Lahaina, Hawaii 96761

HLU Committee

From: Penisimani Taufa <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 17, 2025 12:22 PM
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. As a Lahaina resident we've seen firsthand the decline of assistance outside owners offered this community in our time of need. In addition we've seen the disrespectful nature of those who've rented these properties for not only the people but the land. Please keep our community in mind.

Penisimani Taufa
taufamm@gmail.com

Lahaina, Hawaii 96761

HLU Committee

From: JULIA NOWOSIELSKA <jnowosielska@shaw.ca>
Sent: Tuesday, June 17, 2025 12:51 PM
To: HLU Committee
Subject: Letter to Council - Oppose STR ban - for submission

You don't often get email from jnowosielska@shaw.ca. [Learn why this is important](#)

Dear Council

I write in strong opposition of the Short Term Rental ("STR") ban currently being considered.

We own a small condominium that we purchased in 2012. We purchased it having done our due diligence and researched whether we would be able to rent it out on short term basis. We did not purchase our condo as an investment. We purchased it because we fell in love with Maui and its community and, for the past 13 years, we have planned our retirement around how much time we could spend in Maui. We planned our future based on our ability to rent out the condo, while we were not using it. Our children and their families have also enjoyed their time there and have also fallen in love with Maui.

We have paid thousands and thousands of dollars to the taxation department, including to the Maui county. As you know, these payments are based on STR income.

Without STR most people will be unable to afford to visit Maui. Imagine spending so much money on a hotel stay and having to dine out two to three times per DAY. When we came to Maui for the first time in 2002, we rented a condo. We could eat at "home" and enjoy quiet times but also enjoy dining out. When we were last in Maui, we met at least two people who complained about the cost of staying in a hotel/resort.

You must realize that the only ones who will benefit from this STR ban will be hotels and resorts. Our home city, which also relies heavily on tourism, banned STR and, unfortunately, it did not have the desired result. Housing did not improve. Tourism went down and, as you know, Maui relies mostly on tourism dollars. Most studies show that a ban on STR does not increase housing availability.

Our condo is small (500 sq ft). Too small for a family to live there comfortably. The HOA fees are extremely high. Our property taxes and insurance are also extremely high. We rely on the STR income to pay for those expenses.

We employ a management company that, in turn, employs cleaners, maintenance people, contractors, etc.... Those are jobs that would be lost. Tourism dollars would be lost. We always enjoyed the market in Kahului on Saturdays which is always full of tourists. We rent our car.

More importantly, I submit that it is absolutely inappropriate for this Council to rescind Maui's STR permission (Minatoya List - our condo is on that list) which has been in place for decades. While we are not residents of Maui, your residents must feel confident that your decisions will withstand the test of time and not have to worry about one day being able to do one thing and the next day, not.

In closing, I wish to respectfully suggest that one way to increase housing for your constituents, would be to, perhaps, review your permit department and review how things could be sped up. All of Maui's permitting departments are extremely slow. Perhaps a permit taskforce would be a better expenditure than banning STR. Case in point, as per Google, since the Lahaina fire:

"As of June 17, 2025, approximately 10 homes have been rebuilt in Lahaina after the devastating wildfires. While 380 building permits have been issued and 230 homes are under construction, the actual number of completed rebuilds remains low."; with "over 2,000 residential properties damaged".

Regards

Julia Nowosielska

jnowosielska@shaw.ca

HLU Committee

From: Nicole Hollern <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 17, 2025 12:52 PM
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.

In order to help keep all my ohana here and keep our home affordable for our keiki and their future this is a necessary and long overdue action needed .

Nicole Hollern
nikkihollern@hotmail.com

Kahului, Hawaii 96732

HLU Committee

From: County Clerk
Sent: Tuesday, June 17, 2025 1:00 PM
To: HLU Committee
Subject: fwd: Testimony
Attachments: Support for Bill 9 to Phase Out the Minatoya List!; Support for Bill 9 to Phase Out the Minatoya List!; Support for Bill 9 to Phase Out the Minatoya List!

HLU Committee

From: Nicole Hollern <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 17, 2025 12:52 PM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Councilmembers,

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In order to help keep all my ohana here and keep our home affordable for our keiki and their future this is a necessary and long overdue action needed .

Nicole Hollern
nikkihollern@hotmail.com

Kahului, Hawaii 96732

HLU Committee

From: Penisimani Taufa <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 17, 2025 12:22 PM
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Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Councilmembers,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares. As a Lahaina resident we've seen firsthand the decline of assistance outside owners offered this community in our time of need. In addition we've seen the disrespectful nature of those who've rented these properties for not only the people but the land. Please keep our community in mind.

Penisimani Taufa
taufamm@gmail.com

Lahaina, Hawaii 96761

HLU Committee

From: Primrose Lehualani Harris <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 17, 2025 10:55 AM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Councilmembers,

Aloha ko'u inoa 'o Primrose Lehualani Kekahuna Harris. No Maui ko'u mokupuni, No Maui Nui A Kama Ko'u Kulaiwi, No Ka Malu Ulu O Lele Mai Au, No pa'u Pa'u ame Leiali'i Ku'u pu'u. E noho Nei Ola Loa!

I am writing on behalf of the past, present, and future. In hopes that as you folks are clearly in the power to help the layers of our Kaiāulu & Lāhui that you will be a piece of changing things for the greater good of the collective.

I understand this ask can bring many different perspectives and new experiences for those that live here, love this place, and is doing everything to not just remain home but to mālama this place for the next 7 generations. While on the other side I can understand the shift of investment, capitalism, and generational wealth for those who have invested in one of these places and provides an income for them to live an American Dream and capitalize on capitalism in paradise.

Both sides will never be able to live in unity for many reasons. While some may see this helps the economy others may say this is destroying the economy. I am saying we have a chance to invite and keep visitors in certain sections that they already have majority of the resources being catered to them. They already need to invest in a trip to the islands, they already take up certain of our beaches to have that view while having easy access to "paradise" why should more spaces be taken up that is outside of these designated areas when we lack so much aloha, care, resources, and sustainability for those that make Maui, Maui.

We clearly can't say NO TOURIST should be back in Lahaina until we as a people are maika'i and sustainable for it has been shown and proven after a huge natural disaster happened our people are displaced, not working strictly for tourism, and our voices are not

heard, our experiences, our trauma does not over trump data, capitalism, and government agenda.

Phasing out short term rentals (also another long stretch and ask for many reasons) is a piece of helping the process. Yes, we are a piece of America by being a 50th state but does that mean this island is only based on being a piece of America? No! Why does this matter? When you remove ALOHA from all layers of what is connected to Hawai'i you no longer have a place like Hawai'i and you now become a piece of cultivating the future and letting things that changes our neighbors, our culture, our aloha, our kūleana, and the layers of being sustainable in culture & capitalism from those who were born and raised here. From those that live in the duality of aloha & mālama the layers while still needing to acknowledge money as a tool and resource.

For many that are not from here and know how to capitalize in investing in many areas from real estate, to stocks, forex, currency trade, and other entrepreneurial avenues can do all of that without taking up space here and opening it up to more who will never understand the culture here, the kūleana, the kulana, the way to invest for the next 7 generations here, and how to help those who do not have the opportunities like them thrive and be sustainable.

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares. Please understand your choices will be a piece of the next 7 generations lives. Please release the agenda of MONEY being the focal point and look at the bigger picture. What happened in Lahaina can happen everywhere for sure. For the lack of care in the past led us to our shitty and unforgivable experience. While those who hold power must keep the agenda moving those who live in their kūleana because of their kulana has to also keep it moving and mālama what we can while making sure the next 7 generations is steady ready in all areas.

Mahalo Nui Mākou, may you be guided accordingly and may Nā Akua, Nā 'Aumakua, Nā Kūpuna help us all in this process. 'Amama ua noa 🙏

Primrose Lehualani Harris
lehualanikh16@gmail.com
1700 Hanohano street
Lahaina, Hawaii 96761

HLU Committee

From: Nicole Galicinao <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 17, 2025 1:22 PM
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.

Mahalo,
Nicole Galicinao

Nicole Galicinao
nicolenagoshi@gmail.com

Wailuku, Hawaii 96793

HLU Committee

From: Susie Pu <hanakaisusie@gmail.com>
Sent: Tuesday, June 17, 2025 2:01 PM
To: HLU Committee
Subject: Testimony in opposition to Bill 9, HLU-4
Attachments: Testimony packet 2025-6-18.pdf; Hana Business Council LOS for Hana Kai Maui.pdf; 250616 Hana Kai Letter of Support - Hana Arts.pdf; 1000009937.jpg

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

Aloha HLU members,
Attached is testimony in opposition to Bill 9, HLU-4 as it relates to Hana Kai Maui in Hana. Also attached is a photo from the early 70's with the sign in the background. Vacancy Hotel Resort Apartments.
Mahalo,

Susie

Hana Kai Maui
General Manager
4865 Uakea Road
PO Box 394
Hana, HI 96713
808-248-7012 - direct line
www.hanakaimaui.com



Hana Kai Maui
on hana bay

June 16, 2025

Aloha County Council Members,

Mahalo for the opportunity to share my testimony. My name is Susie Pu, and I am the General Manager of Hana Kai Maui. I'm writing in opposition to this legislation as it applies to Hana Kai.

As a lifelong resident of Hana, I have a deep connection to this community. Hana is unique—geographically, culturally, and economically—what works elsewhere on Maui may not be suitable here. Hana cannot afford to lose any viable local business, especially one that has employed our residents and contributed to the local economy for more than 50 years.

Hana Kai Maui was built in the early 1970s as a short-term rental property and has operated as such ever since. We provide year-round employment for 10–15 Hana residents. We are locally managed and we strive to give back to our community through free accommodations for local events, silent auctions, charitable donations, and annual scholarships for our graduates. We also support community gatherings such as the Taro Festival, Limu Festival, and Aloha Week by providing much-needed lodging for participants and organizers.

The need for more affordable housing in Hana and across Maui is undeniable, and we fully support efforts to address this. However, reclassifying the 19 units at Hana Kai is not the appropriate solution. In recent years, many single-family homes that once housed local families have transitioned to short-term rentals. While we understand how this shift came about, placing families in units designed for visitors and visitors in homes meant for residents does not serve the best interests of our community.

In this light, we're encouraged by the Department of Hawaiian Home Lands' proposed 653-acre residential development in Hana. This project seems like a more effective path forward for addressing Hana's housing needs.

