

HLU Committee

From: Sandra Bistany <sandy23meme@gmail.com>
Sent: Monday, June 9, 2025 2:15 AM
To: HLU Committee
Cc: Kuleana; Sandra Bistany
Subject: Testimony on Bill 9 (2025) – Oppose Bill Entirely; Support Timeshare Exemption if Passed

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Aloha Council Members,

I am writing to express my strong opposition to Bill 9 (2025). This bill would eliminate long-standing, legally operating short-term rentals—including timeshare usage—that have contributed positively to Maui's economy and community for decades.

However, I do appreciate the amendment in the current draft (CD1) that exempts validly existing timeshare units and timeshare plans from the phase-out. If the Council moves forward with Bill 9, I urge you to retain this exemption as a minimum safeguard to prevent serious harm to owners, workers, and the local economy.

I am a timeshare owner at the Kuleana Club. Like hundreds of others, I own two one week per year—not a second home, not an investment property. I return regularly, support local restaurants, spend at neighborhood shops, and have built lasting relationships on the island. Timeshare owners like me are part of a stable community of repeat visitors who care deeply about Maui's well-being.

Timeshare properties are fundamentally different from vacation rentals.

Kind Regards,

Sandra bistany

Dear Chair Kama, Vice Chair U'u-Hodgins and Members of the Housing and Land Use Committee

Please exclude Papakea Resort from your consideration for Short Term Rental Ban.

Papakea has always been operating as a short term rental. Papakea has a front desk, resort activities, and many other resort amenities.

I thank you for your time.

Best Regards

Kim Snorsky

HLU Committee

From: Lori Myers <loriamyers@mac.com>
Sent: Monday, June 9, 2025 4:12 AM
To: County Clerk; HLU Committee
Cc: Lori Myers
Subject: Maui Bill 9 - testimony in SUPPORT of Phase out

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Submitted by: Lori Myers

Date: June 9, 2025

Aloha Chair Kama and Esteemed Council Members,

I write in **strong support of Bill 9** to phase out short-term rentals in apartment-zoned areas. This is a necessary and overdue measure to protect the soul of our community, restore housing balance, and give future generations a fighting chance to live and thrive in the islands.

For too long, Maui's housing supply has been distorted by the unchecked growth of vacation rentals in places that were meant for local residents. I have seen firsthand how teachers, nurses, kūpuna, and young families are pushed out, priced out, or simply left with no place to call home. Entire neighborhoods now feel like hotels. The sense of community, connection, and kuleana to each other is disappearing.

Bill 9 is not an attack on tourism—it is a **defense of housing**. It reclaims homes that were always meant for residents, not visitors. It reflects pono leadership in the face of a housing and cultural crisis that demands action, not delay.

I also commend the Council for including reasonable transition time and enforcement extensions. These changes show compassion while still holding firm to the goal: restoring long-term housing for Maui's people. I know this council is well aware of the water problems and that "building the way out" is not a viable option at this time. I am confident you would do the right thing for the people and residents of Maui.

Mahalo for your courage and leadership. I urge you to **pass Bill 9 without weakening amendments**. Let's honor the will of the people, the spirit of the law, and the future of Maui.

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HLU Committee

From: Debra Kaplan <debra0522@gmail.com>
Sent: Monday, June 9, 2025 4:48 AM
To: HLU Committee
Subject: Written Testimony : Bill 9
Attachments: STR phaseout.pdf

You don't often get email from debra0522@gmail.com. [Learn why this is important](#)

Good Morning,
Please see my attached written testimony. Thank you and have a great day.

--

Debra Kaplan
Wailea Ekahi STR Owner
732-485-0039

Aloha Chair, Vice Chair, and Committee Members,

My name is Debra Kaplan, and I own a short-term rental property in Maui County Wailea Ekahi. I am writing today to express my deep concern and strong opposition to the proposed legislation to phase out more than 7,000 vacation rentals.

I've worked hard to be a responsible and community-oriented owner. I recommend local restaurants and tour guides in my welcome guide. I employ local service providers — cleaners, maintenance techs, and landscapers — many of whom have become like family over the years. My guests often leave Maui saying they felt more connected to the island because of the personal experience they had in my home.

Some of my guests have even said they wouldn't have come at all if they didn't have a vacation rental option. That matters — not just to me, but to all the small businesses they supported during their stay.

Owning in Wailea Ekahi has not been easy. We've faced huge maintenance costs, special assessments, and massive increases in insurance after the fires. These aren't luxuries — they're costs that ensure the property remains safe, functional, and appealing. STR income helps cover those costs while supporting local workers.

I am the only income that my cleaner has right now and this would devastate her if she lost me as her employer.

This legislation feels rushed and one-sided. I urge the Council to work with owners like me to find a fair and balanced path forward — one that protects local jobs, supports the economy, and holds STR owners to high standards, instead of phasing us out completely.

Mahalo for your time and consideration.

Sincerely,

Debra Kaplan

732-485-0039

Debra0522@gmail.com

HLU Committee

From: Ashley Galacgac <agalacgac@gmail.com>
Sent: Monday, June 9, 2025 5:15 AM
To: HLU Committee
Subject: Testimony re: Bill 9 (Minatoya Phase-Out)

You don't often get email from agalacgac@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. Both the housing and water crisis has been a result of generations of theft and exploitation and now is the opportunity for change.

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.

We need Lāhainā's people home, especially Kanaka families, thriving in their ancestral homeland. It is the people of the place who have the deep connection and knowledge of what is needed and what is right. Put people over the greed of profit-motivated out-of-state investors. With over 6,000 STRs on the Minatoya List, we have a clear opportunity to increase housing stock without using more water. Listen to the people.

Stand with Lāhainā Strong and pass Bill 9.

Ola i ka Wai — Water is Life.

In solidarity,

Ashley Ancheta Galacgac

O'ahu

HLU Committee

From: Joseph D'Andrea <haikujoe@hawaii.rr.com>
Sent: Monday, June 9, 2025 5:18 AM
To: HLU Committee
Cc: County Clerk
Subject: Please Phase out Short-Term Vacation Rentals (STVRs) in Maui County

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

Subject: Short-Term Vacation Rentals (STVRs) in Maui County

Aloha Mayor Richard Bissen and Maui County Council Members,

I am writing as a concerned kama'aina to strongly urge the County to take decisive action to reduce or phase out short-term vacation rentals (STVRs). The unchecked growth of STVRs is contributing significantly to our island's housing crisis and eroding the very fabric of our local communities. Vacation rentals remove desperately needed housing from the long-term rental market, making it increasingly difficult for local families, essential workers, and young people to find and afford homes. In many cases, entire neighborhoods have been transformed into commercial zones where local culture, community cohesion, and resident well-being are being displaced by transient tourism. The impacts are real and worsening:

- ☐ Housing affordability has plummeted due to the speculative purchase of homes for vacation rental use.
- ☐ Longtime residents are being pushed out as landlords convert units to STVRs for higher profits.
- ☐ Neighborhoods lose their sense of community when homes sit empty between guest stays or are filled with tourists who have no stake in local life.
- ☐ Infrastructure and resources are strained to support visitors rather than residents.

Maui is not just a tourist destination—it is home to families, kūpuna, and future generations who deserve to live with dignity in the place they were born and raised. Prioritizing tourism over community well-being is not sustainable, and it is time for the County to take bold steps to restore balance. I respectfully urge you to:

1. Phase out non-owner-occupied STVRs
2. Strengthen enforcement of existing vacation rental laws.
3. Invest in affordable housing and long-term rental incentives for local residents.

Mahalo for your leadership and for listening to the voices of your constituents who are asking for a more

just and livable Maui.

Sincerely,

Joe Dandrea

28 Laupapa Place

Haiku, HI 96708

haikujoe@hawaii.rr.com



Virus-free. www.avast.com

HLU Committee

From: Zachary Kubo <zkubo7@gmail.com>
Sent: Monday, June 9, 2025 5:24 AM
To: HLU Committee
Subject: Testimony re: Bill 9 (Minatoya Phase-Out)

You don't often get email from zkubo7@gmail.com. [Learn why this is important](#)

Aloha,

This email concerns my support for Bill 9 which involves the phasing out of the Minatoya list with regards to short-term rentals on Maui. In the wake of the August 2023 wildfires, previously existing problems with housing and displacement of marginalized communities (especially Kanaka Maoli) on Maui has worsened. Being a Kanaka Maoli who has lived here all my life, this has been disheartening to see over the years with continued overdevelopment in the face of climate change. The lack of response to such forms of disaster capitalism is unacceptable. Bills such as this will provide a necessary first step in making housing less a commodity and more a public right, as it should rightfully be. Please accept my humble support here and think about the lives of the marginalized, not the rich who profit off of their suffering.

Mahalo Nui Loa
Zachary Kubo

HLU Committee

From: Dale Auslander <drauslander@gmail.com>
Sent: Monday, June 9, 2025 5:35 AM
To: HLU Committee
Subject: Rentals

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This will kill the Economy and all the locals income which rely on tourism. Don't take away short term rentals on the island which are targeted. Thank you Sent from my iPhone

HLU Committee

From: Tara Gallagher <TGallagher@sparkak.com>
Sent: Monday, June 9, 2025 5:39 AM
To: HLU Committee
Subject: Opposition to Bill 9

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

Aloha Chair, Vice Chair, and Members of the Maui County Council,

I am writing as a concerned property owner in Maui to express my opposition to Bill 9 as proposed by Mayor Bissen. I fully recognize the urgency of Maui's housing crisis and the desire to find solutions that prioritize local residents. However, I believe Bill 9, as currently drafted, will have significant unintended consequences for our island's economy, property owners, and the broader community, without delivering the affordable housing outcomes we all seek.

Economic and Community Impacts

1. Independent analysis by the University of Hawai'i Economic Research Organization (UHRO) projects that Bill 9 could result in the loss of nearly 1,900 local jobs, a \$900 million annual drop in visitor spending, and a \$60 million reduction in property tax revenue by 2029. These losses would directly impact funding for public services and future housing projects, undermining the very goals the bill seeks to achieve.
2. The real estate market is already reacting to the uncertainty created by this proposal. The median sales price for Maui condos has dropped nearly 25% year-over-year, and listings have surged by almost 70%. This destabilization threatens the financial security of thousands of local families, retirees, and small businesses who depend on rental income or property values.

Concerns About Housing Outcomes

1. Many of the affected vacation rental units are in aging complexes without the amenities, parking, or infrastructure needed for long-term residential use. Surveys indicate that only a small fraction of owners would convert their units to long-term rentals; most would be forced to sell or leave them vacant, which does not guarantee an increase in affordable housing.
2. The bill risks creating vacant properties and deteriorating condo associations, which could lead to further blight and economic hardship in our communities.

Property Rights and Fairness

1. Property owners have operated under long-standing county approvals and legal frameworks. Abruptly changing the rules threatens property rights and could result in costly legal challenges for the county.
2. The exemption for timeshares appears arbitrary and unfair, as both timeshares and vacation rentals serve visitors and often exist in the same complexes. This inconsistency further erodes trust in the process and the fairness of the legislation.

A Call for Balanced Solutions

1. I respectfully urge the Council to consider alternative approaches that address the housing crisis without causing collateral damage to Maui's economy and property owners. Options such as tiered tax increases on short-term rentals, auctioning limited permits, or incentivizing voluntary conversion to long-term rentals could provide meaningful results while preserving economic stability.
2. Let's work together to create policies that expand affordable housing, protect property rights, and sustain Maui's unique community and economy for generations to come.
- 3.

Mahalo for your time and consideration.

**Respectfully,
Tara Gallagher**

HLU Committee

From: Alan Acree <alan@jsapartners.co>
Sent: Monday, June 9, 2025 5:55 AM
To: HLU Committee
Subject: Condo Rental Ban

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We can send an email to this site - mtg is today

My in-laws purchased a condo in the Wailea Ekolu complex over nearly 40 years ago. The family celebrated Christmas and Easter in Maui at the Ekulu condo almost every year over the past 4 decades. During the remaining time during the year my in-laws provided a clean, inviting and affordable vacation spot for families. Before Airbnb and VRBO arrived, my in-laws used old fashion technology - US Mail and dial telephone to book the condo for guests. This was work, but they were happy to do it because it allowed them the ability to enjoy Maui two weeks per year and more importantly, it was a core component of their retirement savings plan. My father-in-law told me that the condo should be sold after I die and those proceeds will take care of my wife after I am gone. My father-in-law passed away earlier this year and now that it is time to execute his retirement, we are faced with a situation that we did not expect, the Ekolu condo is practically unsaleable due to the short-term rental ban.

My mother-in-law also lost her home of 50 years in the LA Wildfires - she understands the first hand devastation caused by fire and we understand the housing shortage issues caused by fire; however, the proposed Maui short-term rental ban imposed on the Ekolu condo is also causing financial and emotional damage to the condo owners like my mother-in-law. She is not a wealthy real estate tycoon -- she is a regular person who loves Maui and has contributed to the Maui economy for over 40 years -- instead of being rewarded for her work and contribution -she is being treated unfairly by the short rental ban.

The housing shortage issue on Maui is a complex problem - the short rental ban will not solve the problem, if anything, it will make things worse by ruining a valuable segment of the Maui economy and the subsequent expected litigation will create more unnecessary upheaval and detract from creating new low income housing on Maui.

--

Alan Acree, CFO
JSA+Partners
310-413-9635



HLU Committee

From: Kodie Solis-Kalani <kodiesk@hawaii.edu>
Sent: Monday, June 9, 2025 6:00 AM
To: HLU Committee
Subject: Testimony Re: Bill 9 (Minatoya Phase Out)

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

Aloha nui,

My name is Kodie Solis-Kalani, I am a resident of Hawai'i County. When the fires in Lahaina occurred, our community immediately reached out to our friends and family on how we could help - sending physical aid and money whenever we could. Time after time we continue to see how we can help, this is one of them. What happens when we prioritize profit over people? We enable others, usually not from Hawai'i, to take advantage and uplift their third or fourth property investment while there are HOUSELESS local people (to no fault of their own). We see our precious water sources which once played the vital role in growing abundance in our communities, used for pools while being 30 yards from the ocean.

I STRONGLY SUPPORT BILL 9, and its ability to house our people.

Me ke aloha,
Kodie Solis-Kalani

HLU Committee

From: Chanel Ledford <chanelledford12@gmail.com>
Sent: Monday, June 9, 2025 6:26 AM
To: HLU Committee
Subject: Testimony re: Bill 9 (Minatoya Phase-Out)

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

I am the āina. I am the wai. I am writing in firm support of Bill 9. Phase out short-term rentals (STRs) in apartment-zoned districts. Address Maui's housing crisis. Protect our most vital resource: our wai, our water. Protect me but most importantly protect our future, our keiki.

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 our 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,
Chanel Ka'iulani Kaimana Batala-Ledford
Kingdom of Hawai'i

HLU Committee

From: Maile Jachowski <mailejachowski@gmail.com>
Sent: Monday, June 9, 2025 7:00 AM
To: HLU Committee
Subject: Testimony in support of HLU-4 Bill 9

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Aloha Maui County Council Housing & Land Use Committee,

My name is Dr. Maile Apau Jachowski, M.D. and I write urgently to you in **STRONG SUPPORT** of HLU-4 Bill 9, the Bill to revert all Apartment District Properties to Long-Term Residential Use.

