

HLU Committee

From: County Clerk
Sent: Thursday, June 26, 2025 7:20 AM
To: HLU Committee
Subject: Fw: Submission of Written Copy of Testimony Given at 6-24-25 Meeting
Attachments: Bill 9 Testimony.docx

From: Dan McKenna <mckennadan@outlook.com>
Sent: Thursday, June 26, 2025 6:00 AM
To: County Clerk <County.Clerk@mauicounty.us>
Subject: Submission of Written Copy of Testimony Given at 6-24-25 Meeting

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Aloha,

I've attached a copy of the testimony that I gave during the 6/24 session. I'm providing the written copy as requested. Please advise if I should submit to anyone else.

Mahalo, Dan McKenna

Aloha Chair Kama, Vice Chair, and Voting Members,

I thank you for your time and talent to represent Maui citizens in the stewardship of this special place. I am Dan McKenna and along with my wife own a short term rental property in Wailea, Ekahi Village. We are testifying to express our opposition to Bill 9.

Since we began renting our condominium in 1999 we have endeavored to be responsible owners who respect Maui, our people and its heritage. We have paid all TAT, GET and Real Estate taxes since our business start date in February 1999. In addition to these government taxes we have paid sizable assessments and monthly maintenance fees levied by the Wailea Ekahi AOA to maintain these almost 50 year old facilities.

We have paid substantial sums of money to our local cleaning staff, handymen, painters, air conditioning companies and contractors to maintain our condominium to provide an enjoyable environment for our guests. Ekahi employs a General Manager, Supervisors and landscape and maintenance unionized workers. Our guests spend money in restaurants, tours and many other local businesses. In turn the amounts paid out are spent by these local service providers within the Maui economy. Many of our guest families, who have been staying with us year after year, would not be able to afford to stay in Wailea hotels, would no longer visit Maui and would not contribute to spending within the Maui economy.

No one denies that Maui has an affordable housing problem. The county has begun some effective programs to provide affordable housing. These effective programs will satisfy the public policy objective of providing homes for Maui's workers. The passage of Bill 9 will not.

I'm quoting from the San Diego Union newspaper issue of May 22 1977 "I found Wailea, a planned residential resort community developed on 1,450 acres..." "Nearby is the 294-unit Wailea-Ekahi condominium village...Residents and guests have access to a handsome beach pavilion, three swimming pools and two paddle tennis courts within the village." "Alexander and Baldwin and codeveloper Northwestern Mutual Life Insurance Co. made an apparently wise move when they included the condo villages as integral parts of the Wailea resort development – the number of vacationing mainland Americans and Canadians who favor the condos features has sky-rocketed." End of quote. This is an early recognition that Ekahi village is an integral part of the Wailea Resort. All of the Ekahi 1 bedroom 2 bath and 2 bedroom units were designed and built with a lock out that converted them into a hotel room and an efficiency or 1 bedroom unit.

Please vote against Bill 9 to preserve the jobs of the Maui citizens who support the STR's and their guests. Prevent the massive impact on Maui's economy. Mahalo for your time and consideration.

Respectfully, Dan McKenna

HLU Committee

From: County Clerk
Sent: Thursday, June 26, 2025 7:21 AM
To: HLU Committee
Subject: Fw: Support for Bill 9 to Phase Out the Minatoya List!

From: Tyson Bargabos <noreply@adv.actionnetwork.org>
Sent: Wednesday, June 25, 2025 5:18 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.

Tyson Bargabos
bargabostyson@gmail.com

Kahului, Hawaii 96732

HLU Committee

From: Lisa Snyder <noreply@adv.actionnetwork.org>
Sent: Thursday, June 26, 2025 8:46 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.

Lisa Snyder
lisamarys@yahoo.com
1175 Kamehameiki Rd.
Kula, Hawaii 96790

HLU Committee

From: County Clerk
Sent: Thursday, June 26, 2025 4:29 PM
To: HLU Committee
Subject: FW: Yes on Bill 9

From: Scott Jepson <scottspalapa@yahoo.com>
Sent: Thursday, June 26, 2025 4:29 PM
To: County Clerk <County.Clerk@mauicounty.us>
Subject: Yes on Bill 9

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Aloha: Please vote in favor of bill 9.