It's also important to recognize the operational and financial realities of this property. We are the only property in East Maui with a wastewater treatment plant. The current system cannot adequately support long-term housing without major upgrades. Loan repayment alone averages \$465 per unit per month, with annual operational costs exceeding \$30,000. Other challenges include limited parking, aging infrastructure, and limited electricity supply.

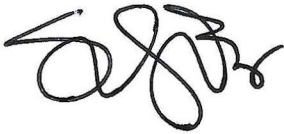
Overnight guests help support the local economy by staying in our hotels, dining at our restaurants and food trucks, shopping at our stores, and booking experiences with local guides, unlike many day visitors who strain our infrastructure but contribute little in return.

We recognize the difficult decision in front of the Council. Still, we ask that you consider the distinct nature of Hana and explore the possibility of exempting the Hana Community Plan area from this legislation. Our goal is to continue operating in a way that supports our employees, community, and visitors—while honoring the unique character and needs of Hana.

With gratitude and respect,

Susie Pu

General Manager, Hana Kai Maui

A handwritten signature in black ink, appearing to be 'Susie Pu', written in a cursive, flowing style.

BOARD OF DIRECTORS

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Hana Arts
PO Box 686
Hana, HI 96713
aloha@hanaarts.com
www.hanaarts.org
(808)248-7569
FEIN: 99-0340564

June 13, 2025

Maui County Council
200 S. High Street
Wailuku, HI 96793

RE: Support for Exemption of Hāna Kai from Short-Term Rental Legislation

Aloha Chair Lee and Members of the Maui County Council,

On behalf of Hāna Arts, I am writing in strong support of exempting the Hāna Kai condominium property from the proposed legislation restricting short-term rentals in condominium properties. While I understand and appreciate the County's intent to address the impacts of over-tourism and preserve housing for residents, I believe it is crucial to recognize the unique context and needs of remote communities like Hāna.

Hāna Kai is the only property of its kind in our region and serves an essential function in the East Maui community. As a nonprofit organization dedicated to arts, culture, and community development, Hāna Arts relies on limited local accommodations when we host artists, educators, and musicians for our programs and events. Hāna Kai has consistently supported our mission by donating rooms for our visiting instructors and cultural practitioners, helping make it possible for us to bring high-quality programming to our isolated community.

Additionally, Hāna Kai employs local residents and contributes to the local economy in a place where job opportunities are scarce. Restricting their ability to operate as they currently do would not only reduce accommodations for community-serving efforts but could also impact the livelihoods of the staff and their families.

Given that Hāna Kai is the only property affected in this area and that Hāna itself is geographically and economically distinct from other parts of Maui, I urge the Council to consider an exemption for Hāna as part of this legislation. Preserving the flexibility of Hāna Kai's operations ensures that community-based nonprofits like ours can continue to thrive and that local residents remain employed.

Mahalo for your time and consideration.

Me ka ha'aha'a,

Becky Lind
Executive Director, Hāna Arts

6/17/2025

TESTIMONY for THE HANA KAI, MAUI

To the Maui County Council,

I would like to testify on behalf of the Hana Kai in Hana, Maui, Hawai'i.

My name is Joe Brower. I have lived in Hana since June of 2000. I became friends with members of the Pu family through the National Park in Kipahulu where I lived in my early years upon arriving to Maui. Through Uncle Eddie Pu and Walter Pu (Park Rangers) I became friends with Tony and Susie Pu. At one point I tutored their elementary aged son, Rapanui. I learned much about kokua for the community from the Pu family. This is a way of life in Hana and is done without reservation or expectation.

In 2015 my wife and I started the non profit Hana Buddhist Temple Preservation Association with the intention of restoring and revitalizing the dilapidated Hana Gakuen Hongwanji Temple. Opened in 1940 and closed in 1941, the temple was in bad shape when, in 2010, we started repairing the building little by little. In 2016 we organized our first Bon dance, the first in over 41 years for Hana! In order to make the event successful we relied on volunteers from the Maui Taiko and traditional dancers of the Maui Japanese Buddhist community. The problem was finding a place for volunteers and dancers to stay after the event. Enter Susie and the Hana Kai Maui. Several rooms were made available so that the many volunteers would not have to make the long drive back home to the other side of the island. Through the efforts of many volunteers and supporters, the event was a resounding success. Since then the Hana Bon dance has been a much anticipated annual event. It not only serves as a cultural celebration for the Maui Japanese Buddhist community and the Hana community at large and is the biggest fundraiser for the HBTPA.

Without the generosity of the Hana Kai donating rooms for volunteers as well as gift certificates for our silent auction every year, our event would not be as successful and our renovation and maintenance of the Hana Buddhist Temple could not have progressed. Today the temple is fully restored.

Sincerely,
Joe Brower II
VP, HBTPA



Hāna Business Council

P.O. Box 856, Hāna, HI 96713

Email: hbc@hanabusinesscouncil.com

www.HanaMaui.com

Phone: (808) 435-2755

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Merry Henig

Nichole Hutaff

Randy Orozco

Sean Storm

Executive Director

Heidi Lea

Maui County Council
200 S. High St
Wailuku, HI 96793

June 17, 2025

Re: Request Exemption for the Hana District and Hana Kai Maui from legislation

Aloha Chair Lee and Members of the County Council,

The Hana Business Council supports **Hana Kai Maui's continued operation** as a condominium-hotel.

While we recognize the need for long-term housing, **Hana Kai provides vital jobs and accommodations for key community events** like the Taro Festival, Festivals of Aloha, and the Limu Festival—essential for our local non-profits.

Guests who **stay overnight in Hana** (unlike **those** just passing through) **support local businesses**—food trucks, stores, Hana Ranch Restaurant, Kahanu Gardens, the Farmers Market, and more while **day visitors often spend little or nothing in Hana**.

Closing Hana Kai would have wide-reaching negative effects on our community and economy.

We respectfully request that if this legislation passes, **Hana and Hana Kai Maui be exempt**.

Mahalo,

Hana Business Council

The HBC Mission Statement: *Hāna Business Council exists to support business endeavors, create business and employment opportunities within the special culture and traditions of aloha, for the health and welfare of our East Maui area.*

Hāna Business Council is a nonprofit tax-exempt IRS 501(c)(3) organization. Federal Tax ID #99-0313784.
Your donation is U.S. tax deductible to the extent allowed by law.

BOARD OF DIRECTORS

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Melody B. Waiwaiole Cosma-Gonsalves



Hana Arts
PO Box 686
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www.hanaarts.org
(808)248-7569
FEIN: 99-0340564

June 13, 2025

Maui County Council
200 S. High Street
Wailuku, HI 96793

RE: Support for Exemption of Hāna Kai from Short-Term Rental Legislation

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Hāna Kai is the only property of its kind in our region and serves an essential function in the East Maui community. As a nonprofit organization dedicated to arts, culture, and community development, Hāna Arts relies on limited local accommodations when we host artists, educators, and musicians for our programs and events. Hāna Kai has consistently supported our mission by donating rooms for our visiting instructors and cultural practitioners, helping make it possible for us to bring high-quality programming to our isolated community.

Additionally, Hāna Kai employs local residents and contributes to the local economy in a place where job opportunities are scarce. Restricting their ability to operate as they currently do would not only reduce accommodations for community-serving efforts but could also impact the livelihoods of the staff and their families.

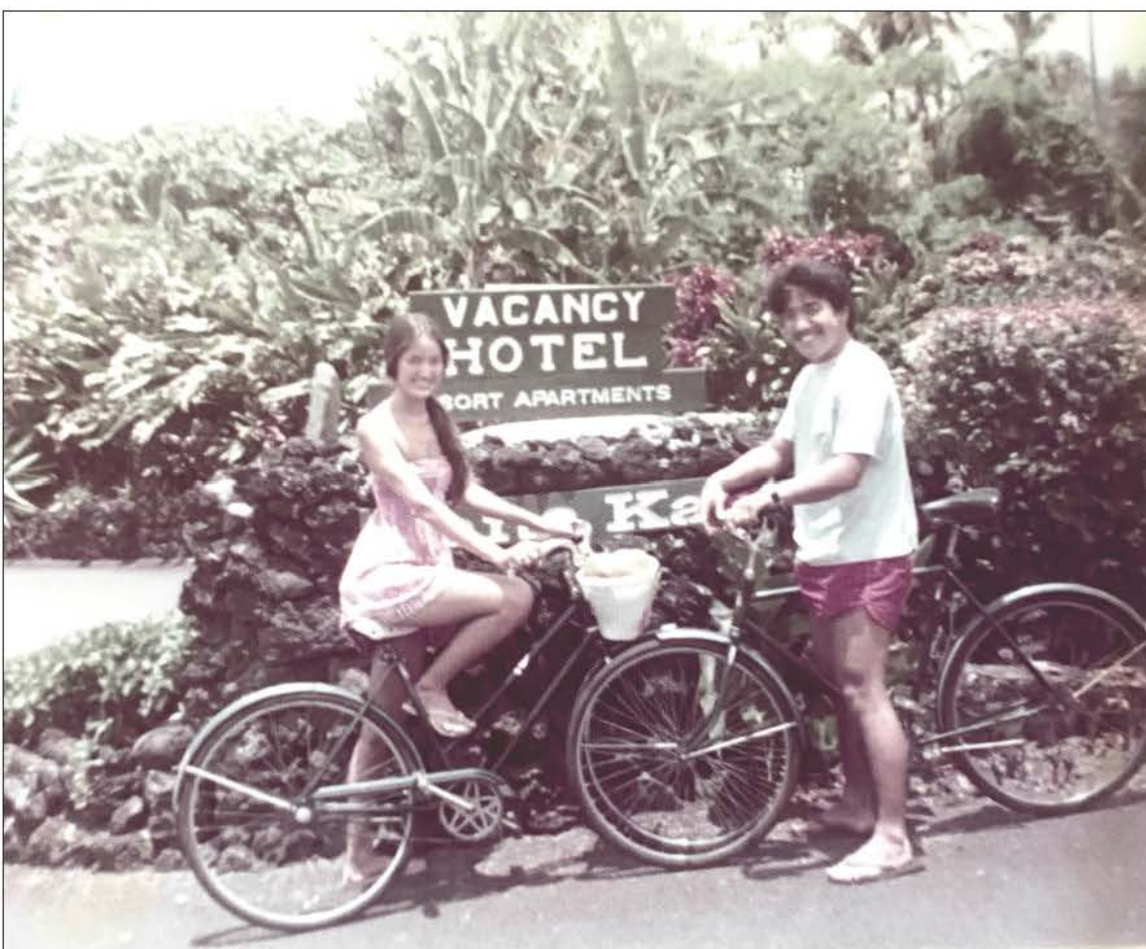
Given that Hāna Kai is the only property affected in this area and that Hāna itself is geographically and economically distinct from other parts of Maui, I urge the Council to consider an exemption for Hāna as part of this legislation. Preserving the flexibility of Hāna Kai's operations ensures that community-based nonprofits like ours can continue to thrive and that local residents remain employed.