I am a Native Hawaiian Pediatrician who lived and worked in Maui for many years caring for the local families and children of Maui. Moreover, I was born and raised on O'ahu, attended Kamehameha Schools, raised our children on Maui, and was Kamehameha Schools Medical Director in charge of the KS School Health System.

I know what it means to be a Strong Community Leader. So, as one Community Leader to each of you Community Leaders on the Maui County Council, I urge you to make the **RIGHT DECISION** when it comes to caring for the local people of Maui.

Today you have the **IMPORTANT** opportunity to **MALAMA** the local people of Maui by voting in support of Bill 9.

Your vote **FOR** this **BILL** will show you are **SERIOUS** about expediting a **QUICK, EFFECTIVE SOLUTION** to Maui's **SEVERE HOUSING CRISIS** by enabling our **LOCAL FAMILIES** to move into **LONG-TERM HOMES** that already exist on Maui.

Our local families are essential to Maui. If our local families can not afford to live here any more, then who will malama Maui and its 'aina? Our families who have lived, worked, and cared for Maui for generations are critical to the survival of Maui that we love.

No amount of money, threats, or bullying from investment property owners, vacation home owners, timeshare owners, and vacation rental owners can sustain our Hawaiian Culture, Land, and Aloha if we allow rich investor greed to drive out our hard working local families.

Please Malama our local families and **VOTE YES** for Bill 9 today!

Mahalo,
Dr. Maile Apau Jachowski, MD
(703) 989-4556
mailejachowski@gmail.com

HLU Committee

From: Latai Soakai <lataisoakai7@gmail.com>
Sent: Monday, June 9, 2025 7:06 AM
To: HLU Committee
Subject: Testimony re: Bill 9 (Minatoya Phase-Out)

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

I'm writing this 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. Ignoring the housing crisis would be irresponsible and neglectful.

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 and prioritizing the people of our community. There is nothing else of utmost importance. Please do what is pono and lead by example showing you listen and care about people over profit.

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

Ola i ka Wai — Water is Life.

Sincerely,
Latai Soakai
Maui

HLU Committee

From: Danielle Rohlfing <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 7:13 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Danielle and I am writing in strong support of Bill 9. There's this narrative going around that STR units "aren't livable" that they're somehow unfit for long-term residents. But I'm here to tell you: we lived there. Our community and much of it can be included in this.

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

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

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

Mahalo

Danielle Rohlfing
danieller2116@gmail.com

Waikuku, Hawaii 96793

HLU Committee

From: Courtney Geiser <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 7:10 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Courtney Geiser and I'm writing in strong support of Bill 9.

What we're doing here on Maui isn't radical, it's responsible. Cities and regions across the globe have recognized that short-term rentals have contributed to unsustainable economies: skyrocketing housing costs, increased infrastructure strain, and over-reliance on visitors. By phasing them out, they're taking steps toward economies that prioritize local families over absentee investors.

In Spain, the government ordered Airbnb to remove over 65,000 illegal tourist listings, citing violations of regional regulations and the need to restore housing access for residents. Barcelona plans to eliminate all 10,000 licensed short-term rental apartments by 2028 to protect long-term housing availability for residents.

In the U.S., cities like Los Angeles, San Francisco, and Santa Monica have implemented strict regulations on short-term rentals to curb their negative impact on housing affordability and community stability.

We're not crashing the economy, we're stabilizing it. By phasing out Minatoya STRs, we're taking a step toward an economy that prioritizes local families over absentee investors. This means lower rents, greater housing access for workers, and a stronger local economy built on residents.

Also, I respectfully ask for no carve-outs or special protections for timeshares. Let this bill do what it was intended for the Minatoya list.

Mahalo

Courtney Geiser
courtney_geiser@yahoo.com

Lahaina , Hawaii 96761

HLU Committee

From: Shane Miller <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 6:58 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

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

Mahalo

Shane Miller
shanemiller109@gmail.com
P.O. Box 790951
Paia , Hawaii 96779

HLU Committee

From: Ihilani Marchello <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 6:57 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

It hurts my heart to think I, someone who was born and raised in Lahaina will NEVER be able to afford a place of my own. Nor will my kids, and their kid's if we keep this up.

It hurts my heart to watch my sister who has a family and lives in a two house income struggle to find a place to rent because rent is \$4,000 for a two bedroom. Could you afford that? No?

Then why are you letting the people of Maui go through this?

It hurts my heart to see the community having to fight and ask for the phase out of short term rentals. This should be a no brainer to you.

We are respectfully asking for no carve-outs or special protections for timeshares. This is not a lot to ask for. Put the people, the community, and future generations first! Put Maui first!!

Mahalo

Ihilani Marchello

ihilani_marchello@yahoo.com

16 Polohina lane

Lahaina, Hawaii 96761

HLU Committee

From: Lily Solano <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 6:56 AM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Lily Solano, and I strongly support Bill 9.

After the fire, we saw the reality: nearly 87% of units north of Kā'anapali were short-term rentals. Whole neighborhoods became ghost towns—empty condos with keypads, not neighbors.

Phasing out Minatoya STRs isn't anti-tourism; it's pro-community. Maui's visitor numbers remain strong, and even without these STRs, occupancy is expected to grow. This is about giving local families a chance to stay.

Most Minatoya STRs don't provide stable, local jobs—they're often managed from off-island.

We've lived the consequences of an investor-driven economy: families pushed out, rents sky-high, and nowhere to live.

Please don't allow carve-outs for timeshares—those weaken the bill and perpetuate the crisis. We need real housing, not more loopholes.

Mahalo,
Lily Solano

Lily Solano
solano.lily09@gmail.com
69B Kaulike pl
Wailuku, Hawaii 96793

HLU Committee

From: Mikey Burke <michaellyn.burke@gmail.com>
Sent: Monday, June 9, 2025 6:54 AM
To: County Clerk
Subject: June 9, 2025 Agenda - Bill 9 - Support

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

Aloha mai kākou,

My name is Mikey Burke and I am a multigenerational Maui resident. My kūpuna came to Lahaina from Moloka'i Nui a Hina and Moku o Keawe. I write this with deep and genuine concern that I may be the last generation in my Mo'okū'auhau to say this. That the housing crisis is so bad here that my four keiki will never have to testify in front of the Maui County Council because their residency will no longer be the sands of their birth.

I support Bill 9, with no carve outs or special protections for timeshares.

My 'ohana owns the 'āina under 2 of the properties on the Minatoya List. We directly benefit from the leasehold. Even still, that does not change the fact that the housing situation is so far gone that we won't be able to just build our way out of it. We need creative solutions and multiple tools in the tool chest. Bill 9 is just one tool, but it's a very important tool because it has the potential to provide thousands of units quicker than we can build them. And it will provide relief needed WHILE we build more units. This is not a one-or-the-other crisis. This is all-hands-on-deck crisis.

The Maui County Council and the Maui community do not owe protections to a business investment that should've never been allowed in the first place. The STR's operating in apartment zones have had decades to reap the financial benefits of this wrong but now it's time to correct and pivot back to community investment. Much like the same way you would pivot if a business investment was no longer profitable.

So please remember that when you decide which side of the aisle you will be on. One side is fighting desperately to protect financial capital. And the other side is fighting desperately to protect human capital. Which will you protect?

Me ka 'ōia'i'o,
Mikey Burke
Lahaina, Maui <— for real

Sent with aloha

HLU Committee

From: Kathy Jones <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 6:51 AM
To: County Clerk
Subject: Reject Bill 9 to Phase Out the Minatoya List

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Kathy Jones, and I'm writing because I think phasing out short term rentals is a bad idea.

We rely on tourism, yet the \$1000/night hotel room is just too unsustainable for our economy. The mom and pop shop, the cleaning lady, the snorkel business, boat captain, rental car clerk, waitress and bartender all rely on people coming to our islands!!

To phase out these rentals as shortsighted and also setting Maui up for lawsuits such as seen in the Seattle area. We are facing too many lawsuits already, which is raising property owners taxes in ridiculous ways.

To phase out these rentals will only put the burden of even higher taxes on homeowners, as vacation rentals are a current source of tax revenue.

If you want real housing solutions, how about allowing people to rebuild. My friend whose house burned down has had a current building permit for his home in Lahaina yet he has been told he needs to get a new permit to build his exact same house. Why the hold up?

Additionally, there is a limit on the amount of time someone can live in their tiny home. And allow these traumatized people to actually build a life. We don't need to phase out vacation rentals, we need better solutions.

Mahalo,

Kathy

Kathy Jones
coachkathy@gmail.com

1023 Kupulau
Kihei, Hawaii 96753

HLU Committee

From: Christopher Ka'iakapu <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 6:49 AM
To: County Clerk
Subject: SUPPORT OF BILL 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha,

My name is Chris Ka'iakapu and I'm writing in support of bill 9 and the phase out of STRs on Maui.

I have family and friends who now live on the streets across Hawai'i, even more who have moved away to the american continent, most are Hawaiian. This breaks my heart, and is infuriating to know how much of the housing here sit vacant or is serving tourists and part-time settlers with little or no give-back to Hawai'i. No kuleana.

It's simple, what we value in Hawaii is our aina, our natural resources, our lifestyle - peace and abundance. We do not care about economy and tourists or the kuleana-less transplants. It's time to to make pono - house our own people, bring down the cost of living, serve OUR community, the kama'aina. Enough is enough, these vacation rentals gotta go. Phase um out!

No modifications or special exceptions for timeshares either! Let this bill stand unaltered and do what it was intended!

Malama pono

Christopher Ka'iakapu
chriskaiakapu@gmail.com

Hanapepe, Hawaii 96716

HLU Committee

From: Jackson Czajka <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 6:48 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

I am a resident of Pa'ia. And we've been saying this for a long time: short-term rentals have taken over our town. Before the fire, it was already impossible to find housing. After the fire, seeing what was remaining, it became clear just how many homes weren't homes at all taken up by rental properties not designed to help local families resettle. That's not balance, that's erasure.

We've been told phasing out STRs is "too extreme," that it'll hurt the economy. But the truth is: STRs have been hurting us for a long time. They drive up housing prices, overburden our roads, and leave our neighborhoods empty of real neighbors. What kind of recovery leaves us priced out of our own community?

And these STRs aren't job creators nor should you believe the numbers from 10,000 job losses. They don't hire cleaning crews full time, its majority transient, and most don't have front desks or full time maintenance staff on property. They don't support local working families the way long-term housing or union hotels do. We've got hundreds of open County jobs that could be filled if people had somewhere to live.

Also, respectfully I ask for no carve-outs or special protections for timeshares. Keeping our community safe with proper access to housing is as much a human right as water and food. Keep local lands in local hands.

Mahalo

Jackson Czajka
jfcczajka@gmail.com

Paia, Hawaii 96779

HLU Committee

From: Danielle Capblancq <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 6:41 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

Maui has allowed this to go on for too long, and now we're simply doing what should have been done years ago: protecting housing for residents and restoring balance to our neighborhoods. I rented and lived full time at Kuleana property, in a condominium from 1994-1996. I knew many people renting at the time and each stayed there full time and long term. Getting married, balancing work and their personal life while living at this beautiful property, it was home.

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

Mahalo

Danielle Capblancq
dcapq6714@gmail.com

Henderson, Nevada 89074

HLU Committee

From: Kalei Takakura Defrancia <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 6:32 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Kalei Takakura-DeFrancia, and I'm writing in strong support of Bill 9.

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

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

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

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

Mahalo

Kalei Takakura Defrancia
takakuradefrancia@gmail.com

Paia, Hawaii 96779

HLU Committee

From: Virginia Kajihiro <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 6:30 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

Mahalo

Virginia Kajihiro
viriniakajihiro@gmail.com
253 Kaihoi St
Kihei, Hawaii 96753

HLU Committee

From: Dana Jackson <dana@saltwatersoukona.com>
Sent: Monday, June 9, 2025 6:30 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

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

Maui County Clerk,

Aloha Chair and Councilmembers,

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

What they're doing here on Maui isn't radical, it's responsible. Cities and regions across the globe have recognized that short-term rentals have contributed to unsustainable economies: skyrocketing housing costs, increased infrastructure strain, and over-reliance on visitors. By phasing them out, they're taking steps toward economies that prioritize local families over absentee investors.

In Spain, the government ordered Airbnb to remove over 65,000 illegal tourist listings, citing violations of regional regulations and the need to restore housing access for residents. Barcelona plans to eliminate all 10,000 licensed short-term rental apartments by 2028 to protect long-term housing availability for residents.

In the U.S., cities like Los Angeles, San Francisco, and Santa Monica have implemented strict regulations on short-term rentals to curb their negative impact on housing affordability and community stability.

We're not crashing the economy, we're stabilizing it. By phasing out Minatoya STRs, we're taking a step toward an economy that prioritizes local families over absentee investors. This means lower rents, greater housing access for workers, and a stronger local economy built on residents. The current system is unsustainable. The cost of living is so insanely high, locals are forced off island or living in the streets here. Your average wage cannot afford housing. So where is your work force to cater to the tourist industry going to come from? The biggest argument from the STR owners is "we need them because they provide tourists". Here's the facts, they need us more because without a work force, there is no tourist industry. If there is no housing for teachers, mechanics, dish washers, hotel workers... it's time the politicians step

up and actually support the needs of people who live here and vote over special interest groups and corporations.

Also, I respectfully ask for no carve-outs or special protections for timeshares Let this bill do what it was intended for the Minatoya list.

Mahalo,

Dana Jackson

Small business owner in Kailua Kona who currently commutes around 3 hours a day to work because the cost of housing in Kailua Kona is so astronomically high and unaffordable due to STR.

Dana Jackson

dana@saltwatersoulkona.com

Kailua Kona, Hawaii 96740

HLU Committee

From: Keanu Keahi <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 6:30 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

What we're doing here on Maui isn't radical, it's responsible. Cities and regions across the globe have recognized that short-term rentals have contributed to unsustainable economies: skyrocketing housing costs, increased infrastructure strain, and over-reliance on visitors. By phasing them out, they're taking steps toward economies that prioritize local families over absentee investors.

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In the U.S., cities like Los Angeles, San Francisco, and Santa Monica have implemented strict regulations on short-term rentals to curb their negative impact on housing affordability and community stability.

We're not crashing the economy, we're stabilizing it. By phasing out Minatoya STRs, we're taking a step toward an economy that prioritizes local families over absentee investors. This means lower rents, greater housing access for workers, and a stronger local economy built on residents.

Also, I respectfully ask for no carve-outs or special protections for timeshares. Let this bill do what it was intended for the Minatoya list.

Mahalo

Keanu Keahi

keanukeahi0621@gmail.com

253 Kaihoi St

Kihei, Hawaii 96753

HLU Committee

From: Akemi Tofofohe <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 6:29 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

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

Mahalo

Akemi Tofofohe
kimtofofohe@gmail.com
253 Kaihoi St
Kihei, Hawaii 96753

HLU Committee

From: Heimuli Tofofohe <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 6:28 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

Mahalo

Heimuli Tofofohe
mulitofofohe@gmail.com
253 Kaihoi St
Kihei, Hawaii 96753

HLU Committee

From: Keli Hayase <keli.hayase@student.chaminade.edu>
Sent: Monday, June 9, 2025 6:27 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

You don't often get email from keli.hayase@student.chaminade.edu. [Learn why this is important](#)

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

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

Mahalo

Keli Hayase
keli.hayase@student.chaminade.edu

Wailuku, Hawaii 96793

HLU Committee

From: Nicholette Pua'anela Jauregui <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 6:26 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

There are enough places for visitors to stay and definitely not enough homes for locals to live, especially after the fire. Hawaii should be putting locals first and keeping the money in our community, in our state, rather than going into the pockets of nonresidents.