Ernest Jepson

HLU Committee

From: gbbollinger@juno.com
Sent: Thursday, June 26, 2025 6:31 PM
To: HLU Committee
Subject: Bill 9 Testimony

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We own one mediocre condo which provides \$10,000 a year in taxes. That should help towards Maui County investing in housing for local residents. We employ a local resident as housekeeper and as our on-island representative and her husband as handyman. We and our short-term renters contribute to the local economy through purchase of groceries and other supplies and through rental cars and entertainment. My husband and I have donated many hours to Hale Kau Kau

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HLU Committee

From: Randy Schumock <schumock@comcast.net>
Sent: Thursday, June 26, 2025 6:37 PM
To: HLU Committee
Subject: Bill 9 Testimony

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Aloha committee, I am having trouble understanding how turning condos in Wailea and Kapalua into long-term rentals will help alleviate the affordable housing crisis in any way. There is already a tremendous inventory of long-term rental housing in both of these communities and I would be shocked if any of these are currently rented at a price that anyone would consider affordable. Short-term rentals tend to bring in a lot of extra tax dollars with TAT and GAT taxes and higher property tax rates. Long term rentals bring in a lot of snowbirds that leave them vacant for the majority of the year and they don't spend the money on the island that the short term rental tourists do. Maybe you could earmark all the TAT and GAT tax from these communities and the extra property taxes for building affordable housing and letting people stay there for free or at a great discount.

Randy Schumock
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HLU Committee

From: Scott DePriest <sdepriest@speakeasy.net>
Sent: Thursday, June 26, 2025 6:42 PM
To: HLU Committee
Subject: Bill 9 Testimony

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

Aloha!

I am writing to voice my strong support for Bill 9. I am not naive enough to believe that Bill 9 is even a partial solution to Maui's affordable housing crisis, however, as a full-time resident in an STR building in Maalaea that is on the Minatoya List, I find transient renters to be disruptive, rude , and inconsiderate. They repeatedly violate house rules and quiet hours, misbehave at the pool, and disregard the privacy of full-time residents. The off-island owners of these units refuse to be accountable, because they have given their proxy to their rental managers. The rental managers do nothing regarding complaints and most are not in compliance with MCC 19.65.030, especially with respect to answering their phone at all times and one-hour response times. Property managers are also more concerned with their reviews and rankings on Airbnb and VRBO than addressing issues as they arise. Finally, the AOAOs refuse to act, out of fear of being sued. As a result, the full-time residents must endure the intrusions and disturbances brought on by the transient renters, rather than enjoy the lifestyle they expected when they moved here.

I implore the Council to approve Bill 9, so that every unit on the Minatoya List in an A-1/A-2 zone be required to go through the normal rigor of STR permit application and approval.

Respectfully submitted,

Scott DePriest

100 Hauoli St., Apt. 307
Wailuku, HI 96793

Sent from my iPhone

HLU Committee

From: elena.kounitski@gmail.com
Sent: Thursday, June 26, 2025 7:43 PM
To: HLU Committee
Subject: Testimony for Bill 9

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Elena Kounitski
Regarding: Bill 9 (Minatoya list)
6/26/25

My name is Elena Kounitski, I have been an owner of two STR condos in Maui for over 20 years.

I am testifying on how Bill 9 will not solve the housing situation on Maui and I am also proposing a possible solution that could work to everybody's benefit.

Affordable Housing is in an emergency crisis situation. It cannot be fixed by taking away STRs. It all goes back to one thing – the lack of water to issue building permits. There's plenty of land and plenty of money, but we can't build houses because of the lack of water.

The goal should be to figure out how to tap into that massive ocean that surrounds us and develop a way to desalinate on a large scale to supply Maui with abundant water.

I have a personal experience living in a condo development in La Paz, Mexico, where all condos are supplied by a desal water plant built just for this development. The city water is not safe to drink, but that development doesn't depend on city water, except for the irrigation.

Desalination is a contemporary technology used by many countries. Let's establish it in Maui. It can bring jobs to local folks and needed water for Maui landscapes and beach parks. With abundant water we could build the homes. A solid supply of homes will bring the price of housing down.

Going forward with Bill 9 will divide the community and will not solve the housing crisis.

Thank you.

HLU Committee

From: Susana McIntosh <susanamcintosh@hawaiilife.com>
Sent: Thursday, June 26, 2025 7:58 PM
To: HLU Committee
Subject: Bill 9 Testimony

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

Aloha Chair and Council Members,

My name is Susana McIntosh. I oppose Bill-9!

I'm a Maui resident, a single mother, and a small business owner. I'm not here to repeat what you've already heard — that we need balance, or that we support tourism or housing or local families. You've heard that. What I want to talk about is the bigger picture — The part that often gets lost in politics and public pressure — the long-term impact of Bill 9 on real people who are quietly holding Maui together.

This bill doesn't just affect "investors" or "outsiders." It affects people like me. Local residents who have put their savings, sweat, and soul into properties — not as luxury getaways, but as a path to financial independence, as a way to provide for our families without relying on multiple jobs. People who aren't in the headlines but are in the community — raising children, supporting local businesses, and yes, renting our rentals responsibly.