Mahalo for your time and consideration.

Me ka ha'aha'a,

Becky Lind

Becky Lind
Executive Director, Hāna Arts



HLU Committee

From: Megan Jones <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 17, 2025 2:10 PM
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.

Megan Jones
meganjones808tattoo@icloud.com

Lahaina , Hawaii 96761

HLU Committee

From: County Clerk
Sent: Tuesday, June 17, 2025 2:22 PM
To: HLU Committee
Subject: Fw: Support for Bill 9 to Phase Out the Minatoya List!

From: Megan Jones <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 17, 2025 2:10 PM
To: County Clerk <County.Clerk@mauicounty.us>
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Councilmembers,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares.

Megan Jones
meganjones808tattoo@icloud.com

Lahaina , Hawaii 96761

HLU Committee

From: Rabayah <rabayah@gmail.com>
Sent: Tuesday, June 17, 2025 2:26 PM
To: HLU Committee
Subject: Testimony for Bill 9 (Minatoya phase out)

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

Aloha Chair, Vice Chair, and Members of the Maui County Housing and Land Use Committee,

I'm writing in strong support of Bill 9, which would phase out short-term rentals (STRs) in apartment-zoned districts. This bill is an essential component to addressing Maui's housing crisis and protecting our most vital resource: water.

The 2023 Lāhainā fire exposed long-standing issues—privatized water systems, diverted streams, and overdevelopment have pushed West Maui to the edge. STRs, originally meant for housing, now operate as commercial businesses, consuming high volumes of water while local families remain displaced. Returning STRs to long-term housing helps protect water access, push back against inequality, and put community needs first. With over 6,000 STRs on the Minatoya List, we have a clear opportunity to increase housing stock without using more water.

I urge you to stand with Lāhainā Strong and pass Bill 9.

Ola i ka Wai — Water is Life.

Sincerely,
Rabayah Akhter
Hawai'i county Public school teacher

HLU Committee

From: Seb Choe <choesebastian@gmail.com>
Sent: Tuesday, June 17, 2025 2:28 PM
To: HLU Committee
Subject: Testimony re: Bill 9 (Minatoya Phase-Out)

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

Aloha Chair, Vice Chair, and Members of the Maui County Housing and Land Use Committee,

I'm writing in strong support of Bill 9, which would phase out short-term rentals (STRs) in apartment-zoned districts. This bill is an essential component to addressing Maui's housing crisis and protecting our most vital resource: water.

The 2023 Lāhainā fire exposed long-standing issues—privatized water systems, diverted streams, and overdevelopment have pushed West Maui to the edge. STRs, originally meant for housing, now operate as commercial businesses, consuming high volumes of water while local families remain displaced. Returning STRs to long-term housing helps protect water access, push back against inequality, and put community needs first. With over 6,000 STRs on the Minatoya List, we have a clear opportunity to increase housing stock without using more water.

I urge you to stand with Lāhainā Strong and pass Bill 9.

Ola i ka Wai — Water is Life.

Sincerely,
Seb Choe
Kailua Kona, Moku o Keawe

--

(*they/them*)
sebchoe.com

HLU Committee

From: Amy Petersen <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 17, 2025 2:42 PM
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.

Amy Petersen
amypetersen63@gmail.com
231 Pua Kalaunu Loop
Wailuku , Hawaii 96793

HLU Committee

From: Destiny Lucas <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 17, 2025 2:46 PM
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.

Destiny Lucas
haumea1999@gmail.com
898 Lui St
Lahaina , Hawaii 96761

HLU Committee

From: County Clerk
Sent: Tuesday, June 17, 2025 2:46 PM
To: HLU Committee
Subject: fwd: Testimony
Attachments: Support for Bill 9 to Phase Out the Minatoya List!; Testimony for Bill 9

HLU Committee

From: Amy Petersen <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 17, 2025 2:42 PM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Councilmembers,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares.

Amy Petersen
amypetersen63@gmail.com
231 Pua Kalaunu Loop
Wailuku , Hawaii 96793

HLU Committee

From: Sherrie Stinger, REALTOR (S) <stingeronmaui@gmail.com>
Sent: Tuesday, June 17, 2025 2:23 PM
To: County Clerk
Cc: Alice L. Lee; Thomas M. Cook; Tasha A. Kama; Yukilei Sugimura; Gabe Johnson; Tamara A. Paltin; Shane M. Sinenci; Nohe M. Uu-Hodgins; mayors.office@co.maui.hi.us
Subject: Testimony for Bill 9
Attachments: South Maui Condo's - Maintenance Fees.pdf

Some people who received this message don't often get email from stingeronmaui@gmail.com. [Learn why this is important](#)

Aloha Maui County Council,

I have been a South Maui resident for 36 years. My children have been born & raised on Maui. Housing has always been an issue.

My question to the Council is why does "affordable" housing NOT stay affordable housing after it sells? I have never understood why an individual, couple or family can qualify & purchase an affordable property at a sales price well below the market value but after they have satisfied the terms of the contract, they can sell the property at full market value & take the equity. Sadly in many cases, a non-resident then purchases that property. I've seen that happen over & over.

I feel that when affordable or work force properties are built, they must always stay affordable or work force. Obviously the criteria & qualifications change with inflation & the times. But I find it to be a ignorant program that allows local families to buy well below the market value, but sell at market value. They should only be able to sell at a below market value price to another resident meeting the criteria.

Unless we continue to build affordable or work force properties every 5-10 years, we will always be short on housing. Keep what's built affordable!

The BIG, HUGE, ENORMOUS problem with Bill 9, is the residents that are currently in need of housing will NOT have a job if we phase the Minatoya List properties out of STR's. Residents that work in restaurants, retail, grocery, gas stations, medical, golf, property management, real estate, cleaning, window cleaners, entertainment, offices or business's that support tourism such as rental cars, airlines, Door Dash, InstaCart, florist, wedding companies, luau's, tour operators, boat companies, transportation companies (taxi, Uber, Lyft, bus), etc.... will most likely lose their jobs. The guests staying in hotels or hotel zoned properties will not sustain our local economy.

Grocery stores such as Foodland & Safeway in Kihei & Lahaina are HIGHLY supported by tourists staying in condo's.

I travel quite a bit to the mainland and when I tell people out & about that I am from Maui, they often say things like "we heard Hawaii hates tourists", "we heard Maui is banning tourists", "we heard you can only stay in hotels", etc.... Our reputation for having ALOHA SPIRIT & welcoming visitors is tarnished already & it will get far worse when the owners of properties on the Minatoya List are forced to sell below market value or only be allowed to rent their unit long term.

The majority of the properties on the Minatoya List are not conducive to long term living as many only have 1 parking stall, the monthly maintenance fees are far above what most local residents can afford & most do not have any storage, no play areas for keiki, do not allow pets, etc... The properties have been used for STR's because that's what they were built for.

I've attached a list of properties currently for sale, currently on the Minatoya list to show what the monthly maintenance fee is. Even if a local resident could purchase a condo in one of the complexes listed on the Minatoya List, most would not be able to afford the monthly maintenance fees, property taxes & future assessments. Please keep in mind the age of most of these buildings, which are already requiring expensive upgrades & maintenance.

The County needs to get their act together on providing housing for the local residents without taking away Maui's main income stream.

Bill 9 will force local residents to move off island to find work. Look at the residents that are seeking housing....where do they work? Is that business directly or indirectly affected by tourism? Chances are....it is.

Tourists support businesses where local residents cannot fully support them. Local residents dine out, but it's the tourists in South Maui & West Maui that keep businesses open island wide.

Many local residents do not want to live in South Maui, they prefer Central Maui or even West Maui. The majority of the Minatoya List is in South Maui. South Maui had a tough time renting to residents from Lahaina after the fires, those residents preferred West Maui or Wailuku. Most do not want to live in a condo with no storage (which means no room for coolers, surfboards, fishing equipment, no holiday decorations, no room for Costco runs), 1 parking stall, no place for kids to play & definitely no room for kid stuff like toys & bikes and forget about having a pet.

Please take Bill 9 off the table. Seek other responsible methods for creating housing for local residents where they want to live.

Warmest Aloha,
Sherrie Stinger
South Maui Resident

HLU Committee

From: County Clerk
Sent: Tuesday, June 17, 2025 2:55 PM
To: HLU Committee
Subject: Fw: Support for Bill 9 to Phase Out the Minatoya List!

From: Destiny Lucas <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 17, 2025 2:46 PM
To: County Clerk <County.Clerk@mauicounty.us>
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Councilmembers,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares.

Destiny Lucas

haumea1999@gmail.com

898 Lui St

Lahaina , Hawaii 96761

HLU Committee

From: Alan Lloyd <alanlloydjac@gmail.com>
Sent: Tuesday, June 17, 2025 2:55 PM
To: HLU Committee
Subject: The Maui Tenants and Workers Association says, SUPPORT BILL 9.

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

Aloha Councilmembers,

Aloha, my name is Alan Lloyd, Wailuku resident, and member of Maui tenants and workers Association. I've taken a member poll and the majority of the Tenant's Association SUPPORTS BILL 9.

We do have a caveat, we support Bill 9, but are also concerned that it will not control rents, which are still unaffordable to those with moderate and low income.

We ask after your decision on Bill 9, that this body consider legislation on RENT STABILIZATION.

Now the Mayor hypothesizes that if the county adds more rentals to the housing stock, assuming that the Minatoya owners will rent, that that will bring rents down to affordable levels. As I've presented to this Council before, research on this issue does not validate that hypothesis.

Research shows that adding rental supply does bring rents down, but not enough for the moderate and low income to afford.

In 2016, the Urban Displacement Project (UC Berkeley and UCLA) studied the theory that just building more housing will eventually create more affordable rental units, and found that there is no evidence to support this claim.