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

Mahalo

Nicholette Pua'anela Jauregui
pualogan@gmail.com
5095 Napilihau Street, 109B 320
Lahaina, Hawaii 96761

HLU Committee

From: Federico Olivieri <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 6:22 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

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

Mahalo

Federico Olivieri
federexp@gmail.com
201 Kenui cir
Lahaina, Hawaii 96761

HLU Committee

From: Aviva Libitsky <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 6:21 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

Mahalo

Aviva Libitsky
avivawouldgo@gmail.com
992 S. Kihei Rd. B-103
Kihei, Hawaii 96753

HLU Committee

From: Kehau Lucas <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 6:19 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

I am testifying today not only as a concerned a true lineal kama‘āina, but as someone who has lived experience in the very units being debated. Many of us grew up in places like the Minatoya units—not because we had no other choice, but because they offered a genuinely good quality of life. These were homes, not temporary shelters. We had backyard barbecues, played on the lawns, listened to the kai at night, and lived surrounded by aunties, uncles, kūpuna, and working ‘ohana.

Before the rise of short-term vacation rentals, these units were part of a thriving local fabric. Research from the University of Hawai‘i Economic Research Organization (UHERO) has shown that the proliferation of short-term rentals has driven UP housing costs and decreased the availability of long-term rental housing for local ‘ohana. What’s often labeled as “unlivable” today isn’t the physical condition of the units—it’s the broken system that allowed them to be commodified, hollowing out our communities in the process.

Please don’t let anyone tell you these homes weren’t meant for local families. We were there long before keypads, lockboxes, and Airbnb listings. These weren’t luxury escapes—they were our everyday lives.

It’s deeply troubling to hear narratives that imply we never belonged or that our memories aren’t valid. That kind of erasure is not only inaccurate, it’s disrespectful. We built community in these places, and that history matters.

I urge you to support this bill as written—without carve-outs or exemptions for timeshares. Any loophole undermines the purpose of restoring residential housing for local ‘ohana in apartment-zoned areas.

Mahalo for your time and consideration.

Kehau Lucas

jessklucas@gmail.com

660 MEAKANU LANE

WAILUKU, Hawaii 96793

HLU Committee

From: Tina Su <tinasu88@gmail.com>
Sent: Monday, June 9, 2025 6:15 AM
To: County Clerk
Cc: Tina Su
Subject: Testimony opposing Bill 9 regarding Short Term Rentals
Attachments: testimony opposing the Bill 9 - GC146 .pdf

You don't often get email from tinasu88@gmail.com. [Learn why this is important](#)

Dear Council members,
Please see the attached testimony for Bill 9.
We greatly appreciate your listening.

all the best,
Owner of WGC 146.

HLU Committee

From: Shayley Putnam <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 6:12 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Shayley, and I'm writing in strong support of Bill 9. We are often told that we can "build our way out" of the housing crisis. But that argument ignores the truth of life in Maui Komohana: we don't even have enough water.

Our water is a public trust resource not a private amenity to be used freely by those who can pay the most. That's not just a moral principle, it's a constitutional one. Under the Hawai'i State Constitution and the Public Trust Doctrine, our County government has a legal and ethical obligation to protect water for present and future generations.

How can we fulfill that responsibility when thousands of short-term rentals, 85% of them owned by non-residents are using this precious resource at disproportionate rates, all for visitor luxury? Pools. Landscaping. Daily laundry. Turnover after turnover.

Meanwhile, families in West Maui are being told to conserve and be conscious. In the name of "growth," we're asked to believe that the solution is to build more, more units, more visitors, more demands on a system that is already past its breaking point. Instead of looking at the current housing stock we already have tied to resources.

The time for half-measures is over. Phasing out the Minatoya list means protecting our wai. I am also requesting no carve-outs or special protections for timeshares.

Mahalo

Shayley Putnam
smarieputnam@gmail.com

Haiku, Hawaii 96708

HLU Committee

From: Ricky Murray <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 5:58 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Ricky Murray born and raised in Lahaina I'm 47 and still living in Lahaina with my ohana and support Bill 9 STR phase outand no carve outs or special protections for timeshares."

I know so many people who lived in these units and not because they were desperate or out of options. Because it was actually a good life. Some of us grew up in those homes. I have memories of Minatoya units, barbecues in the shared lawn, hearing the ocean at night. It was sweet, it was simple, and it was comfortable.

Please don't anyone tell you those places were never meant for locals or are something our families don't want to live in. We were there long before the keypads and lockboxes, before the listings on Airbnb. These weren't luxury escapes, they were everyday homes, full of working families, aunties, kids, kūpuna.

What's "unlivable" now isn't the unit, it's the system that turned our homes into investments. The reason it's no longer sustainable is because locals got priced out. Long-term leases disappeared. And suddenly, we're being told we never belonged there to begin with. Or our reality of remembering our childhood is made up.

That's not just false, it's disrespectful to the lives we built in those places. We made a community there. Also, I respectfully ask for no carve-outs or special protections for timeshares. This bill is meant to address short-term rentals in apartment zoned districts.

Mahalo Ricky Murray

Ricky Murray
Pacific_island_ac@yahoo.com

34 Kahoma Village Loop
Lahaina, Hawaii 96761

HLU Committee

From: Cynthia Harbert <cavah@msn.com>
Sent: Monday, June 9, 2025 5:55 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

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

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

Mahalo

Cynthia Harbert
cavah@msn.com
1111 Kaupakalua Rd
Haiku, Hawaii 96708

HLU Committee

From: Jaydina Kapu <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 5:53 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

Mahalo

Jaydina Kapu
jkapu74@gmail.com

Kaanapali, Hawaii 96761

HLU Committee

From: WINSTON REEVES <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 5:53 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

I am a resident of Lahaina. And we've been saying this for a long time: short-term rentals have taken over our town. Before the fire, it was already impossible to find housing. After the fire, seeing what was remaining, it became clear just how many homes weren't homes at all; they were STRs. That's not balance, that's erasure.

We've been told phasing out STRs is "too extreme," that it'll hurt the economy. But the truth is: STRs have been hurting us. They drive up housing prices, overburden our roads, and leave our neighborhoods empty of real neighbors. What kind of recovery leaves us priced out of our own community?

And these STRs aren't job creators nor should you believe the numbers from 10,000 job losses. They don't hire cleaning crews full time, its majority transient, and most don't have front desks or full time maintenance staff on property. They don't support local working families the way long-term housing or union hotels do. We've got hundreds of open County jobs that could be filled if people had somewhere to live.

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

Mahalo

WINSTON REEVES
winston.reeves@yahoo.com
359 Kanaloa Ave
Kahului, Hawaii 96732

HLU Committee

From: Joan Heller <myoho@hawaii.rr.com>
Sent: Monday, June 9, 2025 5:48 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

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

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Joan Heller, and I'm writing in strong support of Bill 9. Also, with no carve-outs or special protections for timeshares.

Council don't be one who "sells-out" their community to outside business interests (as has the Kauai Planning Dept/Mayor). Best resource is people power how it's used comes from those who never forget that!

All this state needs to understand is when the next hurricane arrives, because of the industrial growth the cost to each county to rebuild and replace infrastructure will be overwhelming.

Regards,
Joan Heller

Joan Heller
myoho@hawaii.rr.com

Lawai , Hawaii 96765

HLU Committee

From: Carl Yang <cyang@rocketmail.com>
Sent: Monday, June 9, 2025 5:42 AM
To: County Clerk
Subject: Testimony opposing the Bill 9 (STR) to the Housing and Land Use Committee
Attachments: testimony opposing the Bill 9 - GC26 .pdf

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

Hi,

I am the owner of STR at 155 Wailea Iki Pl Apt 26, Wailea. Please find my testimony opposing the bill 9 for short term rental in Maui County.

Regards,
Kai

HLU Committee

From: Robert Kukahiko <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 5:38 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Bubba Kukahiko, and I'm writing in strong support of Bill 9. We are often told that we can "build our way out" of the housing crisis. But that argument ignores the truth of life in Maui Komohana: we don't even have enough water.

Our water is a public trust resource not a private amenity to be used freely by those who can pay the most. That's not just a moral principle, it's a constitutional one. Under the Hawai'i State Constitution and the Public Trust Doctrine, our County government has a legal and ethical obligation to protect water for present and future generations.

How can we fulfill that responsibility when thousands of short-term rentals, 85% of them owned by non-residents are using this precious resource at disproportionate rates, all for visitor luxury? Pools. Landscaping. Daily laundry. Turnover after turnover.

Meanwhile, families in West Maui are being told to conserve and be conscious. In the name of "growth," we're asked to believe that the solution is to build more, more units, more visitors, more demands on a system that is already past its breaking point. Instead of looking at the current housing stock we already have tied to resources.

The time for half-measures is over. Phasing out the Minatoya list means protecting our wai. I am also requesting no carve-outs or special protections for timeshares.

Mahalo

Robert Kukahiko
bubbakukahiko@hotmail.com

Lahaina, Hawaii 96761

HLU Committee

From: County Clerk
Sent: Monday, June 9, 2025 7:17 AM
To: HLU Committee
Subject: fwd: Testimony
Attachments: Support of Bill 9 – Minatoya STR Phaseout; Please Phase out Short-Term Vacation Rentals (STVRs) in Maui County; Opposition to Short Term Rentals; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support for Bill 9 to Phase Out the Minatoya List!; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Maui Bill 9 - testimony in SUPPORT of Phase out ; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support for Bill 9 to Phase Out the Minatoya List!; Testimony re Bill 9 (Minatoya phase-out); Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout

HLU Committee

From: Nathan Kahaialii <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 5:34 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

They were starter homes for many 'ohana, they were also just simply homes that back in the 1970s and 1980s, a part of our community. They were affordable and our 'ohana could live comfortably while our keiki and ourselves knew our neighbors. This is what we need to bring back! We need to think about a future for Lahaina that has the community at the forefront of that future. Otherwise, Lahaina will lose the greatest resource and that is the people who have lived here for generations.

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

Mahalo

Nathan Kahaialii
nkahaialii@gmail.com
PO box 12862
Lahaina , Hawaii 96761

HLU Committee

From: Joseph D'Andrea <haikujoe@hawaii.rr.com>
Sent: Monday, June 9, 2025 5:18 AM
To: HLU Committee
Cc: County Clerk
Subject: Please Phase out Short-Term Vacation Rentals (STVRs) in Maui County

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

Subject: Short-Term Vacation Rentals (STVRs) in Maui County

Aloha Mayor Richard Bissen and Maui County Council Members,

I am writing as a concerned kama'aina to strongly urge the County to take decisive action to reduce or phase out short-term vacation rentals (STVRs). The unchecked growth of STVRs is contributing significantly to our island's housing crisis and eroding the very fabric of our local communities. Vacation rentals remove desperately needed housing from the long-term rental market, making it increasingly difficult for local families, essential workers, and young people to find and afford homes. In many cases, entire neighborhoods have been transformed into commercial zones where local culture, community cohesion, and resident well-being are being displaced by transient tourism. The impacts are real and worsening:

- ☐ Housing affordability has plummeted due to the speculative purchase of homes for vacation rental use.
- ☐ Longtime residents are being pushed out as landlords convert units to STVRs for higher profits.
- ☐ Neighborhoods lose their sense of community when homes sit empty between guest stays or are filled with tourists who have no stake in local life.
- ☐ Infrastructure and resources are strained to support visitors rather than residents.

Maui is not just a tourist destination—it is home to families, kūpuna, and future generations who deserve to live with dignity in the place they were born and raised. Prioritizing tourism over community well-being is not sustainable, and it is time for the County to take bold steps to restore balance. I respectfully urge you to:

1. Phase out non-owner-occupied STVRs
2. Strengthen enforcement of existing vacation rental laws.
3. Invest in affordable housing and long-term rental incentives for local residents.

Mahalo for your leadership and for listening to the voices of your constituents who are asking for a more

just and livable Maui.

Sincerely,

Joe Dandrea

28 Laupapa Place

Haiku, HI 96708

haikujoe@hawaii.rr.com



Virus-free. www.avast.com

HLU Committee

From: NORMAN MATZKE <normanmatzke@comcast.net>
Sent: Monday, June 9, 2025 5:14 AM
To: County Clerk
Subject: Opposition to Short Term Rentals
Attachments: Short Term Rentals.pdf

You don't often get email from normanmatzke@comcast.net. [Learn why this is important](#)

HLU Committee

From: Emily Fuentes <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 4:43 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

What we're doing here on Maui isn't radical, it's responsible. Cities and regions across the globe have recognized that short-term rentals have contributed to unsustainable economies: skyrocketing housing costs, increased infrastructure strain, and over-reliance on visitors. By phasing them out, they're taking steps toward economies that prioritize local families over absentee investors.

In Spain, the government ordered Airbnb to remove over 65,000 illegal tourist listings, citing violations of regional regulations and the need to restore housing access for residents. Barcelona plans to eliminate all 10,000 licensed short-term rental apartments by 2028 to protect long-term housing availability for residents.

In the U.S., cities like Los Angeles, San Francisco, and Santa Monica have implemented strict regulations on short-term rentals to curb their negative impact on housing affordability and community stability.

We're not crashing the economy, we're stabilizing it. By phasing out Minatoya STRs, we're taking a step toward an economy that prioritizes local families over absentee investors. This means lower rents, greater housing access for workers, and a stronger local economy built on residents.

Also, I respectfully ask for no carve-outs or special protections for timeshares. Let this bill do what it was intended for the Minatoya list.

Mahalo

Emily Fuentes

emilyadafuentes@gmail.com

850 S OLIVE ST

Anaheim, California 92805

HLU Committee

From: Julia Feldstein <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 4:42 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Julia Feldstein and I'm writing in strong support of Bill 9. The need is clear and urgent.

Cities and regions across the globe, from New York to Barcelona, have already taken bold steps to rein in STRs. They've recognized the damage STRs do to housing markets and community life.

Maui has allowed this to go on for too long, but the housing burden imposed by the Lahaina fire makes it impossible to delay further.

In places like San Francisco and Santa Monica, regulations limit short-term rentals to primary residences and impose strict caps on rental days to prevent the conversion of housing into de facto hotels.

The Minatoya list is a majority of de facto hotels which operate without full time staff, using lock boxes and wasting inordinate amounts of Maui's precious wai.

Please do what should have been done years ago: protect housing for residents and restore balance to local neighborhoods.

Phasing out these STRs is the best option to quickly provide added housing options to fire survivors, reduce rents on island and begin to address the imbalance that currently exists between the interests of Maui residents and those of off-island investors.

I respectfully also request no carve-outs or special protections for timeshares.

Mahalo,
Julia Feldstein

Julia Feldstein

julesef@yahoo.com

Pukalani, Hawaii 96768

HLU Committee

From: Darren Opunui <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 4:36 AM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Chair and Councilmembers,

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

After the fire, we started learning the full truth. Nearly 87% of the units north of Kā'anapali were short-term rentals, entire neighborhoods turned into ghost towns of empty condos with keypads instead of neighbors.

Phasing out Minatoya STRs isn't about pushing out visitors, it's about giving families a fighting chance to stay. Maui's tourism numbers are still strong, and even without these STRs, occupancy is expected to rise, not fall. This isn't an anti-tourism move. It's a pro-community, pro-'āina and a pro-livable future for our people.