Bill 9, as it's written, doesn't just regulate. It punishes. It strips away earned opportunities from locals who are already doing things the right way — who follow the law, pay taxes, support local cleaning crews, landscapers, handymen, and contribute to the economy far beyond what you'll see on a spreadsheet.

This isn't about choosing tourists over residents — that's a false narrative. This is about protecting locals who have found a way to survive in a very tough economy. We can't keep pushing out those who have found solutions, just because others haven't. We need leadership that uplifts people who are doing good work — not policy that tears them down.

I'm not asking you to ignore the need for housing or regulation. I'm asking you to look deeper. To create pathways, not roadblocks. To work with us, not against us. Because when you take away someone's means of survival, you're not creating a better Maui — you're just creating more displaced families.

Please reconsider Bill 9 in its current form. We can do better — for everyone.

Mahalo.

Susana McIntosh

REALTOR Salesperson

Mobile 8084362324

HAWAI'I LIFE

<https://www.HawaiiLife.com/agents/susanamcintosh>

HLU Committee

From: Tyler Tui <tyleretui@gmail.com>
Sent: Thursday, June 26, 2025 9:59 PM
To: HLU Committee
Subject: Testimony re: Bill 9 (Minatoya Phase-Out)

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

Aloha Chair and esteemed Council Members,

My name is Tyler Tuipulotu and I am a bona fide resident of Maui County, born and raised in Lahaina. I am actively involved in the community, and I am writing today to express my profound and unwavering support for Bill 9. This legislation represents not just a set of policies, but a crucial step towards fostering a more resilient, equitable, and compassionate future for all who call Maui their home.

For many of us, the very fabric of our community has been tested in recent times. Just last year, to the day, I became a homeowner, something that I never dreamed was possible, but happened out of the blue and something I was unprepared for. The owner of the home we were renting decided to sell months after the Lahaina Wildfire, leaving my family of 8 with the difficult choice of moving off-island or finding a way to purchase the house in order to stay. We chose to become homeowners despite having no notice, scraped together the money to make it happen, with high interest rates, and more; to protect my family and keep us here in Lahaina, where it is all we know.

We simply couldn't fathom becoming another statistic, pushed out of our home and the community that we have been a part of and continue to pour into. While my family was fortunate to have this opportunity, I am acutely aware that countless others in our community do not have the same chance to secure stable housing. This personal experience deeply underscores the housing challenges and immense pressures our community faces, which is what brings me to testify today: so that other families have the realistic chance to do so and don't have to be put in a similar situation my family and I were in.

I also want to acknowledge the complexities that exist within our community. My own sister, for instance, owns a cleaning business that services Airbnbs and properties on the Minatoya list. This creates a conflicting dynamic within our own family, highlighting the difficult balance between economic realities and the dire need for sustainable, long-term housing solutions for our residents. Despite this internal conflict, I want to make it unequivocally clear that my family and I unanimously and wholeheartedly support Bill 9. We believe it is essential for the long-term well-being of our community.

Beyond personal and family impacts, I am deeply involved with community organizations supporting the schools in the Lahaina complex. I constantly hear of the immense struggles that student enrollment and teacher staffing face due to the housing crisis, a need that has been tragically exacerbated by the recent wildfires. The profound impact on our students, faculty, and the entire educational community cannot be overstated. These are not just statistics; they are our kupuna, our keiki, our friends, and our 'ohana. They are the heart of Maui, and their well-being is inextricably linked to the decisions made in this chamber.

Bill 9, as I understand it, seeks to strengthen our affordable housing initiatives and protect long-term residents from displacement. This is not merely about ticking a box; it is about providing hope, stability,

and dignity. It's about recognizing the deep kuleana we have to care for one another and for the place we all have called home for generations. Displacing members of our community pulls the threads of the very fabric of what makes Maui.

By enacting Bill 9, you have the opportunity to create tangible, positive change. This bill will help keep our local workforce rooted here by making housing more attainable and ensure that the recovery and future development of our island truly serves the needs of our full-time residents, not just transient or outside interests. It is a proactive measure that demonstrates our collective commitment to building a Maui where everyone has the chance to thrive, not just survive.

I understand that difficult decisions often involve weighing various perspectives. However, the core principles embedded within Bill 9—compassion, foresight, and community-first thinking—are, in my view, non-negotiable. This bill is an investment in our collective future, and it reflects the values that truly define the spirit of aloha.

I urge you, the distinguished members of the Maui County Council, to consider the profound human impact of your vote. Please stand with the people of Maui. Please vote YES on Bill 9.

Mahalo nui loa for your time, your dedication, and your aloha for our community.

Tyler Tuipulotu, Notary Public & Signing Agent

Owner, Tui Notary LLC

Founder, SMT Holdings, LLC

Pronouns: He/Him ([What's This?](#))



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