Cities with rent control have some of the highest per capita construction rates in California.^[33] And this is true not only in California, but elsewhere. For example, "housing construction in New Jersey fell by 52 percent in cities that enacted rent control regulations in the early 1970s—but fell 88 percent in those that didn't."^[34]

"Moderate rent control has no impact on new construction primarily because of the non-restrictive nature of moderate rental controls which guarantee a landlord a fair return on investment, and exempt newly constructed buildings."^[35]

Again we SUPPORT the passage of Bill 9.

Mahalo for your time.

Alan Lloyd, for Maui Tenants and Workers Association

HLU Committee

From: Maui_County Council_mailbox
Sent: Tuesday, June 17, 2025 3:03 PM
To: HLU Committee
Cc: Netra Halperin
Subject: FW: TESTIMONY FOR BILL 9 (2025), AMENDING CHAPTERS 19.12, 19.32, AND 19.37, MAUI COUNTY CODE, RELATING TO TRANSIENT VACATION RENTALS IN APARTMENT DISTRICTS (HLU-4)
Attachments: Testimony Housing crisis 6182025.pdf

Aloha HLU Committee,

Forwarding from the county.council@mauicounty.us inbox.

Mahalo!

From: Netra Halperin <netra@opulentdesign.com>
Sent: Tuesday, June 17, 2025 3:01 PM
To: Maui_County Council_mailbox <county.council@mauicounty.us>
Subject: TESTIMONY FOR BILL 9 (2025), AMENDING CHAPTERS 19.12, 19.32, AND 19.37, MAUI COUNTY CODE, RELATING TO TRANSIENT VACATION RENTALS IN APARTMENT DISTRICTS (HLU-4)

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

Aloha Council Clerk,

Please see attached testimony regarding Bill 9 (2025).

Please forward to all members of the HLU Committee.

Mahalo.

Take care,

Netra Halperin, MA

(808) 359-1673 cell
Opulentdesign.com

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POSITION: OPPOSED

BILL: 9 (2025), AMENDING CHAPTERS 19.12, 19.32, AND 19.37, MAUI COUNTY CODE, RELATING TO TRANSIENT VACATION RENTALS IN APARTMENT DISTRICTS (HLU-4)06/17/2025

June 17, 2025

Aloha, my name is Netra Halperin.

I am OPPOSED to regulations prohibiting vacation rentals on Maui (Item B-1)

I own a business, Opulent Design, which assists Maui property owners in obtaining permits with Maui County. We support and empower vacation rentals as they are small businesses, which are the key to Maui's prosperity and independence.

While I understand that this measure is to ban short-term rentals for properties on the Minatoya list, I also understand that this would be the first step towards banning all resident-owned, as opposed to corporate-owned resort visitor accommodation.

Maui residents who operate bed-and-breakfasts and Short-term rentals earn more money and have higher job satisfaction than most of those who work as housekeepers, groundskeepers or reservationists at the resorts. It is the 'American dream' and the key to lasting prosperity to own one's own business. That is probably why the State of Hawaii runs the Small Business Administration, which operates the Small Business Development Center.

And this is why Maui County has created the Maui County Business Resource Center. Bed and breakfasts and short-term rentals are small businesses. The owner-proprietor is an entrepreneur. Several of my clients recently spent many hundreds of thousands of dollars on readying their properties to receive guests. They jumped through the many hurdles that the Planning Department put up to obtaining a permit. To then renege on this agreement is a taking. It is a violation of the trust that they put in their government to keep their end of the contract.

It is my view that Maui politicians are using vacation rentals as a scapegoat for their failing to put much of a dent in the housing crisis that is spiraling out of control.

Before the fire there was a housing crisis. Before the pandemic caused inflation there was a housing crisis. Both of these phenomena exacerbated the housing crisis, but it already existed.

Several County workers have admitted to me that the County puts up as many barriers to building housing as possible. Only the very persistent (and well-funded) developers or property owners are able to build. And that is after they have waited for at least one full year to get a building permit. And remember, in real estate time is money. Waiting time costs money. The property owner still has to pay for the mortgage on the land (or tie up money) while they are waiting. And that expense is always passed on to the homeowner. And the costs to the homeowner, just like in any business, are always passed on to the end-user—in this case, renters.

The Building and Planning departments are chronically understaffed. According to a Planning supervisor, "No one wants to work here." According to the audit of the Planning department, this is due to not only

the low wages, but to a 'hostile work environment'. I know that there has been some effort to address this, however, there still appears to be a staff shortage.

I understand that Maui is in a bind. On the one hand, no one wants Maui to "become another Oahu", and thus there is a broad desire to restrict development. However, on the other hand, restricting home-building is what is creating the housing scarcity, and is hurting Maui residents. I believe that we need to have an open public discussion regarding this dilemma. There are many very smart, creative people on Maui. However, I have noticed that often when they testify, councilmember dismiss them and their novel ideas out of hand as: "They are just mainland transplants." To resolve the housing crisis, I hope that Maui leaders have the humility to listen to other views than what they are used to. We need to 'think outside the box' to resolve this dilemma.

There are many US jurisdictions that offer same-day building permits. The owner or builder arrives in the morning and then walks counter to counter, and comes out at the end of the day with a building permit. This could also be set up on Maui.

According to the Maui County website, there are 12 permitted short-term rentals and 146 permitted BnBs. That is a total of 158 vacation rentals. However, there are ~ 74,000 housing units on Maui. This means that vacation rentals comprise .002 of Maui's housing stock. There is no possible way that this tiny number could be driving the housing crisis.

It's time to put the focus on the only driver this housing crisis that is 100% within County control—the permitting process.

Either way, it's time to stop using vacation rentals as a distraction from the real cause of the problem.

Mahalo for reading to my testimony.

Netra Halperin

HLU Committee

From: Ronalyn recaido <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 17, 2025 3:22 PM
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.

I was raised on the beautiful island of Maui and moved to the mainland in 2014 for college. 10+ years later, the rising cost of housing in Hawaii has made it challenging to move back as the job and housing market would not be substantial for a young growing family.

I hope to one day move back to the place I call home. But until the housing market becomes significantly affordable, that dream seems too far to reach. Though I no longer reside on Maui at this time, I stand with the locals, which includes my family and dear friends, to phase out the Minatoya List.

Ronalyn recaido
xronalynn@gmail.com

Kahului, Hawaii 96732

HLU Committee

From: Cheryl B <burgharc@gmail.com>
Sent: Tuesday, June 17, 2025 3:24 PM
To: HLU Committee
Subject: Bill 9 SUPPORT

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

Aloha,

We are sending you this email in SUPPORT of Bill 9 which is to restore the stock of long term housing available to residents by phasing out short term rentals in apartment zoned districts of Maui.

As renters in Hawaii, we understand the struggle it is to find an apartment or place to live on any island but this is especially true for Maui. Our first priority should be residents and the people of this place.

Since the beginning of time here, Hawaii has been exploited by settler, colonial powers for economic gain. They will not be the answer to tourism or any other "ism" on these islands. Maui doesn't need saviors it needs strong, place-based solutions which only the people of this place can provide. It's about these rentals and the future stability and sustainability of our unique place in the middle of the sea.

Again, this email is in SUPPORT of Bill 9. Mahalo.

C.Burghardt

D. Green

Nuuanu, Oahu

HLU Committee

From: Hoku Schurz <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 17, 2025 3:40 PM
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. It should also be noted that there are investors with special interests in lobbying against this who are actively writing hate speech online and directly to members of Lāhainā Strong. Do you truly wish for these types of people who degrade Hawai'i and Hawaiians to be the sole inheritors of these properties? Who sell and rent to people who think and believe just as they do? Who lack the true meaning of aloha and are incapable of properly showing mālama to our 'āina? Hawai'i cannot be Hawai'i without Hawaiians.

Hoku Schurz
hailey.schurz@gmail.com

Waimanalo, Hawaii 96795

HLU Committee

From: County Clerk
Sent: Tuesday, June 17, 2025 3:50 PM
To: HLU Committee
Subject: fwd: Testimony
Attachments: Support for Bill 9 to Phase Out the Minatoya List!; Testimony in STRONG SUPPORT of Bill 9

HLU Committee

From: Hoku Schurz <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 17, 2025 3:40 PM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Councilmembers,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares. It should also be noted that there are investors with special interests in lobbying against this who are actively writing hate speech online and directly to members of Lāhainā Strong. Do you truly wish for these types of people who degrade Hawai'i and Hawaiians to be the sole inheritors of these properties? Who sell and rent to people who think and believe just as they do? Who lack the true meaning of aloha and are incapable of properly showing mālama to our 'āina? Hawai'i cannot be Hawai'i without Hawaiians.

Hoku Schurz
hailey.schurz@gmail.com

Waimanalo, Hawaii 96795

HLU Committee

From: 'Ānela Evans <anelamarie@gmail.com>
Sent: Tuesday, June 17, 2025 3:31 PM
To: County Clerk
Subject: Testimony in STRONG SUPPORT of Bill 9

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

Aloha Chair Kama, Vice-Chair Sugimura, and Esteemed Members of the Council,

I write in **strong support** of Bill 9, which proposes the phase-out of transient vacation rental (TVR) operations within apartment-zoned districts under the 2001 "Minatoya Opinion" exemption list. I commend the Council for advancing this critical measure and for recognizing the urgent need to restore residential housing opportunities for the people of Maui County.

The proliferation of short-term vacation rentals in apartment-zoned areas has significantly contributed to the housing crisis faced by Native Hawaiians and other local families. With an estimated 7,000 units across the County operating as short-term rentals under the Minatoya exemption, this bill represents a meaningful and measurable step toward returning these dwellings to long-term housing stock. According to economic analysis, reclaiming these units for residential use could increase the County's long-term housing supply by over 13%—a figure equivalent to ten years of new construction at current rates.

The devastation of the August 2023 wildfires has only exacerbated our housing emergency. Thousands of residents—many of whom were already rent-burdened or on the brink of displacement—remain unhoused or precariously sheltered. Bill 9 offers a timely and strategic solution to accelerate our recovery and provide permanent housing options for fire survivors, kūpuna, working families, and future generations.

Beyond the numbers, this bill represents a critical rebalancing of values. The ongoing conversion of residential units to visitor accommodations has not only reduced housing availability but has also contributed to the erosion of neighborhood character, cultural continuity, and multigenerational stability. The Council's support of Bill 9 signals a commitment to prioritizing the needs of residents over speculative profits.

I also appreciate that the bill provides for a structured and phased transition, affording current operators sufficient time to adjust, seek alternative zoning or uses, or reorient toward long-term leasing. This balanced approach reflects both compassion and accountability, allowing us to move forward with clarity and purpose.