Most of the Minatoya STRs don't create jobs with benefits or pathways for local residents. Most are managed by off-island agents. Meanwhile there are roughly 600+ County jobs left unfilled, jobs that actually build up our workforce and help families put down roots.

We've lived the consequences of an economy on Maui built around investors instead of residents where our local community is pushed out due to no where to live, and extremely unsustainable rents.

Also, respectfully we ask for no carve-outs or special protections for timeshares, that would weaken the bill and keep the cycle going. We can't afford more exceptions. We need real housing solutions, not more loopholes.

Mahalo

Darren Opunui
dkaipo.do@gmail.com

12-4 Ala Moana Street
Lahaina , Hawaii 96761

HLU Committee

From: Bryson Millikin <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 4:36 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Bryson Millikin, and I'm writing in unequivocal support of Bill 9.

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

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

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

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

Mahalo

Bryson Millikin
brysoncm1976@gmail.com

SALT LAKE CITY, Utah 84115

HLU Committee

From: Penny Kaukau <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 4:35 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

Mahalo

Penny Kaukau
sadaepk@gmail.com
12-4 Ala Moana Street
Lahaina , Hawaii 96761

HLU Committee

From: Deborah Surace <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 4:32 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

What we're doing here on Maui isn't radical, it's responsible. Cities and regions across the globe have recognized that short-term rentals have contributed to unsustainable economies: skyrocketing housing costs, increased infrastructure strain, and over-reliance on visitors. By phasing them out, they're taking steps toward economies that prioritize local families over absentee investors.

In Spain, the government ordered Airbnb to remove over 65,000 illegal tourist listings, citing violations of regional regulations and the need to restore housing access for residents. Barcelona plans to eliminate all 10,000 licensed short-term rental apartments by 2028 to protect long-term housing availability for residents.

In the U.S., cities like Los Angeles, San Francisco, and Santa Monica have implemented strict regulations on short-term rentals to curb their negative impact on housing affordability and community stability.

We're not crashing the economy, we're stabilizing it. By phasing out Minatoya STRs, we're taking a step toward an economy that prioritizes local families over absentee investors. This means lower rents, greater housing access for workers, and a stronger local economy built on residents.

Also, I respectfully ask for no carve-outs or special protections for timeshares. Let this bill do what it was intended for the Minatoya list.

Mahalo

Deborah Surace

Deborah Surace

deborsur@gmail.com

601 Kenui circle

Lahaina, Hawaii 96761

HLU Committee

From: Lori Myers <loriamyers@mac.com>
Sent: Monday, June 9, 2025 4:12 AM
To: County Clerk; HLU Committee
Cc: Lori Myers
Subject: Maui Bill 9 - testimony in SUPPORT of Phase out

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

Submitted by: Lori Myers

Date: June 9, 2025

Aloha Chair Kama and Esteemed Council Members,

I write in **strong support of Bill 9** to phase out short-term rentals in apartment-zoned areas. This is a necessary and overdue measure to protect the soul of our community, restore housing balance, and give future generations a fighting chance to live and thrive in the islands.

For too long, Maui's housing supply has been distorted by the unchecked growth of vacation rentals in places that were meant for local residents. I have seen firsthand how teachers, nurses, kūpuna, and young families are pushed out, priced out, or simply left with no place to call home. Entire neighborhoods now feel like hotels. The sense of community, connection, and kuleana to each other is disappearing.

Bill 9 is not an attack on tourism—it is a **defense of housing**. It reclaims homes that were always meant for residents, not visitors. It reflects pono leadership in the face of a housing and cultural crisis that demands action, not delay.

I also commend the Council for including reasonable transition time and enforcement extensions. These changes show compassion while still holding firm to the goal: restoring long-term housing for Maui's people. I know this council is well aware of the water problems and that "building the way out" is not a viable option at this time. I am confident you would do the right thing for the people and residents of Maui.

Mahalo for your courage and leadership. I urge you to **pass Bill 9 without weakening amendments**. Let's honor the will of the people, the spirit of the law, and the future of Maui.

1. Privileged and Confidential Communication. The information contained in this email and any attachments may be confidential or subject to the attorney client privilege or attorney work product doctrine. If you are not the intended recipient of this communication, you may not use, disclose, print, copy or disseminate the same. If you have received this in error, please notify the sender and destroy all copies of this message.

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HLU Committee

From: Karen Dorrance <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 4:12 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

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

Mahalo

Karen Dorrance
snorkelgrl63@yahoo.com
3337 Kehala Drive
Kihei, Hawaii 96753

HLU Committee

From: Lynda Timm <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 4:07 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

Maui has allowed this to go on for too long, and now we're simply doing what should have been done years ago: protecting housing for residents and restoring balance to our neighborhoods. As a long time resident of Lahaina since the 1980s, I have seen firsthand the change and damage that increased STRs have caused our community. It's time we put the aina and people first.

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

Mahalo

Lynda Timm

Lynda Timm

ltimm2@icloud.com

Kihei, Hawaii 96753

HLU Committee

From: Valerie Mitchell <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 4:04 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

Aloha. I'm a long time west Maui resident and I'm writing in strong support of Bill 9, to phase out STR's in our neighborhoods. Locals are being pushed out, some the only home they've ever known.

About 10 years ago I had a gf who only lived here a short time. She predicted Maui to become like palm Beach, Florida, where an influx of retirees, who didn't mind overpaying for housing, inflated rates forcing locals out. The result was a big labor shortage, as the working population couldn't afford to live there. I've thought about many times over the years, as I recognized it happening. Traffic out of control, all beaches overrun, grocery store shelves empty.

Undeniably, tourism was out of control. Huge numbers of non-residents buying up properties, who didn't mind overpaying because it was going to be an STR we're quickly making Maui unsustainable for residents. What Makes this island so special is the people that live here. Take the time to ask yourself what Maui would look like without those people. Without the culture and stories passed down, without the stewards of the land, the random uncle that offers you fruit, the neighbors throwing parties in their carport singing karaoke and laughing so much that you laugh too, the the shakas driving, cause we all recognize our friends cars.

Then there were none.

But it's not too late to take steps in the right direction. Thank you for your time.

Also, I respectfully ask for no carve-outs or special protections for timeshares Let this bill do what it was intended for the Minatoya list.

Mahalo

Valerie Mitchell

nutsaboutmaui@outlook.com

Lahaina, Hawaii 96761

HLU Committee

From: Michael Griffo <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 3:59 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

I am a resident of Lahaina. And we've been saying this for a long time: short-term rentals have taken over our town. Before the fire, it was already impossible to find housing. After the fire, seeing what was remaining, it became clear just how many homes weren't homes at all; they were STRs. That's not balance, that's erasure.

We've been told phasing out STRs is "too extreme," that it'll hurt the economy. But the truth is: STRs have been hurting us. They drive up housing prices, overburden our roads, and leave our neighborhoods empty of real neighbors. What kind of recovery leaves us priced out of our own community?

And these STRs aren't job creators nor should you believe the numbers from 10,000 job losses. They don't hire cleaning crews full time, its majority transient, and most don't have front desks or full time maintenance staff on property. They don't support local working families the way long-term housing or union hotels do. We've got hundreds of open County jobs that could be filled if people had somewhere to live.

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

Mahalo

Michael Griffo
mikeg878@gmail.com
18 Hakuhee way
Wailuku, Hawaii 96793

HLU Committee

From: Kalia Kapisi <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 3:44 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

Please do the right thing and listen to the people who elected you to speak for us. Hawaii is not Hawaii without the local families who keep it that way.

Mahalo

Kalia Kapisi
kaliakapisi@gmail.com

Pukalani, Hawaii 96768

HLU Committee

From: Pamela Singlehurst-Kapisi <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 3:30 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

The people that live on Maui deserve to be a priority. Please, this is the governments and its leaders chance to prioritize its people!! Do what is pono!

Mahalo,

Pamela M.Singlehurst Kapisi

Pamela Singlehurst-Kapisi
mikikapisi8@gmail.com
2701 KAMELANI LOOP PUKALANI
Makawao, Hawaii 96768

HLU Committee

From: Sarah Metz <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 3:03 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

These units were never built just for tourists. they were part of our housing market, the only housing some of us could find or afford. We made them homes, not luxury ,They were starter homes for many 'ohana, they were also just simply homes that back in the 1970s and 1980s, a part of our community. They were affordable and our 'ohana could live comfortably while our keiki and ourselves knew our neighbors. This is what we need to bring back!

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

Mahalo

Sarah Metz
cerametz@aol.com
277 Kulalani Drive ,
Kula, Hawaii 96790

HLU Committee

From: Amanda Harger <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 2:56 AM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Chair and Councilmembers,

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

After the fire, we started learning the full truth. Nearly 87% of the units north of Kā'anapali were short-term rentals, entire neighborhoods turned into ghost towns of empty condos with keypads instead of neighbors.

Phasing out Minatoya STRs isn't about pushing out visitors, it's about giving families a fighting chance to stay. Maui's tourism numbers are still strong, and even without these STRs, occupancy is expected to rise, not fall. This isn't an anti-tourism move. It's a pro-community, pro-'āina and a pro-livable future for our people.

Most of the Minatoya STRs don't create jobs with benefits or pathways for local residents. Most are managed by off-island agents. Meanwhile there are roughly 600+ County jobs left unfilled, jobs that actually build up our workforce and help families put down roots.

We've lived the consequences of an economy on Maui built around investors instead of residents where our local community is pushed out due to no where to live, and extremely unsustainable rents.

Also, respectfully we ask for no carve-outs or special protections for timeshares, that would weaken the bill and keep the cycle going. We can't afford more exceptions. We need real housing solutions, not more loopholes.

Mahalo

I WANT TO GO HOME.

Amanda Harger
amanda.harger4@aol.com

276 Komo Mai Street
Lahaina, Hawaii 96761

HLU Committee

From: Darcel Gilbert <darcelg@gmail.com>
Sent: Monday, June 9, 2025 2:47 AM
To: County Clerk
Subject: Testimony re Bill 9 (Minatoya phase-out)

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

In the 25 years I have lived in my neighborhood, 25% of the residences have become TVRs.
I support Bill 9 - we need to start reclaiming housing for our kamaaina.
No carveouts for time share or other special interests.

Mahalo,
Darcel Gilbert

HLU Committee

From: Darcel Gilbert <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 2:37 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

Mahalo

Darcel Gilbert
darcelg@gmail.com
PO Box 11765
Lahaina, Hawaii 96761

HLU Committee

From: Raul Nohea Goodness <raulg@nohea.com>
Sent: Monday, June 9, 2025 2:33 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

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

Maui County Clerk,

Aloha Chair and Councilmembers,

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

I also own a home, which my family lives in and one part is a long term rental. If I treated my home as a casino I would leave my ancestral home forever and pocket the money. However I want to preserve this place as an affordable place for my children and grandchildren. Phasing out Minatoya STRs will help that.

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

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

Mahalo

Raul Nohea Goodness

Wailuku, Maui

Raul Nohea Goodness

raulg@nohea.com

1648 Kaiulani Pl

Wailuku, Hawaii 96793

HLU Committee

From: Danae Marin <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 2:09 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

I am writing in strong support of Bill 9- phasing out STRs. Many local people once lived in these units and not because they were desperate or out of options, but because it was actually a good, affordable life. Local residents grew up in those homes. I have fond memories of "Minatoya" units, barbecues in the shared lawn, hearing the ocean at night. It was sweet, it was simple, and it was comfortable.

Please don't let anyone tell you those places were never meant for locals or are something our families don't want to live in. We were there long before the keypads and lockboxes, before the listings on Airbnb and VBRO. These weren't luxury escapes, they were everyday homes, full of working families, aunties, kids, kūpuna.

Please stop these systems that past public servants allowed to turn our homes into profiting investments for those who already own a home. The reason it is no longer sustainable is because many locals, including myself and many of my family members have been priced out. I lived in Lahaina for over 10 years and found myself unable to afford rising costs of rent. There were limited condos for rent as owners , many of whom reside out of state jumped on the STR bandwagon in order to make big profits. Long-term leases disappeared. Now suddenly, we're being told by those owners, who are not kanaka, that we never belonged there to begin with, or our reality of remembering our childhood is made up. That's not only false, it is absolutely disrespectful to the many community members who lived in those places. We made a community there and with tears in our eyes, we have watched many were forced to leave.

In addition to my support of Bill 9, I respectfully ask for no carve-outs or special protections for timeshares. I ask of you to please support what bill is meant to address— short-term rentals in apartment zoned districts that give locals more access to remaining here. Please choose our people over outside investor's profits.

Aloha 'āina and Mahalo,

Danae Marin

Danae Marin

danae.j.marin@gmail.com

83 Ululani Street

Kula, Hawaii 96790

HLU Committee

From: Robin Stevenson <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 1:55 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

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

My name is Robin Stevenson. My family and I were directly impacted by the 2023 Lāhainā fire. We are currently rebuilding our Lāhainā property and living in a housing area where rent is between \$4000-\$5000/mo for a family of 4.

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,
Robin Grace Lamarca Stevenson
Lahaina, Maui

Robin Stevenson
robinstevensonstudio@gmail.com

Lahaina, Hawaii 96761

HLU Committee

From: Dolly Moreno <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 1:51 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

I am a resident of Lahaina. And we've been saying this for a long time: short-term rentals have taken over our town. Before the fire, it was already impossible to find housing. After the fire, seeing what was remaining, it became clear just how many homes weren't homes at all; they were STRs. That's not balance, that's erasure.

We've been told phasing out STRs is "too extreme," that it'll hurt the economy. But the truth is: STRs have been hurting us. They drive up housing prices, overburden our roads, and leave our neighborhoods empty of real neighbors. What kind of recovery leaves us priced out of our own community?

And these STRs aren't job creators nor should you believe the numbers from 10,000 job losses. They don't hire cleaning crews full time, its majority transient, and most don't have front desks or full time maintenance staff on property. They don't support local working families the way long-term housing or union hotels do. We've got hundreds of open County jobs that could be filled if people had somewhere to live.

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

Mahalo

Dolly Moreno
dollypmoreno@gmail.com
3500 L Honoapiilani Rd
Lahaina, Hawaii HI 96761

HLU Committee

From: Christy Shaver <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 1:46 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

I've lived on Maui for the past ten years, and my family has deep roots here—generations who grew up in Lahaina and called these islands home long before the rise of short-term rentals. I've listened closely to the arguments that these Minatoya List units are “not suitable” for long-term housing. But that's not true. Many of our families lived in them for decades. The real message behind this claim is that local families were never supposed to be there in the first place—and that's the deeper injustice we must name and address.

These buildings were homes before they became investments. They held memories, community ties, and access to the shoreline. Turning them into vacation getaways erased more than just housing—it erased belonging. And yet, some families still live in them, holding on however they can.

If returned to the long-term rental market, these units would be lived in again. Not just because we need housing, but because we deserve to live in the places we care for. Restoring housing to local people is part of restoring balance—to our communities, our ecosystems, and to our strained water resources. Maui cannot afford to continue prioritizing tourism-driven luxury while so many of us face water insecurity and displacement.

I respectfully ask that there be no carve-outs or special protections for timeshares. Housing is a human need, not a corporate asset. Let's move forward with the courage and clarity our community—and our environment—deserve.