In closing, I respectfully urge the Council to pass Bill 9 without delay. This legislation is a vital step toward restoring residential integrity, promoting housing equity, and protecting the future of our island communities. Let us move forward together with a vision grounded in aloha 'āina, justice, and pono.

Mahalo piha for your leadership and for the opportunity to offer testimony.

Me ka ha'aha'a,

‘Ānela Evans

Kūpā‘āina of Lāna‘i

anelamarie@gmail.com

HLU Committee

From: Stephanie Han <kaimukisteph@gmail.com>
Sent: Tuesday, June 17, 2025 4:12 PM
To: HLU Committee
Subject: Support of bill 9

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

Dear Lawmakers and Council Members,

Please prioritize the people who live full-time in Maui over the short-term rental owners who live off island and who are there to extract and who are not there to build and improve the community on an active basis. I lived in Maui, Napili from 2018-2019 working as a teacher. I then returned to Oahu. Housing was extraordinarily expensive, in addition to everything else being higher as an outer island location, so I moved back home to Honolulu.

But what I felt in Maui was also this, at least where I lived in West Maui--the average local worker was really ignored and invisible. The needs of the local people were not met. The vibe was really different in that way. I'm not saying Honolulu with its crowds and traffic can be compared to Maui, but what I am saying is that I do feel here that there is more of an acknowledgement of the needs of the local working population in Oahu. I found that completely absent in Maui and also, found that people who could make a difference--just didn't.

Now is the time to change that. Shift the narrative and prioritize the working people. Please support Bill 9 to ensure that Maui's future is in the hands of the people who labor to build the community.

Cheers,

drstephaniehan.com

[Linkedin](#)

[Woman. Warrior. Writer.](#)

HLU Committee

From: Avalon Paradea <avalonc@hawaii.edu>
Sent: Tuesday, June 17, 2025 4:15 PM
To: HLU Committee
Subject: Support for Bill 9 to Phase Out the Minatoya List

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

Housing Land Use Committee,

Aloha Councilmembers,

My name is Avalon Paradea and I am writing in support for Bill 9, which seeks to phase out short term rentals in favor of providing long-term, permanent housing for the residents of Maui.

Arguments in favor of rentals rely on outdated, unimaginative understandings of Hawai'i's economy and future prospects. As a community, we should not, and do not, require tourism to feed ourselves. Prioritizing rentals over permanent and affordable housing exhausts local resources, increases the number of locals who must relocate, lowers our emotional and mental well being, and devalues Kānaka 'Ōiwi and kama'āina as the heart and soul of the community. We should be building our community up, not tearing it down piecemeal for a few lousy dollars. What is the point of housing if we cannot keep our communities intact, thriving, and happy?

Please put our living communities at the forefront. Please phase out short term rentals immediately, so that our friends and loved ones can come home -- and remain home, indefinitely.

Sincerely,

Avalon Paradea

Avalon Paradea
avalonc@hawaii.edu
68-1888 Auhili Loop
Waikoloa, Hawaii 96738

HLU Committee

From: Ida Bluhm <kawailani2@gmail.com>
Sent: Tuesday, June 17, 2025 4:23 PM
To: HLU Committee
Subject: Testimony- In Strong Support of Bill 9

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Aloha Chair Kama and Honorable Council Members,

Re: Testimony in Strong Support of Bill 9 (2025) — Phasing Out Short-Term Rentals in Apartment Districts

My name is Kawailani Bluhm, and I am writing today to express my unwavering support for Bill 9 and my **firm opposition to short-term rentals** that have displaced our local families, eroded our neighborhoods, and undermined the spirit of aloha in our communities.

1. Our Families Deserve to Stay in Lahaina

Our Maui families—especially those in Lahaina—have a **right to remain on their ancestral land** and the land they have become kama‘āina to. We are not just fighting for housing; we are fighting for our **right to exist** in the places we were born, raised, and rooted. Bill 9 offers a powerful tool to return thousands of units to the people who actually live and work here.

2. Short-Term Rentals Must Go

Short-term rentals have transformed our neighborhoods into investment portfolios. I am **completely against short-term rentals** in our apartment-zoned districts. These operations strip our communities of their soul and place profit over people. STRs were never meant to be permanent. They violate zoning intent, inflate housing prices, and price us out of our own home.

3. Stop the Exploitation of Hawai‘i by Foreign Investors

Hawai‘i is **not for sale**. Foreign buyers who swoop in with deep pockets treat our ‘āina like a commodity—but **we are not commodities**. We are people. Communities. Culture. Just because someone has money doesn’t mean they have the right to buy up all of our land. That is **modern-day colonization**, and it must end. Bill 9 is a step toward reclaiming control of our future.

4. Restore Balance and Honor Our Host Culture

We are not anti-tourism—we are pro-community. Our workforce is vanishing because they can’t afford to live here. Our kupuna can’t age in place. Our keiki can’t see a future here. Bill 9 begins to **restore the balance** between welcoming visitors and sustaining the people of this land. We must protect the fabric of our communities and honor the host culture that makes Hawai‘i unique.

5. Use Housing for People, Not Profits

This bill doesn't take away housing—it gives it back. Returning over 6,000 units to residents could dramatically reduce rent and make it possible for locals to stay. The environmental impact, infrastructure stress, and cultural erasure caused by STRs should never have been permitted in residential areas to begin with.

In closing, I urge you to **pass Bill 9 without delay**. Maui doesn't need more tourist lodging. Maui needs **justice, homes**, and a future for its people.

Let's stand together in aloha and say: enough is enough.
Maui belongs to **Maui's people**.

Mahalo nui loa for your courage, service, and commitment to our community.

Me ka ha'aha'a

Kawai Bluhm

Kanaka 'Ōiwi, Parent, Kumu Mo'olelo Hawaii, and Cultural Practitioner

HLU Committee

From: County Clerk
Sent: Tuesday, June 17, 2025 4:25 PM
To: HLU Committee
Subject: FW: Support for Bill 9 to Phase Out the Minatoya List

From: Avalon Paradea <avalonc@hawaii.edu>
Sent: Tuesday, June 17, 2025 4:15 PM
To: County Clerk <County.Clerk@mauicounty.us>
Subject: Support for Bill 9 to Phase Out the Minatoya List

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

Maui County Clerk,

Aloha Councilmembers,

My name is Avalon Paradea and I am writing in support for Bill 9, which seeks to phase out short term rentals in favor of providing long-term, permanent housing for the residents of Maui.

Arguments in favor of rentals rely on outdated, unimaginative understandings of Hawai'i's economy and future prospects. As a community, we should not, and do not, require tourism to feed ourselves. Prioritizing rentals over permanent and affordable housing exhausts local resources, increases the number of locals who must relocate, lowers our emotional and mental well being, and devalues Kānaka 'Ōiwi and kama'āina as the heart and soul of the community. We should be building our community up, not tearing it down piecemeal for a few lousy dollars. What is the point of housing if we cannot keep our communities intact, thriving, and happy?

Please put our living communities at the forefront. Please phase out short term rentals immediately, so that our friends and loved ones can come home -- and remain home, indefinitely.

Sincerely,

Avalon Paradea

Avalon Paradea

avalonc@hawaii.edu

68-1888 Auhili Loop

Waikoloa, Hawaii 96738

HLU Committee

From: Janice Herrick <mauione@gmail.com>
Sent: Tuesday, June 17, 2025 4:57 PM
To: HLU Committee
Subject: SUPPORT BILL 9

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

Please SUPPORT Bill 9 to phase out short-term rentals on the Minatoya list WITHOUT carve outs or special protections for timeshares.

There are approximately **6,127** STRs on the Minatoya list. These can, and should be converted to long-term housing.

Short term housing has pushed our 'ohana out, driven up rents, and turned residential neighborhoods into commercial zones. Locals in large part, are what make Maui appealing to vacationers. Yet they are being told to wait, to be patient and to accept the status quo. 'A'ole!

Please return housing back to the community first, where they belong!

Mahalo,

Janice Herrick

HLU Committee

From: Erin Johnson <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 17, 2025 5:38 PM
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. Mahalo, Erin Johnson

Erin Johnson

tigernamaste@gmail.com

, Hawaii

HLU Committee

From: Hannah G <hannahgliemann@gmail.com>
Sent: Tuesday, June 17, 2025 5:42 PM
To: HLU Committee
Subject: I Support Bill 9

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

Hello,

My name is Hannah Gliemann. I am a mental health professional and lover of Earth, her people and her land.

I support Bill 9, because native Hawaiians deserve to be prioritized in their country. I have never been to Hawaii. But the Hawaii I want to visit is one that takes care of its original people before it prioritizes short term rentals and other entities that take away from local families.

I stand for a more just world and look forward to native Hawaiians having safety and security in their homeland. No one respects the land more than those who have lived their for generations upon generations.

Let's respect Hawaii and her people. Support Bill 9.

In love,
Hannah Gliemann

HLU Committee

From: Martin Thompson <mt@thompsonlaw.net>
Sent: Tuesday, June 17, 2025 5:43 PM
To: HLU Committee
Cc: Tasha A. Kama; Nohe M. Uu-Hodgins; Thomas M. Cook; Gabe Johnson; Alice L. Lee; Tamara A. Paltin; Keani N. Rawlins; Shane M. Sinenci; Yukilei Sugimura
Subject: RE: the Mayor's proposed TVR ban
Attachments: LT Land Use and Housing Committee members - June 17 2025 .pdf

Some people who received this message don't often get email from mt@thompsonlaw.net. [Learn why this is important](#)

To: Maui County Housing and Land Use Committee Members

Aloha,

I am the president of the Maui Eldorado Association of Apartment Owners.

Further to my June 6, 2025 letter e-mailed to you regarding Mayor Bissen's proposed Transient Vacation Rental ban, I attach a follow-up letter in response to your Committee's June 9, 2025 proposed revised version (Bill No. 9, CD1 (2025)) of the Mayor's TVR ban Bill and the Director of Planning's May 22, 2025 letter to your Committee, which I recently received.

Kindly advise if you have any questions or comments.

Mahalo for your time.

Martin Thompson
President
Maui Eldorado AOA
Tel: (604) 351-0558
E-mail: mt@thompsonlaw.net





June 17, 2025

To: Maui County Housing and Land Use Committee Members:

By e-mail to: HLU.committee@mauicounty.us

And to:

Tasha Kama, Committee Chair (tasha.kama@mauicounty.us)

Nohelani U'u-Hodgins, Committee Vice-Chair (nohe.uu-hodgins@mauicounty.us)

Voting Members:

Tom Cook (thomas.cook@mauicounty.us), Gabe Johnson (gabe.johnson@mauicounty.us),

Alice Lee (alice.lee@mauicounty.us), Tamara Paltin (tamara.paltin@mauicounty.us), Keani

Rawlins-Fernandez, (keani.rawlins@mauicounty.us), Shane Sinenci

(shane.sinenci@mauicounty.us), Yuki Lei Sugimura (yukilei.sugimura@mauicounty.us)

Re: Mayor Bissen's proposed Transient Vacation Rental ("TVR") Ban

Aloha Committee Members,

I am the president of the Maui Eldorado Resort Association of Apartment Owners.

In my June 6, 2025 letter e-mailed to HLU Committee members I requested that the HLU Committee accept the Planning Commission's recommendation to exclude 2 Minatoya List properties from the Mayor's proposed TVR ban (one of which is our Maui Eldorado Resort property), based on their designation in the West Maui Community Plan as "Resort/Hotel". The Community Plan specifically states they are "primarily intended to serve visitors, including transient accommodations", which Maui County Council approved on December 17, 2021.

I assumed that, if the proposed TVR ban is approved by Council, and Council accepts the Planning Commission's recommendation to exclude the 2 Minatoya List properties designated in the West Maui Community Plan as "Resort/Hotel" from the TVR ban, the exclusion of those 2 properties would be specified in the TVR ban Bill (currently described as "Bill 9, CD1 (2025))".

I have now received a copy of the May 22, 2025 letter from the Director of Planning to the Mayor and the HLU Committee which confirms the Maui Eldorado Resort property is one of the 2 properties the Planning Commission has recommended be excluded from the proposed TVR ban based on their designation in the West Maui Community Plan as "Resort/Hotel". However, the Director of Planning suggests the "most effective process" for implementing such "exclusion" would be to require those "excluded" properties to rezone for hotel use. This effectively rejects the Planning Commission's recommendation that those 2 "Resort/Hotel" properties be "excluded" from the TVR ban.

Perhaps some properties which the Director of Planning has recommended be excluded from the TVR ban may need to be evaluated, as the Director of Planning suggests, but her suggested

requirements (highlighted in bold below) have already been satisfied by the Maui Eldorado Resort as follows:

- (a) **Planning Commission review and Council approval.** These requirements have already been satisfied by the Planning Commission’s designation of the 2 properties in the West Maui Community Plan as “Resort/Hotel”, and Council’s approval thereof on December 17, 2021, and
- (b) **Consistency with the General Plan, the purpose and intent of the relative zoning districts”, the original intended use and any prior long-term residential use.** The Maui Eldorado Resort was purpose built as a TVR property, has always been “primarily intended to serve visitors, including transient accommodations” (as designated in the Community Plan), has been lawfully engaged in TVRs continuously since it was built approximately 56 years ago, has never been operated as a long-term residential property, and its location within the Kaanapali Beach Resort master planned resort community (not within a residential community) is consistent with the objectives of the General Plan, so all of these requirements have been satisfied.

Accordingly, for those 2 properties designated as “Resort/Hotel” in the Community Plan, the Planning Commission’s recommendation to “exempt” them should mean exactly what it says, namely “exempt”, not “rezone”, and I suggest this exemption could be effectively accomplished with the following 3 minor modifications to the proposed Bill 9, CD1 (2005):

- (a) amend the final paragraph in SECTION 1 to add the following underlined words:

“This Ordinance’s purpose is to discontinue the use of Transient Vacation Rentals in Apartment Districts except for those properties designated in the West Maui Community Plan as “Resort/Hotel”, after a reasonable amortization period.

- (b) insert in SECTION 2 of the June 3, 2025 version of Bill 9, CD1 (2025) proposed by the HLU Committee, the following clause as Subsection G.8. to Section **19.12.020 Permitted Uses:**

“8. From and after July 1, 2028, those properties designated as “Resort/Hotel” in the West Maui Community Plan.”, and

- (c) by inserting in SECTION 4 of the June 3, 2025 version of Bill 9, CD1 (2025) proposed by the HLU Committee, the following clause at the beginning of Subsection B. to Section **19.12.070 [Reserved] Transient vacation rental phase-out:**

B. “Except for those properties designated as “Resort/Hotel” in the West Maui Community Plan...”.

This is merely a suggestion, and I certainly defer to the expertise and experience of Maui Corporation Counsel on how to best to articulate the terms of the exemption in any proposed TVR ban Bill.

For all of the reasons specified above, we respectfully request that the HLU Committee and Maui Council:

- (i) accept the recommendation of the Planning Commission to exempt our Maui Eldorado Resort from the proposed TVR ban,
- (ii) acknowledge that the 2 properties designated as “Resort/Hotel” in the West Maui Community Plan (including the Maui Eldorado Resort) have already satisfied the appropriateness of their “Resort/Hotel” status, and have already received Planning Commission and Maui Council approval thereof, and
- (iii) expressly include the exemption of these 2 “Resort/Hotel” properties from the proposed “phase-out” of TVRs pursuant to the proposed Bill 9, CD1 (2025) or any variation or replacement thereof, as recommended by the Planning Commission.

If you have any questions or comments, kindly contact me.

Mahalo for your time.

ASSOCIATION OF APARTMENT
OWNERS OF MAUI ELDORADO



By: _____

Martin Thompson

President

Tel: 1 (604) 351-0558

E-mail: mt@thompsonlaw.net

HLU Committee

From: Molly Kierzek <mollykierzek1987@gmail.com>
Sent: Tuesday, June 17, 2025 5:48 PM
To: HLU Committee
Subject: Bill 9

You don't often get email from mollykierzek1987@gmail.com. [Learn why this is important](#)

To whom it may concern,

I live in Kihei and I would like to submit testimony for my support of Bill 9. Displacing local families will only take away the special feeling Hawaii has. Please put local families and the community first. Be an example of how not to let greed win.

Thank you,
Molly Kierzek

HLU Committee

From: Alex Abreu <alexabreu@hawaiilife.com>
Sent: Tuesday, June 17, 2025 5:56 PM
To: HLU Committee
Subject: Writting in Opposition of Bill 9

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

Aloha Members of HLU Committee,

You have heard many, many reasons why some members of our community, as well as the owner's of the Minatoya properties, are opposed to Bill 9. Why don't we work on a solution instead of moving forward and tying these properties in legal battles, which prevent financing, defeating and delaying the purpose of this bill indefinitely?

There is a common characteristic of the ones in favor and the ones opposed to this bill and that is the need for affordable housing existed prior to the wildfires.

Looking at the chart provided by the Mayor's assistant showing the decline in affordable housing built since the 80's, it shows that data interpretation depends on one's perspective. Is the cup half empty or half full? If Maui county was aware of this trend, why didn't the county step in years ago to create a solution and avoid the current situation? I believe an explanation should be given to both sides by our elected officials. Kauai county operates on a budget that is a fraction of Maui county's budget and they are building affordable housing in partnership with developers/contractors. Here is an article that came out shortly after the proposal of Bill 9: [Hawaii Business Magazine article](#) Why can't Maui take a lesson from Kauai and build more housing?

It was said that passing this bill would open thousands of units to the housing market. This is simply not true because the owners cannot be forced to rent their units long term. Also, there seems to be a misunderstanding that bringing values down, which will happen should this bill pass, will bring prices down all around. Bringing property values down won't bring the cost to maintain them down. There will still be high maintenance fees, assessments, property taxes, insurance and mortgages to be paid.

I would like to close this testimony with a fact and a mind-boggling question:

- **Fact:** Chat GPT ranks a bog area on the eastern slope of Haleakala as the 7th wettest spot on the face of the earth.
- **Question:** How do one of the wettest spots on the face of the earth have a shortage of water?

Mahalo,

Alex



Alex Abreu
REALTOR Broker
Broker-in-Charge

[Bio](#)

Cell: (808) 280-6032

[Realtor Salesperson of the Year 2022](#)



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3750 Wailea Alanui Dr. Suite B16
Wailea, HI 96753



HLU Committee

From: Mahea Ahia <mahea.ahia@gmail.com>
Sent: Tuesday, June 17, 2025 6:18 PM
To: HLU Committee
Subject: Bill 9 support

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

Aloha Housing and Land Use Committee Members, I am writing in support of Bill 9. We are at a critical time and must choose to support our Native Hawaiian and local families to be able to live and work in our communities. Re-centering our communities will create a more sustainable and enjoyable experience for everyone. Housing before visitors. People over profits. Businesses (including owners of Short Term Rentals) will always find new ways to make money, but there is only so much land in an island and locals deserve to live and thrive first. We are at a historical crossroads; and have the chance to choose wisely.

Mahalo for your consideration,

Māhea Ahia

Sent from my iPhone

HLU Committee

From: Brooklyn Canon <brooklynn702@icloud.com>
Sent: Tuesday, June 17, 2025 6:43 PM
To: HLU Committee
Subject: Testimony re: Bill 9 (Minatoya Phase-Out)

You don't often get email from brooklynn702@icloud.com. [Learn why this is important](#)

Aloha Chair, Vice Chair, and Members of the Maui County Housing and Land Use Committee,

I'm writing in strong support of Bill 9, which would phase out short-term rentals (STRs) in apartment-zoned districts. This bill is an essential component to addressing Maui's housing crisis and protecting our most vital resource: water.

The 2023 Lāhainā fire exposed long-standing issues—privatized water systems, diverted streams, and overdevelopment have pushed West Maui to the edge. STRs, originally meant for housing, now operate as commercial businesses, consuming high volumes of water while local families remain displaced.

Returning STRs to long-term housing helps protect water access, push back against inequality, and put community needs first. With over 6,000 STRs on the Minatoya List, we have a clear opportunity to increase housing stock without using more water.

I urge you to stand with Lāhainā Strong and pass Bill 9.

Ola i ka Wai — Water is Life.

Sincerely,
Brooklyn Canon

Lahaina, Maui

Sent from my iPhone

HLU Committee

From: juju <jujuinkau@gmail.com>
Sent: Tuesday, June 17, 2025 6:48 PM
To: HLU Committee
Subject: Testimony Supporting Bill 9 (Minatoya Phase-Out)

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

Aloha Chair, Vice Chair, and Members of the Maui County Housing and Land Use Committee,

I am writing to ask you to please pass Bill 9 and phase out short-term rentals in apartment-zoned districts. There is a housing crisis in Maui, which has been made all the worse by the Lahaina wildfires. It is upsetting that Kanaka are going without housing while apartments often remain empty so that tourists have a choice of places to stay during their short visits. Providing housing for tourists while local families and seniors live houseless is morally corrupt.