Mahalo for your time and for your leadership.

Christy Shaver
christyshaver@gmail.com
1034 Front St, 117
Lahaina, Hawaii 96761

HLU Committee

From: Danika Rex <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 1:43 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Danika Rex and I'm writing in strong support of Bill 9.

I am a resident of Lahaina. And we've been saying this for a long time: short-term rentals have taken over our town. Before the fire, it was already impossible to find housing. After the fire, seeing what was remaining, it became clear just how many homes weren't homes at all; they were STRs. That's not balance, that's erasure.

We've been told phasing out STRs is "too extreme," that it'll hurt the economy. But the truth is: STRs have been hurting us. They drive up housing prices, overburden our roads, and leave our neighborhoods empty of real neighbors. What kind of recovery leaves us priced out of our own community?

And these STRs aren't helping locals buy homes when the pricing of homes go up every year. Mostly because out of state buyers see a profit for STRs here. Local families want to have an opportunity to own here as well, and even for those of us who make a decent living we still can't afford the expensive, overpriced condos in our community. Cracking down on STRs would leave owners to choose, keep it or sell it. And if they're not making money on it most would sell and look elsewhere to make a profit.

Please think about putting locals first.

Mahalo

Danika Rex
danikarex411@yahoo.com

, 96761

HLU Committee

From: Holly Morris <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 1:08 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

When my sons were both born; 2010 & 2012, we lived at Pohailani in Kahana. TWICE in three years we had to move because our unit got sold to an owner that wanted to make it an STR. The people below us were running an illegal STR for years and complained about my kids being kids and us being up too early making noise, when we were just getting ready for work and school.

When forced to move it's nearly impossible to find a place I could afford on such short notice. This should not be happening. If locals can't find decent kept affordable housing then something needs to change.

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

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

Mahalo
Holly Morris

Holly Morris

hmmorris42136@gmail.com

Lahaina, Hawaii 96761

HLU Committee

From: Destiny Kucko <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 12:58 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

I am a resident of Wailuku with many loved ones in Lahaina. And we've been saying this for a long time: short-term rentals have taken over our town. Before the fire, it was already impossible to find housing. After the fire, seeing what was remaining, it became clear just how many homes weren't homes at all; they were STRs. That's not balance, that's erasure.

We've been told phasing out STRs is "too extreme," that it'll hurt the economy. But the truth is: STRs have been hurting us. They drive up housing prices, overburden our roads, and leave our neighborhoods empty of real neighbors. What kind of recovery leaves us priced out of our own community?

And these STRs aren't job creators nor should you believe the numbers from 10,000 job losses. They don't hire cleaning crews full time, its majority transient, and most don't have front desks or full time maintenance staff on property. They don't support local working families the way long-term housing or union hotels do. We've got hundreds of open County jobs that could be filled if people had somewhere to live.

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

Mahalo

Destiny Kucko
destinykucko@gmail.com

Kahului, Hawaii 96732

HLU Committee

From: Dennis King <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 12:40 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

It is time to finally put local families over profit. It's not right for people that have been here for countless generations to be pushed aside just to add to someone's passive income. It's not like we're asking people to sell their property, we're just asking them to do what's right and rent to people who live here and need a place to live. I am writing in strong support of this bill. Please do the right thing.

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

Mahalo for you time,

Dennis

Dennis King
dj369@yahoo.com
3740 Lower Honoapiilani Road, Apt G 204
Lahaina, Hawaii 96761

HLU Committee

From: Lauren Pembroke <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 12:18 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Lauren and I am writing to you in STRONG support of Bill 9.

I am a resident of Lahaina. As long as I've lived here, housing on the west side has been difficult to find. If you were lucky, you could secure something through word of mouth and who you know. I have always loved that about the west side community, we are close-knit and have each other's backs. But after the widespread devastation of the fires, even our wonderful community is desperately struggling to support one another with the basic human right of finding adequate housing.

The odds have been stacked against us FOR YEARS in Lahaina due to the density of vacation rentals. Our community is dwindling. For years, Lahaina residents have been moving off the west side due to the lack of housing. And now, residents are moving off of our island due to the extreme lack of housing post fires. It is time to make a positive and lasting change regarding Maui's housing crisis. Or soon, there will be no one left to support the demand of the tourism industry on our island.

It is a fact that short-term rentals have taken over our town. The Lahaina neighborhoods are inundated with vacation rentals. While our community was recovering after the fires, MANY of these STRs remained empty and dark for months, if not a year or longer. From my personal experience, MANY of these corporate and out of state STR owners were more concerned about their real estate investments than helping the community. The majority did not open their doors to local families. They did not offer their available housing to support the local efforts of FEMA. Instead, they held out until tourists came back so they could charge their nightly vacation premiums out of greed.

In addition, these ridiculously high vacation premiums for STRs also inflate the local rental rate to impossible figures. I know so many people struggling to pay for their housing costs, with 2/3

of their income just going to rent alone. That is unacceptable. That is UNSUSTAINABLE. We have let this STR exemption run rampant for far too long. It is time to put our community above corporate and out of state investors.

If all of us are forced to move off the west side, or even worse the island, due to lack of housing - then who will support this economy? This should not even be up for debate, the question of if phasing out STRs will ultimately hurt the economy. There will be no workers left to support this economy. We are very much already headed in that direction. We must make this impactful change in apartment zoning now to support our local residents over tourism. There needs to be a clear distinction between apartment zones for the local community and vacation rental zones for the visitors of our island. Approving Bill 9 and phasing out the Minatoya list is a major step in the right direction.

Also, I respectfully request that there are no carve-outs or special protections for timeshares.

Mahalo for your careful consideration,

Lauren

Lauren Pembroke

lauren215@gmail.com

Napili, Hawaii 96761

HLU Committee

From: County Clerk
Sent: Monday, June 9, 2025 7:18 AM
To: HLU Committee
Subject: fwd: Testimony
Attachments: Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 and the Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support for Bill 9 to Phase Out the Minatoya List!; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support for Bill 9; Support Bill 9; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support for Bill 9 to Phase Out the Minatoya List!; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout

HLU Committee

From: Judy Jarvie <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 11:54 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

I am a resident of Lahaina. And we've been saying this for a long time: short-term rentals have taken over our town. Before the fire, it was already impossible to find housing. After the fire, seeing what was remaining, it became clear just how many homes weren't homes at all; they were STRs. That's not balance, that's erasure.

We've been told phasing out STRs is "too extreme," that it'll hurt the economy. But the truth is: STRs have been hurting us. They drive up housing prices, overburden our roads, and leave our neighborhoods empty of real neighbors. What kind of recovery leaves us priced out of our own community?

And these STRs aren't job creators nor should you believe the numbers from 10,000 job losses. They don't hire cleaning crews full time, its majority transient, and most don't have front desks or full time maintenance staff on property. They don't support local working families the way long-term housing or union hotels do. We've got hundreds of open County jobs that could be filled if people had somewhere to live.

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

Mahalo

Judy Jarvie
judygrodan@gmail.com
3355 Kehala fr
Kihei, Hawaii 96753

HLU Committee

From: Dawn Lewis <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 11:52 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Dawn Lewis and I'm writing in strong support of Bill 9.

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

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

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

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

Mahalo

Dawn Lewis

Dawn Lewis

dawnl824@gmail.com

Kaanapali, Hawaii 96761

HLU Committee

From: Mele Llanes <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 11:40 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

Housing in Maui has been beyond off the charts unavailable to local residents for too long. The properties on the Minatoya list were longterm residential units in the past and need to be returned to longterm rental status.

Catering to foreign investors needs to stop, and the longterm residents of Lahaina need access to a longterm place to live.

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

Mahalo for being on the correct side of history by passing Bill 9 and for your dedicated service.

Mele Llanes

beatingheart1@gmail.com

590 Farrington Hwy 524-285

Kapolei, Hawaii 96707

HLU Committee

From: Kylie DuPont <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 11:39 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

My name is Kylie DuPong, and I am a resident of Kihei. I am here today to express my strong support for the proposed legislation to phase out short-term rentals (STRs) located in apartment-zoned districts, specifically those properties currently operating under the "Minatoya List" designation. This is not merely an economic issue; it is a profound matter of social equity, community well-being, and the very future of our island home.

The compelling reasons to phase out Minatoya List STRs are clear and urgent:

- * **Addressing the Housing Crisis:** Our local residents, the very backbone of our community, are being priced out of their homes and often forced to leave the island. The roughly 7,000 units on the Minatoya List represent a significant portion of our housing stock that could be returned to the long-term rental market. A University of Hawaii Economic Research Organization (UHORO) study indicates that phasing out these STRs could return over 6,000 units to the long-term rental market, effectively providing years of new housing inventory without needing new construction. This is a crucial step towards stabilizing rents and increasing the availability of homes for our workforce, kūpuna, and families.

- * **Reclaiming Our Community:** The proliferation of STRs in apartment-zoned areas has transformed many of our neighborhoods into transient zones. This erodes the sense of community, strains local infrastructure (like parking and sanitation), and can lead to a lack of social cohesion. Returning these units to long-term housing will foster stronger, more stable neighborhoods where residents can put down roots and contribute to the fabric of Maui life.

- * **Prioritizing Local Needs Over Speculation:** The vast majority of properties on the Minatoya List are owned by out-of-state investors, as evidenced by studies showing approximately 85% of these units have non-resident mailing addresses. This means that the wealth generated from these rentals is largely extracted from our local economy, rather than circulating within it. Phasing out these speculative investments will prioritize the housing needs of those who live and work here year-round, rather than those seeking quick returns.

- * **Mitigating the Impact of Disasters:** The Lahaina wildfires tragically underscored the

vulnerability of our housing supply. The need for immediate and long-term housing for displaced residents became acutely apparent. Converting Minatoya List properties into long-term rentals offers a critical reservoir of housing that can be utilized in times of crisis, demonstrating a proactive approach to community resilience.

* Ensuring Fair and Consistent Zoning: Allowing thousands of units in apartment-zoned areas to operate as commercial short-term accommodations creates an uneven playing field and undermines the very purpose of our zoning laws. Phasing out these exceptions brings consistency and fairness to our planning framework, ensuring that designated hotel and resort zones remain the primary areas for transient visitor accommodations.

I understand that there are concerns about the economic impact of this transition. However, we must weigh these against the immense social and long-term economic benefits of a stable, thriving local population. While there may be short-term adjustments, investing in our residents and ensuring their ability to live and work on Maui will ultimately create a more resilient and sustainable economy for generations to come.

This is an opportunity to right a historical imbalance and prioritize the needs of Maui's people. I urge the Council to support the swift and decisive phasing out of short-term rentals on the Minatoya List. Let us ensure that Maui remains a place where our children and grandchildren can afford to call home.

Mahalo for your time and consideration.

Sincerely,

Kylie DuPont

Kylie DuPont

luckycharms159@hotmail.com

Kihei, Hawaii 96753

HLU Committee

From: Blake Ramelb <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 11:37 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

Mahalo

Blake Ramelb
blakeitout@gmail.com

Lahaina, Hawaii 96761

HLU Committee

From: Rhonda Ruidas <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 11:34 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Rhonda Ruidas. and I'm writing in strong support of Bill 9.

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

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

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

I know this has become an investment for many people. Investments are just that investment... win or lose. But prices have gone crazy and way out of control... we want a community of family members to be able to live and WORK on the Aina they love. If everyone is driven away because they can NOT afford do work and live here... we get over worked people who can not even enjoy to live here because they work so much, just to try and make ends meet... This does not lead to "Aloha"

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

Mahalo

Rhonda Ruidas

Rhonda Ruidas

rhondaruidas@gmail.com

3843 Lower Honoapiilani Rd
Lahaina, Hawaii 96761

HLU Committee

From: Tara Rojas <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 11:23 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

What the people on Maui are doing isn't radical, it's responsible. Cities and regions across the globe have recognized that short-term rentals have contributed to unsustainable economies: skyrocketing housing costs, increased infrastructure strain, and over-reliance on visitors. By phasing them out, they're taking steps toward economies that prioritize local families over absentee investors.

In Spain, the government ordered Airbnb to remove over 65,000 illegal tourist listings, citing violations of regional regulations and the need to restore housing access for residents. Barcelona plans to eliminate all 10,000 licensed short-term rental apartments by 2028 to protect long-term housing availability for residents.

In the U.S., cities like Los Angeles, San Francisco, and Santa Monica have implemented strict regulations on short-term rentals to curb their negative impact on housing affordability and community stability.

We're not crashing the economy, we're stabilizing it. By phasing out Minatoya STRs, we're taking a step toward an economy that prioritizes local families over absentee investors. This means lower rents, greater housing access for workers, and a stronger local economy built on residents.

Also, I respectfully ask for no carve-outs or special protections for timeshares. Let this bill do what it was intended for the Minatoya list.

Mahalo = PEOPLE OVER PROFIT #PRIORITY !!

Tara Rojas

tarahawaiiikai@gmail.com

91-562 Kuilioloa Place

Ewa Beach, Hawaii 96706

HLU Committee

From: Tyler Rabara <rabarat@hawaii.edu>
Sent: Sunday, June 8, 2025 11:17 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

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

Maui County Clerk,

Aloha Chair and Councilmembers,

I know so many people who lived in these units and not because they were desperate or out of options. Because it was actually a good life. Some of us grew up in those homes. I have memories of Minatoya units, barbecues in the shared lawn, hearing the ocean at night. It was sweet, it was simple, and it was comfortable.

Please don't anyone tell you those places were never meant for locals or are something our families don't want to live in. We were there long before the keypads and lockboxes, before the listings on Airbnb. These weren't luxury escapes, they were everyday homes, full of working families, aunties, kids, kūpuna.

What's "unlivable" now isn't the unit, it's the system that turned our homes into investments. The reason it's no longer sustainable is because locals got priced out. Long-term leases disappeared. And suddenly, we're being told we never belonged there to begin with. Or our reality of remembering our childhood is made up.

That's not just false, it's disrespectful to the lives we built in those places. We made a community there. Also, I respectfully ask for no carve-outs or special protections for timeshares. This bill is meant to address short-term rentals in apartment zoned districts.

Mahalo

Tyler Rabara
rabarat@hawaii.edu
369 konahea street
Wailuku, Hawaii 96793

HLU Committee

From: Katie Lopez <katie.l@hawaiianrehab.com>
Sent: Sunday, June 8, 2025 10:51 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

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

Maui County Clerk,

Aloha Chair and Councilmembers,

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

What we're doing here on Maui isn't radical, it's responsible. Cities and regions across the globe have recognized that short-term rentals have contributed to unsustainable economies: skyrocketing housing costs, increased infrastructure strain, and over-reliance on visitors. By phasing them out, they're taking steps toward economies that prioritize local families over absentee investors.

In Spain, the government ordered Airbnb to remove over 65,000 illegal tourist listings, citing violations of regional regulations and the need to restore housing access for residents. Barcelona plans to eliminate all 10,000 licensed short-term rental apartments by 2028 to protect long-term housing availability for residents.

In the U.S., cities like Los Angeles, San Francisco, and Santa Monica have implemented strict regulations on short-term rentals to curb their negative impact on housing affordability and community stability.

We're not crashing the economy, we're stabilizing it. By phasing out Minatoya STRs, we're taking a step toward an economy that prioritizes local families over absentee investors. This means lower rents, greater housing access for workers, and a stronger local economy built on residents.