There are 6000 STRs on the Minatoya List. Just think for a minute--6000 STRs could give 6000 families homes to live in. That's 6000 families that will not have to choose between living in the streets or leaving Hawaii.

You have an opportunity to support the local people of Hawaii who care about Hawaii and her people. Many working families are struggling to find places to live. These working families contribute to the community, the economy, and form the bedrock of Maui. You have an opportunity to stop the corrupt corporate business interests that are depleting precious resources (like water and housing) and threatening to make Maui uninhabitable for her people. Please listen to her people and act in good conscience by passing Bill 9.

Sincerely,
Juju Juju
Naalehu, Hawaii

HLU Committee

From: Ku'ulei Hall <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 17, 2025 6:53 PM
To: HLU Committee
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Housing Land Use Committee,

Aloha Council members,

I'm writing to SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares.

We have seen the concrete data regarding water usage, economic velocity of money and alarming rates of houseless families. We know the horrific and painful history of Hawai'i's people and how profit kills. We have heard the countless testimonies from fire victims and generations of local people pushed out of Hawai'i due to greed.

I'm not sure what more there is to state other than simply asking you folks to do what you know is right.

Again, please support bill 9, phase out these short term rentals, and start to care for the people of Hawai'i first.

Mahalo,
Ku'ulei Hall

Hilo, Hawai'i 96720

Ku'ulei Hall
jnkhall808@gmail.com

Hilo, Hawaii 96720

HLU Committee

From: Kylie Borges <kyliepborges@gmail.com>
Sent: Tuesday, June 17, 2025 7:00 PM
To: HLU Committee
Subject: Please Vote YES on Bill 9

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

Aloha,

My name is Kylie and I'm a Kanaka living in the diaspora in California with some family on Maui. I'm writing to you today to ask that you please vote YES on Bill 9, which would block short term rental companies from pricing out and exacerbating the housing crisis which disproportionately impacts Kanaka Maoli, especially since the Lahaina fire. As we well know, non-Hawaiians and non-Hawaiian-owned companies have a history of exploiting disasters to sneak in through the back door when it comes to purchasing land. More than 50% of Kanaka already live outside of Hawai'i, and we watched as these predatory buyers tried to snatch up land while human remains were still being found and families were being notified of the death of a loved one. Given that, unchecked, land predators will continue to seek out land on Maui by any means necessary—regardless of how callous it is to do so or how many more Kanaka will be forced to leave Maui because of the housing crisis that the Lahaina fire resulted in—your committee must vote yes on Bill 9.

Mahalo nui for your time and thoughtful consideration,

Kylie

HLU Committee

From: Victoria Sepe <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 17, 2025 7:06 PM
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.

Victoria Sepe
victoriamsepe@gmail.com

Emeryville, California 94608

HLU Committee

From: Juju Juju <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 17, 2025 7:17 PM
To: HLU Committee
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Housing Land Use Committee,

Aloha Councilmembers,

I am writing to ask you to please pass Bill 9 and phase out short-term rentals in apartment-zoned districts without carveouts or special protections for timeshares. There is a housing crisis in Hawaii, which has been made all the worse in Maui by the Lahaina wildfires. It is upsetting that Kanaka are going without housing while empty apartments remain empty so that tourists have a choice of places to stay during their short visits. Providing housing for tourists while local families and seniors live houseless is morally corrupt.

There are 6127 STRs on the Minatoya List. Just think for a minute--6127 STRs could give 6127 families homes to live in. That's 6127 families that will not have to choose between living in the streets or leaving Maui.

You have an opportunity to support the local people of Maui who care about Maui and her people. Many working families are struggling to find places to live. These working families contribute to the community, the economy, and form the bedrock of Maui. You have an opportunity to stop the corrupt corporate business interests that are depleting precious resources (like water and housing) and threatening to make Maui uninhabitable for her people. Please listen to her people and act in good conscience by passing Bill 9.

Sincerely,
Juju
Naalehu, Hawaii

Juju Juju
jujuinkau@gmail.com
PO Box 698
HI, Hawaii 96772

HLU Committee

From: Marisa King <mahinaspirit@gmail.com>
Sent: Tuesday, June 17, 2025 7:44 PM
To: HLU Committee
Subject: BILL 9

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

I will keep this short, I am 100% in support of Bill 9.

Please Keep our Kanaka and local families in their homeland. We have lost so many already, the Kanaka and Kama'aina that remain are holding on by a thin thread, struggling, but here they need to stay, they belong here, and Maui needs them here.

Please do what is right.

Marisa ~Lahaina

HLU Committee

From: dee green <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 17, 2025 7:47 PM
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.

dee green

deegreen15@gmail.com

honolulu , Hawaii 96817

HLU Committee

From: Dominic Jaramillo <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 17, 2025 7:47 PM
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.

Dominic Jaramillo
diverse808official@gmail.com

Honolulu , Hawaii 96815

HLU Committee

From: Jessica Johnskn <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 17, 2025 7:57 PM
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.

Jessica Johnskn
jessicamkjohnson@gmail.com

Pūpūkea, Hawaii 96712

HLU Committee

From: Noel Shaw <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 17, 2025 7:57 PM
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.

I'm submitting testimony again so you understand how serious I am about supporting this. I've heard arguments from current owners of Minatoya properties not selling but I tell you with confidence, with this change, buyers will come. Locals will know that this is a viable option for them.

Take care the people of the place first. Stop feeding the greedy who just take. We must do better.

Noel Shaw
noelkshaw@gmail.com

Honolulu, Hawaii 96813

HLU Committee

From: Spencer Kelly <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 17, 2025 8:14 PM
To: HLU Committee
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Housing Land Use Committee,

Aloha Councilmembers,

My name is Spencer Kelly, and I live on the big island of Hawaii. I am blessed to have married into an incredible local family here in Hawaii, and I know that living here comes with a huge kuleana to malama aina and the people here, especially Kanaka Maoli who are strategically marginalized in their own homeland. Each and every day I read devastating news and statistics about the housing crisis here, and how more Hawaiians live outside of Hawaii and in. Much of this is driven by tourism, out of control housing costs, and a proliferation of short term rentals, many of which are owned by people who don't set foot in Hawaii once throughout the year. They are making money off of the displacement of Kanaka and locals alike. Hawaii is in a dire situation. Existential even. The very future of this place, the culture, traditions, the PEOPLE who make Hawaii, Hawaii is under threat.

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares.

Spencer Kelly
spencerjosephkelly@gmail.com

Captain Cook, Hawaii 96704

HLU Committee

From: Amanda Kuhns <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 17, 2025 8:20 PM
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.

As a community we desperately need this support to house and give the people that do the labor that keeps Maui going and steward this land a chance to thrive. Housing is the biggest issue in bringing dignity and empowerment back to the people that truly embody Aloha and communal care. We need a silver lining. We need a glimmer. We deserve care.

As a small business owner whose business is predominantly local based; we don't target tourists. We seek to support local first but the amount of clients that have had to leave is staggering.

We thank you in advance for making a decision based in care for the land and her people.

Amanda Kuhns
amandaskuhns@gmail.com
14 Waialele Ridge Dr. 203
Lahaina, Hawaii 96761

HLU Committee

From: Kanoelani Lizama <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 17, 2025 8:27 PM
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. Failure to do so would be recognized as a hate crime against the people of Hawai'i of which you were elected to serve.

Mahalo,
Kanoelani

Kanoelani Lizama
kanoeliz@yahoo.com

Kaneohe, Hawaii 96744

HLU Committee

From: Jess Longordo <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 17, 2025 8:30 PM
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.

We currently rent as we can't afford to buy on Maui and our rent just keeps going up, up, up! If prices keep rising and housing isn't available, there won't be any service workers left on the island to serve the tourists and people lucky enough to own multiple places here.

Not to mention the numbers and math regarding the housing statistics are sickening.

Jess Longordo
jesslongordo@gmail.com
3788 lower honoapiilani rd
Lahaina, Hawaii 96761

HLU Committee

From: Ana Kahoopii <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 17, 2025 8:33 PM
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.

Aloha e,

Ana

Ana Kahoopii
savehawaiidogs@gmail.com

Kamuela, Hawaii 96743

HLU Committee

From: Agnes Dinh <agnes.m.dinh@gmail.com>
Sent: Tuesday, June 17, 2025 8:46 PM
To: HLU Committee
Subject: Testimony for Bill 9

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

Aloha,

I'm not sure how much weight our testimony will carry because we are neither kanaka nor a STR owner. However, we have lived on Maui for over a decade, 3 out of 4 of our children were born here and currently go to school here and my husband and I run our small businesses here.

Even though we call Maui home and would love to one day buy our own house here, we still recognize that native, true Hawaiians should have first priority to the homes here. It's hard to say that but it's true. It's sad to think that we may never be able to buy a family home in our lifetime but that's in dull comparison to the families who have lived here their WHOLE lives through generations and are still fighting for a home.

By passing Bill 9 and turning the STRs into long term homes for locals, it gives us hope that maybe one day we'll be able to hang our hats on a home of our own. The more local families that are able to buy a home the better because then the list of families needing/wanting homes gets shorter and we may be able to have a chance after all.

In the meantime, we submit our testimony in support of Bill 9. We mahalo Lahaina Strong for all their efforts and for always supporting locals. We admire their commitment from Day 1 and have witnessed their hard work in helping locals.

Mahalo,

The Lee Ohana

HLU Committee

From: Reed Geritz <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 17, 2025 8:58 PM
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. The Lahaina fire victims deserve a place to call home more than visitors/vacationing people need a vacation or second home.

Reed Geritz
rgeritz@gmail.com

Berkeley, California 94703

HLU Committee

From: charlotte sandoz <charlotte.mandala@gmail.com>
Sent: Tuesday, June 17, 2025 9:03 PM
To: HLU Committee
Subject: Testimony

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

I would like to submit support for Bill9, and demand an end to short term rentals in apartment-zoned districts.

Our local people ought to be honored and respected as our hosts on the island. What a shame not to support them to rebuild their lives !

Yes, bill 9 is needed to heal this disgraceful situation !

Life should not be a soul-less monopoly game.

Let's do better !

Charlotte Sandoz

Hali'imaile.