Also, I respectfully ask for no carve-outs or special protections for timeshares. Let this bill do what it was intended for the Minatoya list.

Let Maui be the example for how we can help save Hawaii and solve one of our biggest problems. Arguably, short term vacation rentals have single handily created a housing crisis in Hawaii! Passing this bill is the most sensible solution solving this problem.

Mahalo

Katie Lopez

Katie Lopez

katie.l@hawaiianrehab.com

Kailua Kona , Hawaii 96740

HLU Committee

From: Jennifer Warren <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 11:16 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Jennifer, and I'm writing in strong support of Bill 9. In Maui, we have a housing crisis and we have a water crisis.

Short-term rentals as they exist drive up property values and make it very difficult for people from Maui, who live and work here, to find and keep housing. The effects of STRs on water usage and water supply is also devastating. It's time to prioritize the people who live on Maui. It's time to phaseout these STRs.

Mahalo

Jennifer Warren

Jennifer Warren

jewarren76@gmail.com

Kihei, Hawaii 96753

HLU Committee

From: Kenna Reed <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 11:14 PM
To: County Clerk
Subject: Support of Bill 9 and the Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair Kama and Members of the Committee,

My name is Kenna Reed, and I'm the founder and Executive Director of Help Maui Rise. From the very first days after the Lahaina fires, our grassroots network of volunteers mobilized to get direct aid into the hands of thousands of impacted families. We've tried our best to stay with this community every step of the way.

But the most urgent and heartbreaking need we've heard, from day one, is for stable housing. Not just in West Maui — across the entire island. Over and over again, we hear: "I can't stay." "I'm out of options." "I'm thinking of leaving Maui."

And worse.

We've lost people.

People are dying by suicide because they can't see a path forward.

Because the stress is too much. Because they feel invisible.

I was born and raised in Hawai'i and I don't know about you guys, but I'm sick of not recognizing my neighbors.

I'm sick of hearing that another friend had to leave the island — not because they wanted to, but because they couldn't afford to stay.

I'm sick of watching violence rise in our communities because people are living under crushing pressure with zero access to mental health care and basic resources.

I'm sick of hearing about parents leaving their kid home while they work a third job just to cover rent.

This is what greed looks like.

This is the ripple effect. And it's massive.

We need to take our neighborhoods back — before we can't afford to be in them at all.

Bill 9 is a start. A necessary one. The Minatoya List STRs are over 6,000 units — and 94% of them are owned by people who don't even live here. These are homes that could be housing our people. They're draining our resources, driving up prices, and driving our families out.

Chair Kama — I want to speak to you directly.

Your legacy and kuleana as a founding kupuna of Na Po'e Kokua matters. That organization exists because of your vision to support our most vulnerable. That same vision is needed now more than ever. You are the swing vote, and with that comes tremendous responsibility. The community is watching, hoping, and praying that you will rise to this moment with the leadership we know you carry.

Our keiki and mo'opuna need action, not delay. They deserve to grow up in a Maui where they can live, not just survive. We cannot build that future on a foundation of speculation, displacement, and unchecked profit.

Please pass Bill 9.

Mahalo nui for your time and your service,

Kenna Reed

Executive Director, Help Maui Rise

Kenna Reed

Kenna.k.reed@gmail.com

1534 PALOLO AVE

Honolulu, Hawaii 96816

HLU Committee

From: Dalton Harrington <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 11:10 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

Mahalo

Dalton Ho'omanawanui Harrington

Dalton Harrington
dhharrington1@gmail.com
1534 Palolo Ave. Apt. A
Honolulu, Hawaii 96816

HLU Committee

From: Emmalia Dunn <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 11:09 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Eh you da Chair and all da ada Council members,

LISTEN UP - ENOUGH IS ENOUGH!

Sign this bill and get rid of STR, TVR or whatever you wanna call it... Minatoya's!

Come on it dont take a rocket scientist TO KNOW that ALL these STR/TVR units DO NOT serve our community. IT MUST HOUSE the people who LIVE HERE FULL TIME AND WORK HERE FULL TIME.

WE ALL KNOW that the most they utilize our "local economy/workers" is when they need a plumber, which is only ONCE or TWICE A YEAR! Or a painter which is only ONCE EVERY 5-10 YEARS! An electrician only when they gotta move one plug! So really how are they contributing OUR COMMUNITY?!?!? And NO TELL me cleaners, cuz thats a lie, youve heard it from the cleaners themselves when they gave testimony after testimony.

These "investors" whether they from here or not, claim that these units are not meant to house OUR PEOPLE, they wrong! No let them tell you those places were never meant for da locals or its something our ohana don't want to live in. If a local ohana cant live there, it means they CANT AFFORD IT... thats ANADA TING YOU GUYS GOTTA FIX :: RENT CONTROL and dont tell us thats outta your hands!!! You guys allowed this mess NOW CLEAN IT UP! Not in a year or 5, NOW!

You guys allowed this broken system and now OUR HOME UNLIVABLE. These are not meant to be investments, its meant to be lived in FULL TIME by people who work in OUR ECONOMY FULL TIME!

Im supposed to ask for "no carve-outs or special protections for timeshares" but let me dummyfy it for you - timeshares ONLY BELONG IN HOTELS & RESORTS. As you know this bill is to

address STR/TVRs in apartment zoned and residential areas like our neighborhoods. We dont want strangers, we want locals who work here and contribute to our economy!

Wake up and make it Pono :: PEOPLE OVER PROFIT!

Emmalia Dunn

leimaeole44@yahoo.com

751 Pelenaka Place

Makawao, Hawaii 96768

HLU Committee

From: Keala Fung <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 11:01 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

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

Mahalo

Keala Fung
kealadancer@gmail.com
1138 Hassinger St #604
Honolulu, Hawaii 96822

HLU Committee

From: micah mcdermott <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 10:48 PM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Chair and Councilmembers,

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

After the fire, we started learning the full truth. Nearly 87% of the units north of Kā'anapali were short-term rentals, entire neighborhoods turned into ghost towns of empty condos with keypads instead of neighbors.

Phasing out Minatoya STRs isn't about pushing out visitors, it's about giving families a fighting chance to stay. Maui's tourism numbers are still strong, and even without these STRs, occupancy is expected to rise, not fall. This isn't an anti-tourism move. It's a pro-community, pro-'āina and a pro-livable future for our people.

Most of the Minatoya STRs don't create jobs with benefits or pathways for local residents. Most are managed by off-island agents. Meanwhile there are roughly 600+ County jobs left unfilled, jobs that actually build up our workforce and help families put down roots.

We've lived the consequences of an economy on Maui built around investors instead of residents where our local community is pushed out due to no where to live, and extremely unsustainable rents.

Also, respectfully we ask for no carve-outs or special protections for timeshares, that would weaken the bill and keep the cycle going. We can't afford more exceptions. We need real housing solutions, not more loopholes.

Mahalo

Micah

micah mcdermott
micahmcdermott@gmail.com

Urban Honolulu, Hawaii 96816

HLU Committee

From: Kelsey Mapa <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 10:44 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Kelsey Mapa. I'm a community member from Pukalani and I'm writing in strong support of Bill 9.

As a young person, I left to go to college on the continent in 2010, and with each year that passed, the prospect of returning home became more and more unrealistic because the cost of housing here in Hawai'i became more and more unaffordable. There is no doubt that short term rentals have exacerbated an already difficult situation. Against all odds, my husband and I found a way home, but most are not so lucky and since I am here, I will speak for my siblings, cousins, and many friends who are not because they have been priced out. We must work together to make housing more affordable for people who actually live in and contribute to our communities and phasing out STRs is a great place to start.

We've been told phasing out STRs is "too extreme," that it'll hurt the economy. But the truth is: STRs have been hurting us. They drive up housing prices, overburden our roads, and leave our neighborhoods empty of real neighbors. What kind of recovery leaves us priced out of our own community? The point of an economy is to organize resources in a way that is optimal for society. If our economy is so reliant on STRs and STRs are hurting us, maybe it is time to reexamine our economy and shift things in ways that are sustainable and good for our communities. One thing is certain in my mind - "property rights" should never come before the collective wellbeing of actual human beings.

We have the opportunity to shape the future. Just because things have been this way does not mean they need to or should stay this way. Please do what is best for the majority of people here on Maui and take this step to increase the supply of long term housing rentals. Let's put our communities first and phase out STRs!

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

Mahalo,

Kelsey

Kelsey Mapa

kelseykapisi@gmail.com

Makawao, Hawaii 96768

HLU Committee

From: Tom Gourley <twgourley1100@sbcglobal.net>
Sent: Sunday, June 8, 2025 10:39 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

You don't often get email from twgourley1100@sbcglobal.net. [Learn why this is important](#)

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is [Your Name], and I'm writing in strong support of Bill 9. We are often told that we can "build our way out" of the housing crisis. But that argument ignores the truth of life in Maui Komohana: we don't even have enough water.

Our water is a public trust resource not a private amenity to be used freely by those who can pay the most. That's not just a moral principle, it's a constitutional one. Under the Hawai'i State Constitution and the Public Trust Doctrine, our County government has a legal and ethical obligation to protect water for present and future generations.

How can we fulfill that responsibility when thousands of short-term rentals, 85% of them owned by non-residents are using this precious resource at disproportionate rates, all for visitor luxury? Pools. Landscaping. Daily laundry. Turnover after turnover.

Meanwhile, families in West Maui are being told to conserve and be conscious. In the name of "growth," we're asked to believe that the solution is to build more, more units, more visitors, more demands on a system that is already past its breaking point. Instead of looking at the current housing stock we already have tied to resources.

The time for half-measures is over. Phasing out the Minatoya list means protecting our wai. I am also requesting no carve-outs or special protections for timeshares.

Mahalo

Tom Gourley
twgourley1100@sbcglobal.net

16 Kumu Niu St
Lahaina, Hawaii 96761

HLU Committee

From: cindy williams <cindymaui@yahoo.com>
Sent: Sunday, June 8, 2025 10:35 PM
To: County Clerk
Subject: Support for Bill 9

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

Dear Sirs,

Please listen to the voices of our community. My three adult children are suffering because they can barely find affordable housing here on Maui where they grew up. My grandchildren deserve a better future. It is only fair that we discontinue short-term rentals. I've met folks from the Mainland come to maui, purchase a home for themselves and then set up their nest egg by having short term rental properties. Meanwhile the local population suffers. Unless a person makes \$70K to \$100K per year, wish them luck in finding affordable housing. Please do the right thing and stand by the regular person trying to survive where they were born and raised, and phase out short-term rentals. Thank you.

- Phasing out short term rentals in the Apartment zone will free up housing for long-term rental or ownership. This is especially true and needed in West and South Maui, where new water commitments for housing development are stalled indefinitely due to limited water supply.

Sincerely,

Cindy Williams
118 Waaula Place
Kihei, HI 96753

HLU Committee

From: meghan dunn <meowghannn@gmail.com>
Sent: Sunday, June 8, 2025 10:34 PM
To: HLU Committee
Cc: County Clerk
Subject: Support Bill 9

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

Aloha Committee,

I commend the work of the many housing advocates like Maui Housing Hui who have done the work to prove why it is economically smart, ecologically sound, and culturally necessary for Bill 9 to pass.

Please be in favor of these existing housing units being able to serve our full-time community members who breathe life into Maui County. It takes much more than dollars alone to build a thriving, resilient community. Residents who are dedicated to increasing our collective quality of life need to be prioritized in this moment. Converting short-term rentals to long-term housing is a step in that direction.

Mahalo for your consideration,
Meghan Dunn
96708

Sent from my iPhone

HLU Committee

From: gavin campbell <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 10:17 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Gavin Kamealoha Campbell, and I'm writing in strong support of Bill 9. What we're doing here on Maui isn't radical, it's responsible. Cities and regions across the globe have recognized that short-term rentals have contributed to unsustainable economies: skyrocketing housing costs, increased infrastructure strain, and over-reliance on visitors. By phasing them out, they're taking steps toward economies that prioritize local families over absentee investors.

In Spain, the government ordered Airbnb to remove over 65,000 illegal tourist listings, citing violations of regional regulations and the need to restore housing access for residents. Barcelona plans to eliminate all 10,000 licensed short-term rental apartments by 2028 to protect long-term housing availability for residents.

In the U.S., cities like Los Angeles, San Francisco, and Santa Monica have implemented strict regulations on short-term rentals to curb their negative impact on housing affordability and community stability.

We're not crashing the economy, we're stabilizing it. By phasing out Minatoya STRs, we're taking a step toward an economy that prioritizes local families over absentee investors. This means lower rents, greater housing access for workers, and a stronger local economy built on residents.

Also, I respectfully ask for no carve-outs or special protections for timeshares. Let this bill do what it was intended for the Minatoya list.

Mahalo

gavin campbell

gavincampbell@hotmail.com

wailuku, Hawaii 96793

HLU Committee

From: Annie Franzenburg <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 10:17 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Ann Franzenburg and I'm writing in strong support of Bill 9.

I am a resident of West Maui of 25 years and work in elementary education. Please prioritize the local families and culture as west Maui faces the delicate stages of rebuilding. We must plan for the future generations. Visitors and investors will always pursue Hawaii but these precious families have no other alternatives. We must act now.

Keep Maui safe as our infrastructure cannot handle transport of materials or regular traffic. I have health conditions which require interisland travel and our roads are blocked for hours on some days it's impossible to travel from west Maui to Kahului. Today's decisions will last for many years, protect the people not outside investors who will homogenize our unique social fabric.

I also fully agree with Lahaina Strong:

What we're doing here on Maui isn't radical, it's responsible. Cities and regions across the globe have recognized that short-term rentals have contributed to unsustainable economies: skyrocketing housing costs, increased infrastructure strain, and over-reliance on visitors. By phasing them out, they're taking steps toward economies that prioritize local families over absentee investors.

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In the U.S., cities like Los Angeles, San Francisco, and Santa Monica have implemented strict regulations on short-term rentals to curb their negative impact on housing affordability and community stability.

We're not crashing the economy, we're stabilizing it. By phasing out Minatoya STRs, we're taking a step toward an economy that prioritizes local families over absentee investors. This means lower rents, greater housing access for workers, and a stronger local economy built on residents.

Also, I respectfully ask for no carve-outs or special protections for timeshares. Let this bill do what it was intended for the Minatoya list.

Mahalo

Annie Franzenburg
alohaitalian@gmail.com
5221 E Kohi st
Lahaina , Hawaii 96761

HLU Committee

From: Shannon Ribao <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 10:16 PM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Shannon Ribao and I'm writing in strong support of Bill 9.

After the fire, we started learning the full truth. Nearly 87% of the units north of Kā'anapali were short-term rentals, entire neighborhoods turned into ghost towns of empty condos with keypads instead of neighbors.

Phasing out Minatoya STRs isn't about pushing out visitors, it's about giving families a fighting chance to stay. Maui's tourism numbers are still strong, and even without these STRs, occupancy is expected to rise, not fall. This isn't an anti-tourism move. It's a pro-community, pro-'āina and a pro-livable future for our people.

Most of the Minatoya STRs don't create jobs with benefits or pathways for local residents. Most are managed by off-island agents. Meanwhile there are roughly 600+ County jobs left unfilled, jobs that actually build up our workforce and help families put down roots.

We've lived the consequences of an economy on Maui built around investors instead of residents where our local community is pushed out due to no where to live, and extremely unsustainable rents.