Sent from my iPhone

HLU Committee

From: Krista Vessell <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 17, 2025 9:04 PM
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. This bill sets a serious precedent for ALL counties of Hawaii, and sends a clear message that Hawaii residential communities are NO LONGER the playground of the investor class. We are having a housing AFFORDABILITY crisis driven, NOT by lack of housing units, but by housing units being HOARDED for “wealth building” by “passive income” investors. ENOUGH IS ENOUGH.

Krista Vessell
hengest1066@yahoo.com

Waimanalo, Hawaii 96795

HLU Committee

From: Andrea Charuk <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 17, 2025 9:05 PM
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.

I'm of settler ancestry in support of more abundant housing opportunities for kānaka and local families. I became physically ill listening to the testimony from STR property owners and their supporters as they cried about personal lost revenue, and used similar logic to stoke fear and intimidation about the economic hit to the state should they be ousted. Inherent in their speech is a belief that money is of higher value than human life. It should give us pause as a society to see that these folks saw no fault or shame in willfully showcasing what many of us see as depravity in their testimony...essentially asking that their continued ability to hoard resources, comfort, and wealth be considered more important than the dignity and wellbeing of local families...that THEY are more deserving to have a 2nd, 3rd, 4th home than families are to have a first roof over their head in their own homeland. If STR supporters win, we further validate and affirm their sick supremacist views as normal. If STR owners win, you not only signal to kānaka and local families, but ALSO to future opportunistic abusers, that predatory investors are welcome, that they are in control of laws, and in control of hawaii peoples' ability to thrive. In siding with them, you signal that we as a society are comfortable with property owners allowing units to stay vacant if they so choose while our neighbors are increasingly forced to seek temporary shelter on the streets...where they are further criminalized for "vagrancy". It is horrifying and we should be ashamed as a society that we even have to entertain this conversation. The bar is in hell. Let's try to raise it ever so slightly in the direction of human decency by passing bill 9.

Andrea Charuk
andrea.charuk@gmail.com

honolulu, Hawaii 96816

HLU Committee

From: Carol Gaylord <carol.gaylord@gmail.com>
Sent: Tuesday, June 17, 2025 9:15 PM
To: HLU Committee
Subject: Bill 9

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

I submit testimony in support of Bill 9, which is currently being heard by the Maui County Council which would phase out short-term rental use in apartment-zoned districts, sometimes referred to as the "Minatoya List." We need to restore the stock of long term housing available to residents. We need to stop the serious harm to our community and land for the sake of greed and profit primarily to those who do not live here or feel any real kuleana for Hawaii.

Mahalo,

Carol Gaylord
Kailua, Hawaii 96734

HLU Committee

From: Jasmine Jenkins <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 17, 2025 9:23 PM
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.

Jasmine Jenkins
jasminejenkinsco@gmail.com

Honolulu, Hawaii 96813

HLU Committee

From: Demetrius Brumdage <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 17, 2025 9:25 PM
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.

Demetrius Brumdage
dbrumdage@gmail.com

Oakland, California 94607

HLU Committee

From: Mlalisa Otis <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 17, 2025 9:28 PM
To: HLU Committee
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Housing Land Use Committee,

Aloha Councilmembers,

It is a punch to the gut to allow STR while Maui families are still struggling. We have the same problem here on O'ahu. Lahaina needs homes for those still recovering from the catastrophe.

This is not the time, or especially the place.

Protect your PEOPLE OVER PROFIT.

Prioritize the COMMUNITY OVER COMMERCIALISM.

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares.

Mahalo,

Mlalisa Otis

Mlalisa Otis

mialisa808@gmail.com

Waimanalo, Hawaii 96795

HLU Committee

From: Elisabeth Kurashige Mather <elisabethkurashige@gmail.com>
Sent: Tuesday, June 17, 2025 9:36 PM
To: HLU Committee
Subject: Bill 9 Minatoya phaseout

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

Aloha Chair, Vice Chair, and Members of the Maui County Housing and Land Use Committee,

I'm writing in strong support of Bill 9, which would phase out short-term rentals (STRs) in apartment-zoned districts.

As a resident of Oahu, I support the efforts of Maui County residents to return STRs to long term housing. Across the islands, we are tired of our housing being turned into commercial businesses. Our residents need housing first, and aloha spirit means caring for the immediate needs of the vulnerable instead of prioritizing a future possible benefit to the tourism industry.

Sincerely,

Elisabeth Mather

HLU Committee

From: Julia Ortiz Hollenback <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 17, 2025 9:37 PM
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. Timeshares and short term rentals are predatory at best with zero interest in the community from which they are ravaging.

Julia Ortiz Hollenback
ortizhollenback@gmail.com

Hilo, Hawaii 96720

HLU Committee

From: C. Fuller <cherishfuller@proton.me>
Sent: Tuesday, June 17, 2025 9:47 PM
To: HLU Committee
Subject: Support of Bill 9

You don't often get email from cherishfuller@proton.me. [Learn why this is important](#)

To whom it may concern:

I am writing in SUPPORT of Bill 9 to phase out short-term rental use in apartment-zoned districts in order to restore long term housing for our kanaka maoli and local residents.

It is so pilau to see the attacks from STR owners against locals trying to rebuild after everything they have lost. This type of backlash from STR owners should never have gained the traction it did.

Again, I am in SUPPORT of Bill 9. Thank you.

Mahalo,
Cherish Fuller

HLU Committee

From: Adam Pooloa <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 17, 2025 9:58 PM
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. Please support the Indigenous local people of Maui, the people whose roots here established the vibrant community we know today. This community has been hugely and largely neglected, their right to affordable housing has been ignored in favor of money. The other side has really gone above and beyond in their smear campaign to further dehumanize the local people, with insults of stupidity and laziness. The same racist rhetoric used to dehumanize kānaka maoli while stealing their culture and demanding the aloha spirit be given to them with no reciprocity. Please please put the Indigenous people of Maui first for a change. There's no Hawaii without Hawaiians. There's no vibrant island community with our Filipino people, Micronesian people, Asian people. These people are the backbone of our island culture. They matter FAR MORE than non state residents who DO NOT pay taxes in Hawai'i and are only concerned for their own selfish interests. The housing crisis in Maui is costing state taxpayers over \$120 million dollars a year. These parasites coming to their vacation homes are benefiting from a crisis they manufactured and they are getting away with it.

Please stop letting them.

Signed,

By my future great grandchild I want able to live here someday.

Adam Pooloa
lionesskealove@gmail.com

Hilo, Hawaii 96720

HLU Committee

From: Nicole Kinilau-Cano <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 17, 2025 10:08 PM
To: HLU Committee
Subject: Support for Bill 9

Housing Land Use Committee,

Aloha Councilmembers,

Please SUPPORT Bill 9 to phase out the short term rentals without carveouts or special protections for timeshares.

Nicole Kinilau-Cano
lehua.holdings@gmail.com

Ewa Beach, Hawaii 96706

HLU Committee

From: Erin Kahunawaika'ala Wright <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 17, 2025 10:16 PM
To: HLU Committee
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Housing Land Use Committee,

Aloha Council members,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares.

I am not a Maui constituent but care deeply for the future of our pae 'āina and its people. Currently, I work in higher education and oversee a program supporting Maui students who have been impacted by the wildfires. Our students want to return to Maui after graduation and I would like for them to return to contribute back to their community. Critical to their successful return is insuring they have adequate and affordable housing, especially if they have lost their homes. Like O'ahu, my home island, Maui is overrun with short term rentals and timeshares. It's time for our government to prioritize the well-being of our residents.

Again, our Maui students want to go home. They want to make their lives on Maui and invest their brilliance in Maui. Supporting Bill 9 will be one small step to help our Maui students return home in a good way.

Mahalo.

Erin Kahunawaika'ala Wright
kahunawai@gmail.com

Honolulu, Hawaii 96819-5412

HLU Committee

From: Noheaililani Waiwairole <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 17, 2025 10:28 PM
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.

I am a 3rd generation Kanaka Maoli who has been trying to move home. More of us now live on the continent than in Hawai'i. Please help removed barriers for us to return home and stay home or not be pushed out in the first place. Barriers like STRS and the Minatoya list directly contribute to the displacement of our local communities and the ethnic cleansing and genocide of Native Hawaiians.

Mahalo,

Nohea

Noheaililani Waiwairole
noheaililani@gmail.com

Hilo, Hawaii 96720

HLU Committee

From: Amanda Millin <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 17, 2025 10:51 PM
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.

Amanda Millin
ammillin@gmail.com

Honolulu, Hawaii 96822

HLU Committee

From: Karyn Kanekoa <kanekoaohana@yahoo.com>
Sent: Tuesday, June 17, 2025 11:09 PM
To: HLU Committee
Subject: Bill 9

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

Welina mai,

My name is Karyn Kanekoa. I am born and raised here in Lahaina. I am writing in support of Bill 9. It is time to put our community and our Maui people before foreign investors. Please pass Bill 9 and give our Maui people more opportunity for housing. I do not believe that by passing this bill we will negatively impact our tourism industry. It may however, put a dent in the MANY foreign investors who grossly profit off of our island home and our resources while they live comfortably elsewhere or here on Maui in their 2nd or 3rd home. This is not how we take care of our people. Those foreign investors can go find other places outside of Hawaii to make their \$. There are PLENTY of hotels for tourist to stay in. Please put our people and our resources before profit and let's get more of our local families in long term housing. Please pass BILL 9.

Mahalo a nui!

[Sent from Yahoo Mail for iPhone](#)

HLU Committee

From: Lei Niheu <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 17, 2025 11:19 PM
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.

Lei Niheu

lele_uhane@yahoo.com

Honolulu , Hawaii 96813

HLU Committee

From: Aubrey Huey <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 17, 2025 11:21 PM
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.

I had the privilege of moving to Lahaina in March of 2020 -- one week before the whole world shut down due to the COVID-19 pandemic. I don't think there is any other place other than Lahaina, where I could have survived and found success with starting a new business during that time. Without the support of the Lahaina community, I don't know where I would have ended up.

And then, through the aftermath of the fires, it was again the Lahaina community that helped me get through.

So much has already been lost, which makes it that much more heartbreaking to have to watch our Lahaina community continue to lose its members due to the mere lack of reasonable housing options. A community is nothing without its members, and the decisions made today carve the path for our future as a community. Lahaina has given so much. All we ask for is a chance to let our community heal, rebuild, and have a future to continue to be the place beloved by so many.

Aubrey Huey
aubreyhuey@gmail.com

Lahaina, Hawaii 96761