Also, respectfully we ask for no carve-outs or special protections for timeshares, that would weaken the bill and keep the cycle going. We can't afford more exceptions. We need real housing solutions, not more loopholes.

Mahalo,
Shannon Ribao

Shannon Ribao
jleesmiko27@gmail.com

Wailuku, Hawaii 96793

HLU Committee

From: Nikhil Khurana <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 10:16 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

Mahalo

Nikhil Khurana
ninjanikhil@gmail.com
1125 Hoolai St
Honolulu , Hawaii 96815

HLU Committee

From: Clara-Leen Kailihou <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 10:11 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Clara-Leen Kailihou, and I'm writing in strong support of Bill 9. We are often told that we can "build our way out" of the housing crisis, but that argument ignores the truth of life in Maui Komohana: we don't even have enough water.

Our water is a public trust resource not a private amenity to be used freely by those who can pay the most. That's not just a moral principle, it's a constitutional one. Under the Hawai'i State Constitution and the Public Trust Doctrine, our County government has a legal and ethical obligation to protect water for present and future generations.

How can we fulfill that responsibility when thousands of short-term rentals, 85% of them owned by non-residents are using this precious resource at disproportionate rates, all for visitor luxury? Pools. Landscaping. Daily laundry. Turnover after turnover.

Meanwhile, families in West Maui are being told to conserve and be conscious. In the name of "growth," we're asked to believe that the solution is to build more, more units, more visitors, more demands on a system that is already past its breaking point. Instead of looking at the current housing stock we already have tied to resources.

The time for half-measures is over. Phasing out the Minatoya list means protecting our wai. I am also requesting no carve-outs or special protections for timeshares. At the very least, input a systematic solution to better manage these topics.

Mahalo for your time,

Clara-Leen Kailihou

Clara-Leen Kailihou
vampress808@gmail.com

111 Kahului Beach Rd Apt A419
Kahului, Hawaii 96732

HLU Committee

From: Keala Cabanilla <kealahoo@hawaii.edu>
Sent: Sunday, June 8, 2025 10:10 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

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

Maui County Clerk,

Aloha Chair and Councilmembers,

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

What we're doing here on Maui isn't radical, it's responsible. Cities and regions across the globe have recognized that short-term rentals have contributed to unsustainable economies: skyrocketing housing costs, increased infrastructure strain, and over-reliance on visitors. By phasing them out, they're taking steps toward economies that prioritize local families over absentee investors.

In Spain, the government ordered Airbnb to remove over 65,000 illegal tourist listings, citing violations of regional regulations and the need to restore housing access for residents. Barcelona plans to eliminate all 10,000 licensed short-term rental apartments by 2028 to protect long-term housing availability for residents.

In the U.S., cities like Los Angeles, San Francisco, and Santa Monica have implemented strict regulations on short-term rentals to curb their negative impact on housing affordability and community stability.

We're not crashing the economy, we're stabilizing it. By phasing out Minatoya STRs, we're taking a step toward an economy that prioritizes local families over absentee investors. This means lower rents, greater housing access for workers, and a stronger local economy built on residents.

Also, I respectfully ask for no carve-outs or special protections for timeshares. Let this bill do what it was intended for the Minatoya list.

Mahalo,

Keala Cabanilla

Keala Cabanilla

kealahoo@hawaii.edu

70 Hui D Rd

Lahaina, Hawaii 96761

HLU Committee

From: Don Blair <dblair@turbonet.com>
Sent: Sunday, June 8, 2025 10:07 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

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

Maui County Clerk,

Aloha Chair and Councilmembers,

This is not a complicated issue, approving Bill 9 is exactly the correct thing to do:

1. Remove the time share exemption. Time shares are just short time rentals.
2. Move up the implementation date to 2026. Local families can't wait.

This is a local issue and it is not clear to me why people that are not residents can testify. The county officials are morally obligated to pass legislation for the people that voted them into office.

Local families are competing for rentals and home purchases are impossible while at the same time local tourist accommodations are running at 60%-70% full. Per the UHERO report, 85% of the short-term rentals are owned by nonresidents for the benefit of tourists. This is insane....

Per the UHERO report, removing 6,000-7,000 illegal short-term rentals will have an impact on tourist accommodations and if there is a financial impact it will be short term. Have we not learned from post COVID and post Lahaina wildfire.....The tourists will come.

Unfortunately, The UHERO report did not identify the continued negative impact to culture and community if local residents continue to struggle looking for affordable housing.

The previous state and county governments have ignored this housing crisis for decades and it is time for this present government to start addressing this crisis by removing these illegal short-term rentals. The residents living here and the thousands of residents forced to move away after the Lahaina fire and want to return need a place to live.

Currently, our local government is OK with our residents and culture disappearing. Do the right thing for the people of Maui... APPROVE BILL 9 WITH NO EXEMPTIONS AND IMPLEMENT RIGHT AWAY!!!!

Mahalo

Don Blair Lahaina Resident

Don Blair

dblair@turbonet.com

2661 Kekaa dr A209

Lahaina, Hawaii 96761

HLU Committee

From: Keiley Alvaro <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 10:04 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

Mahalo

Keiley Alvaro
keileykalvaro@yahoo.com

Kihei, Hawaii 96753

HLU Committee

From: Gerald Montano <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 10:03 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

This is not only a housing issue. It's a public health issue as well. As a pediatrician, I see first hand how unstable and inadequate housing can worsen diseases like asthma and worsen mental health. Affordable housing can help keep our keiki healthy.

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

Please support and protect our local and full-time resident families!

Mahalo

Gerald Montano

gtmontano@gmail.com

359 Kanaloa Ave Kahului HI 96732

Kahului, Hawaii 96732

HLU Committee

From: Keiley Alvaro <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 10:02 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

Mahalo

Keiley Alvaro
keileykalvaro@yahoo.com

Kihei, Hawaii 96753

HLU Committee

From: County Clerk
Sent: Monday, June 9, 2025 7:20 AM
To: HLU Committee
Subject: fwd: Testimony
Attachments: Testimony re: Bill 9 (Minatoya Phase-Out); Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support for Bill 9 to Phase Out the Minatoya List!; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support for Bill 9 to Phase Out the Minatoya List!; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Testimony in Support of Bill 9; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support for Bill 9 to Phase Out the Minatoya List!; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout

HLU Committee

From: stephie_garrett@yahoo.com
Sent: Monday, June 9, 2025 7:18 AM
To: County Clerk
Subject: Testimony re: Bill 9 (Minatoya Phase-Out)

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

Aloha,

As a resident living full time on Maui (for many years), **I am writing in strong support of the Minatoya Phase-Out.** I work in education and in social services in our community, and I have seen and experienced first-hand the struggles and detriments of the Maui County housing crisis. I have lived in residential complexes where legal and illegal short term rentals have taken over. I have seen kanaka forced from their lands because of where we are now.

I understand this phase-out will not solve all of our housing needs; however, it is a step in the direction of investing in our local residents and community. It gives families and keiki a chance at stable housing which contributes to mental, emotional, and physical safety, academic success, and a strong, local workforce.

Furthermore, **I am in strong opposition to any carve outs or special protections for timeshares.** Lack of housing and mental health on this island are reaching a critical point, and I implore you to vote in the interest of our community and our kanaka.

I thank you for your time and the work you are doing to represent the best interests of our beloved community.

Mahalo nui loa,
Stephanie Garrett

HLU Committee

From: Keana Medeiros-Sodetani <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 7:15 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Keana Medeiros-Sodetani, and I'm writing in strong support of Bill 9.

What we're doing here on Maui isn't radical, it's responsible. Cities and regions across the globe have recognized that short-term rentals have contributed to unsustainable economies: skyrocketing housing costs, increased infrastructure strain, and over-reliance on visitors. By phasing them out, they're taking steps toward economies that prioritize local families over absentee investors.

In Spain, the government ordered Airbnb to remove over 65,000 illegal tourist listings, citing violations of regional regulations and the need to restore housing access for residents. Barcelona plans to eliminate all 10,000 licensed short-term rental apartments by 2028 to protect long-term housing availability for residents.

In the U.S., cities like Los Angeles, San Francisco, and Santa Monica have implemented strict regulations on short-term rentals to curb their negative impact on housing affordability and community stability.

We're not crashing the economy, we're stabilizing it. By phasing out Minatoya STRs, we're taking a step toward an economy that prioritizes local families over absentee investors. This means lower rents, greater housing access for workers, and a stronger local economy built on residents.

Also, I respectfully ask for no carve-outs or special protections for timeshares. Let this bill do what it was intended for the Minatoya list.

Mahalo

Keana Medeiros-Sodetani

keanamedeiros-sodetani@gmail.com

Lahaina, Hawaii 96761

HLU Committee

From: Keoni Lota <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 10:00 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

STRs on the Minatoya list need to be phased out. Tourism and non-owner occupied residences are out of control. It is having a negative effect on generational native Hawaiian families.

I was directly affected by the 2023 Lahaina fire. I lost my home, my neighborhood and my community. By the time of the fire, 87% of homes north of Kā'anapali were STRs.

This bill isn't about destroying tourism. Removing STRs will bring tourists back to the hotels and take them out of local neighborhoods.

STRs negatively affect neighborhoods by bringing in a revolving group of random people in and out, week after week. Neighborhoods are meant for neighbors, friends, family. They are NOT meant for PROFIT. Not meant for GREED. They are not meant to be a 2nd and 3rd investment property.

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

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

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

Mahalo

Keoni Lota

jlota07@gmail.com

Lahaina, Hawaii 96761

HLU Committee

From: Natalie Star Mansfield <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 9:59 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Star Mansfield, and I'm writing in strong support of Bill 9. We are often told that we can "build our way out" of the housing crisis. But that argument ignores the truth of life in Maui Komohana: we don't even have enough water.

Our water is a public trust resource not a private amenity to be used freely by those who can pay the most. That's not just a moral principle, it's a constitutional one. Under the Hawai'i State Constitution and the Public Trust Doctrine, our County government has a legal and ethical obligation to protect water for present and future generations.

How can we fulfill that responsibility when thousands of short-term rentals, 85% of them owned by non-residents are using this precious resource at disproportionate rates, all for visitor luxury? Pools. Landscaping. Daily laundry. Turnover after turnover.

Meanwhile, families in West Maui are being told to conserve and be conscious. In the name of "growth," we're asked to believe that the solution is to build more, more units, more visitors, more demands on a system that is already past its breaking point. Instead of looking at the current housing stock we already have tied to resources.

The time for half-measures is over. Phasing out the Minatoya list means protecting our wai. I am also requesting no carve-outs or special protections for timeshares.

It's time for Maui to get their priorities straight. Keep local communities alive. As a human let's consider the impact that housing opportunities have on a community. It is ALWAYS worth it. It is priceless to keep a community alive. Satisfying and prioritizing investment properties, vacation rental interest over the local community is seriously disturbing. Consider human

dignity, humanity. Consider something else besides the appeasement of the wealthy. Do better.

Mahalo,

Star Mansfield RN BSN

Natalie Star Mansfield
nataliestar8@gmail.com

Kailua , Hawaii 96734

HLU Committee

From: Kamaka Parker <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 9:58 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

As a Native Hawaiian resident whose mission is to help house Hawaiians and local people alike in Hawaii so they don't have to move away, this list should have never been created. NEVER! Housing should not be a commodity outsiders can use to profit off of. Plain the simple! We're an island with limited resources and these STR's are not only taking housing away, they're taking our economy with them. We have plenty of hotels for tourists. We don't have plenty of housing for locals.

Every single person in opposition of this has financially benefits from this list. They don't want to lose money! They don't care about Hawaii, its land or its people. They only care about their bottom line. Their money, their retirement, their passive income. This is ridiculous! As a government, please serve YOUR people, the people that live and work and put into this place to make it so special the visitors want to come!

Please be apart of the solution! Not continue the problem previous generations have left us with.

Mahalo!

Kamaka

Kamaka Parker

kamaks31@aol.com

HONOLULU, Hawaii 96821

HLU Committee

From: Destiny Keomaka-Wood <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 9:57 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

Mahalo

Destiny Keomaka-Wood
destinykeomakawood@gmail.com

Wailuku, Hawaii 96793

HLU Committee

From: Samuel Saribay <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 9:54 PM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Chair and Councilmembers,

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

After the fire, we started learning the full truth. Nearly 87% of the units north of Kā'anapali were short-term rentals, entire neighborhoods turned into ghost towns of empty condos with keypads instead of neighbors.

Phasing out Minatoya STRs isn't about pushing out visitors, it's about giving families a fighting chance to stay. Maui's tourism numbers are still strong, and even without these STRs, occupancy is expected to rise, not fall. This isn't an anti-tourism move. It's a pro-community, pro-'āina and a pro-livable future for our people.

Most of the Minatoya STRs don't create jobs with benefits or pathways for local residents. Most are managed by off-island agents. Meanwhile there are roughly 600+ County jobs left unfilled, jobs that actually build up our workforce and help families put down roots.

We've lived the consequences of an economy on Maui built around investors instead of residents where our local community is pushed out due to no where to live, and extremely unsustainable rents.

Also, respectfully we ask for no carve-outs or special protections for timeshares, that would weaken the bill and keep the cycle going. We can't afford more exceptions. We need real housing solutions, not more loopholes.

Mahalo

Samuel Saribay
samueljr.saribay@yahoo.com

841 Kuialua st
Lahaina, Hawaii 96761

HLU Committee

From: Riley Bond <rbond@hawaii.edu>
Sent: Sunday, June 8, 2025 9:52 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

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

Maui County Clerk,

Aloha Councilmembers,

My name is Riley Bond. I'm a mother who was raised on the West Side of Maui and have lived here my entire life. I'm writing in strong support of Bill 9 (2025), and I urge you to pass it with no carveouts, no special protections for timeshares, and no watered-down compromises.

I've seen the gentrification of Kā'anapali through Napili firsthand. As a child, I lived with my mom at both Paki Maui and Papakea. We did just fine there. Today, local families are no longer welcome as those complexes are full of short-term rentals, while long-term residents are priced out, pushed away, or forced to coexist with tourists feeling like "the other" or the outsiders in their own community.

I rent a one-bedroom, one-bath apartment in a residential neighborhood up a pothole-filled road. I'm sandwiched between Airbnbs. Literally, one next to me, two beneath me. My kids and I fit just fine in our small space. The lack of parking isn't an issue, as we have one vehicle. We live minimally and there's enough storage for us. We don't need luxury, we need consistency. But instead, we live with tourists rolling in and out at all hours, partying on weekends, and leaving behind trash that no one is paid to clean up. There's no on-site front desk, no janitor, no accountability... just the illusion of hospitality in a place meant for neighbors.

And I've cleaned STRs. It was under-the-table work, no benefits, no job protections, no future. That's not economic development. That's exploitation.

Some people say, "Just build more." But we are an island. Land, water, and infrastructure are limited. After the Lahaina fires, we know it could take 20+ years to build enough housing, and our people need homes now.

Yes, some investors will take a loss. But that's the risk they took. If your retirement plan depends on pricing out local families, it was never ethical to begin with.

Now I ask you, Councilmembers, who do you represent?

The families barely holding on... juggling jobs, raising kids, caregiving elders..? or the people rich enough to own second, third, and fourth homes, who now cry foul because their risky investments aren't working out?

And let's be honest, who's writing in opposition? Is it your working-class constituents? Or off-island investors with lawyers and free time? Most of us here don't have time to show up to testify. We're too busy working multiple jobs just to stay rooted. Don't mistake our absence for agreement, it's exhaustion.

Some opponents claim Maui is their "home" and they "support the local economy." If that's true, then rent to a local. Don't profit off tourists while our families are displaced.

We need to shift away from a Western lens of profit and ownership and toward Indigenous values of kuleana, reciprocity, and collective well-being. Before it was a tourist playground, Hawai'i was a sovereign nation. The aftermath of the Great Māhele still produces inequality, especially Native Hawaiians, as well as every hardworking family being priced out of Maui by the day.

It is unacceptable that the West Side has so many short-term rentals while Native Hawaiians are living in the diaspora. This isn't just a policy failure. It's a moral one.

Please pass Bill 9 as written, with no carveouts and no timeshare exemptions. Return housing in apartment districts to the people who live here. We cannot afford to wait.

Mahalo,
Riley Bond
Lahaina, Maui

Riley Bond
rbond@hawaii.edu

Lahaina, Hawaii 96761

HLU Committee

From: Bo Kim <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 9:50 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Council Members,

My name is Bo Kim, resident of Maui, and I'm writing in strong support of Bill 9.

I keep asking myself, but I would like the County members to ask themselves, why are the locals having to fight the same fight over and over again? Why aren't the hotels and corporations fighting to share resources? Why is it that we, the locals and residents of Maui and Hawaii are having to ask for basic needs? Basic needs that everyone else would assume to be normal and standard. Why can golf courses and hotel grounds have perfect green grass while locals have to restrain water usage to have the same thing on property that they either own or rent? It's honestly baffling to understand this concept of constantly having to prove and convince why the people of Maui need support in housing, utilities working safe and sound, and a government that is meant to serve and protect the community. Why does it feel like an episode of shark tank?

It is so crucial to pivot the County's priorities and show the community that we are worth more than tourists and part-time residents and deserving to live on Maui and to be supported in the same way all working people on Maui do by paying their State of Hawaii taxes and providing stability for the County. It's time to turn some heads and actually provide belief that residents can thrive and live on Maui as their hearts intend to.

Phasing out the Minatoya list means protecting our community and resources. I am also requesting no carve-outs or special protections for timeshares.

Mahalo for your time.

Bo Kim
bojeongkim@gmail.com

32 polohina In unit 1
Lahaina, Hawaii 96761

HLU Committee

From: Kelly Gordon <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 9:47 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Kelly Gordon and I was born and raised moving from home to home finally ending up in condo living which was some of my best memories . Even though guest to the island were sharing the same buildings we all were able to co exist . Having access to necessities in a small but livable space for myself my brothers and mom we made it work for many years. Starting in Maui Park in Honokowai and eventually living at Maui Sands for many years before the condos started selling. Once a condo had sold where we lived people who bought out of state had come to Maui and emptied out our personal belongings from the storage room on site before we were even notified of the sale while off island all of our personal possessions thrown in a dumpster along with non replaceable surf trophy's of my brother's from the 90's surfing Lahaina Harbor contests. I know these units are livable and I am writing in strong support of Bill 9. There's this narrative going around that STR units "aren't livable" that they're somehow unfit for long-term residents. But I'm here to tell you: we lived there. Not just a few people, hundreds of us, thousands over the years. 'Ohana, Kūpuna, Restaurant workers, and our community ,

These units were never built just for tourists. They helped raised the community you see before you. Over time, they were taken over and converted. But before that, they were part of our housing market, the only housing some of us could find or afford.

They were starter homes for many 'ohana, they were also just simply homes. They were affordable and our 'ohana could live comfortably while our keiki and ourselves knew our neighbors. This is what we need to bring back!

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

Mahalo
Kelly Gordon

Kelly Gordon

kellygrdn@yahoo.com

Lahaina, Hawaii 96761

HLU Committee

From: Malialani Dullanty <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 9:44 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Council Members,

My name is Malialani Dullanty and I'm writing in strong support of Bill 9.

Phasing out short term rentals on Maui isn't radical, it's responsible. Cities and regions across the globe have recognized that short-term rentals contribute to unsustainable economies through: skyrocketing housing costs, increased infrastructure strain, depleted natural resources, and an over-reliance on visitors. By phasing them out, Maui would be taking steps toward economies that prioritize local families over absentee investors.

In Spain, the government ordered Airbnb to remove over 65,000 illegal tourist listings, citing violations of regional regulations and the need to restore housing access for residents. Barcelona plans to eliminate all 10,000 licensed short-term rental apartments by 2028 to protect long-term housing availability for residents.

U.S. cities like Los Angeles, San Francisco, and Santa Monica have implemented strict regulations on short-term rentals to curb their negative impact on housing affordability and community stability.

By phasing out Minatoya STRs, Maui is taking a step toward a stable economy that prioritizes local families over absentee investors. This means lower rents, greater housing access for workers, and a stronger local economy built on residents.

I also ask that no carve-outs or special protections be made for timeshares or other vacation/investment properties. Let this bill do what it was intended for the Minatoya list.

Mahalo piha,
Malialani Dullanty

Malialani Dullanty

malialanicarrell@gmail.com

Laupahoehoe, Hawaii 96764

HLU Committee

From: Jaime Rae Kasztelan <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 9:42 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Jaime Rae and I'm writing in strong support of Bill 9.

I've never had money and have never expected to own a home. Renting was the only option for me and what you expect is to pay a lot to someone for a benefit. You will lose every dime you put in but you will never have to replace anything broken or old in the place. It sounds like the perfect scenario, except, I have rented to these California, Canada, etc. owners and they make it a living hell to make improvements. For example I lived in a two bedroom apartment with one bathroom and a broken toilet for a year plus.

In that regard, those landlords could be the actual devil because there is not enough housing. They have no worries that a new tenant isn't around the corner since everyone is desperate. That living situation happened before the fire and has been a nightmare of a living situation for a long time. My boyfriend and I were scared to even mention any problems in our place before it burned for fear of being kicked out. Before the fire it was living in squalor but reasonable rent. After the fire it is living in squalor with outrageous rent. No win situation, and no way to happily live life.

Lahaina is such an iconic place because of the people. I will never be as happy as I was riding my moped along front street and waving to my neighbors. A lot of people who live here aren't expecting to be rich in life. They just hope to live each day without the stress of affording food and housing. All of which is not possible here.

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

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

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

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

Mahalo

Jaime Rae Kasztelan

jaime.kasztelan07@gmail.com

1600 Lokia St

Lahaina, Hawaii 96761

HLU Committee

From: Hoku Pavao Jones <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 9:38 PM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Chair and Councilmembers,

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

After the fire, we started learning the full truth. Nearly 87% of the units north of Kā'anapali were short-term rentals, entire neighborhoods turned into ghost towns of empty condos with keypads instead of neighbors.

Phasing out Minatoya STRs isn't about pushing out visitors, it's about giving families a fighting chance to stay. Maui's tourism numbers are still strong, and even without these STRs, occupancy is expected to rise, not fall. This isn't an anti-tourism move. It's a pro-community, pro-'āina and a pro-livable future for our people.

Most of the Minatoya STRs don't create jobs with benefits or pathways for local residents. Most are managed by off-island agents. Meanwhile there are roughly 600+ County jobs left unfilled, jobs that actually build up our workforce and help families put down roots.

We've lived the consequences of an economy on Maui built around investors instead of residents where our local community is pushed out due to no where to live, and extremely unsustainable rents.

Also, respectfully we ask for no carve-outs or special protections for timeshares, that would weaken the bill and keep the cycle going. We can't afford more exceptions. We need real housing solutions, not more loopholes.

Mahalo,
Hōkū Pavao

Hoku Pavao Jones
hokupavao@aol.com

249A Momi Place
Wailuku, Hawaii 96793

HLU Committee

From: Marianne Fisher <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 9:37 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Marianne Fisher and I'm writing in very very strong support of Bill 9.

The amount of units on the Minatoya list that are polluting our neighborhoods and overusing resources is criminal, and must be stopped now.

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

Actual affordable housing is impossible to secure.

Residents need these units to be made available for fair rates; not the current market rates that exist due to greed and no supply with too much demand.

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

Mahalo for all you do.

Please do the right thing for the people.

Support Bill 9, once and for all!!

Marianne Fisher

Kihei

808 269 5077

Marianne Fisher

mariannefisher128@gmail.com

25 Namauu Place

Kihei, Hawaii 96753

HLU Committee

From: Kanani Higbee <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 9:36 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Kanani Higbee, Maui 'oiwi, direct lineal descendant of Polanui Valley in Lahaina and I'm writing in strong support of Bill 9.

I was born and raised in Lahaina. As a baby, I lived with my two blue collar worker parents in oceanfront condo in Honokowai. They could afford that alongside their 3 babies in diapers. Nowadays, the same unit rents for over \$500 a night daily and is owned by out of state investors. There is no way we could afford that. When I lived as a young single mom in Honokowai, rent was so high that it wiped out my savings. I ended up homeless with my kids, living out of our car, sleeping on couches, in and out of shelters. That was a regular life for us. It was very unfortunate since we are Native Hawaiian and our roots are in Lahaina. We come from kuleana land owners. But for too long, housing was taken by people who were not from here and invested by foreigners and out of state people. That's why I had to work myself to death with 80 hour work weeks, even my kids did child labor just to put food on the table. It's common in Lahaina for 5 year olds to watch babies so the parents can work. It's common for kids to fall asleep at school because they just pulled a graveyard shift cleaning restaurant in Front St. That's because short term rentals highjack the little bit of housing Lahaina has and rents it to tourists.

I ask that there be no carve outs or special protections for timeshare too. Since timeshare are a form of investment and how people invest our housing to rent to tourists. Why did these companies even have timeshare? It's ridiculous. Obviously you don't take workforce housing and carve out timeshares for clients when that is not a solid investment with firm footing. The units they used were never meant for that purpose. They were meant to house the workforce.

What we're doing here on Maui isn't radical, it's responsible. Cities and regions across the globe have recognized that short-term rentals have contributed to unsustainable economies:

skyrocketing housing costs, increased infrastructure strain, and over-reliance on visitors. By phasing them out, they're taking steps toward economies that prioritize local families over absentee investors.

In Spain, the government ordered Airbnb to remove over 65,000 illegal tourist listings, citing violations of regional regulations and the need to restore housing access for residents. Barcelona plans to eliminate all 10,000 licensed short-term rental apartments by 2028 to protect long-term housing availability for residents.

In the U.S., cities like Los Angeles, San Francisco, and Santa Monica have implemented strict regulations on short-term rentals to curb their negative impact on housing affordability and community stability.

We're not crashing the economy, we're stabilizing it. By phasing out Minatoya STRs, we're taking a step toward an economy that prioritizes local families over absentee investors. This means lower rents, greater housing access for workers, and a stronger local economy built on residents.

Also, I respectfully ask for no carve-outs or special protections for timeshares. Let this bill do what it was intended for the Minatoya list.

Mahalo,
Kanani Higbee

Kanani Higbee
khigbee1037@gmail.com

Lahaina, Hawaii 96761

HLU Committee

From: Kristelle Turalva-Albano <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 9:34 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

What we're doing here on Maui isn't radical, it's responsible. Cities and regions across the globe have recognized that short-term rentals have contributed to unsustainable economies: skyrocketing housing costs, increased infrastructure strain, and over-reliance on visitors. By phasing them out, they're taking steps toward economies that prioritize local families over absentee investors.

In Spain, the government ordered Airbnb to remove over 65,000 illegal tourist listings, citing violations of regional regulations and the need to restore housing access for residents. Barcelona plans to eliminate all 10,000 licensed short-term rental apartments by 2028 to protect long-term housing availability for residents.

In the U.S., cities like Los Angeles, San Francisco, and Santa Monica have implemented strict regulations on short-term rentals to curb their negative impact on housing affordability and community stability.

We're not crashing the economy, we're stabilizing it. By phasing out Minatoya STRs, we're taking a step toward an economy that prioritizes local families over absentee investors. This means lower rents, greater housing access for workers, and a stronger local economy built on residents.

Also, I respectfully ask for no carve-outs or special protections for timeshares. Let this bill do what it was intended for the Minatoya list.

Mahalo

Kristelle Turalva-Albano

kristellea@gmail.com

258 Kupuohi St. Unit 420 Lahaina, HI 96761

Kaanapali, Hawaii 96761

HLU Committee

From: Harry Shimmin <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 9:31 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

I know so many people who lived in these units and not because they were desperate or out of options. Because it was actually a good life. Some of us grew up in those homes. I have memories of Minatoya units, barbecues in the shared lawn, hearing the ocean at night. It was sweet, it was simple, and it was comfortable.

Please don't anyone tell you those places were never meant for locals or are something our families don't want to live in. We were there long before the keypads and lockboxes, before the listings on Airbnb. These weren't luxury escapes, they were everyday homes, full of working families, aunties, kids, kūpuna.

What's "unlivable" now isn't the unit, it's the system that turned our homes into investments. The reason it's no longer sustainable is because locals got priced out. Long-term leases disappeared. And suddenly, we're being told we never belonged there to begin with. Or our reality of remembering our childhood is made up.

That's not just false, it's disrespectful to the lives we built in those places. We made a community there. Also, I respectfully ask for no carve-outs or special protections for timeshares. This bill is meant to address short-term rentals in apartment zoned districts.

Mahalo

Harry Shimmin
harryshimmin@outlook.com

Paia, Hawaii 96779

HLU Committee

From: Kaimana B <brittainkaimana@gmail.com>
Sent: Sunday, June 8, 2025 9:29 PM
To: County Clerk
Subject: Testimony in Support of Bill 9

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

Aloha kākou, 'o Kaimana Brittain ko'u inoa. 'O Honomaele ka inoa o ko'u one hānau. Aloha, my name is Kaimana Brittain, and I am writing in support of Bill 9. I am a young Hawaiian woman who was born and raised here on Maui. As I continue my college education and enter the workforce, I have started to understand that owning my own home is not a reality. I had dreamt of having my own house as a child, and as I enter my adult life, owning a home is still a far-fetched dream. The fear of being priced out of Hawai'i and having to leave my family, culture, 'āina, and kūpuna is something I have been struggling with since high school, and the fear only grows as I see more families moving away because affording a home on Maui is unattainable. 1 in 5 properties on Maui are being used as short-term rentals, which contributes to the high rental prices that my family members and many other Maui residents struggle to pay. The ownership of short-term rentals under the Minatoya list is only 15% Local owners and 85% non-resident owners. This statistic shows that our local people are barely directly profiting from these short-term rentals, and that non-residents continue to profit off our land. These short-term rentals will continue the exploitation of our lands, people, and Hawaiian culture under the colonial rhetoric that Hawai'i would not survive without tourism. I say 'a'ole to the displacement of Hawaiians, and I fully support Bill 9. Mahalo nui for your time and consideration.

HLU Committee

From: Lorelei Catugal <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 9:19 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

I am a resident of Lahaina. And we've been saying this for a long time: short-term rentals have taken over our town. Before the fire, it was already impossible to find housing. After the fire, seeing what was remaining, it became clear just how many homes weren't homes at all; they were STRs. That's not balance, that's erasure.

We've been told phasing out STRs is "too extreme," that it'll hurt the economy. But the truth is: STRs have been hurting us. They drive up housing prices, overburden our roads, and leave our neighborhoods empty of real neighbors. What kind of recovery leaves us priced out of our own community?

And these STRs aren't job creators nor should you believe the numbers from 10,000 job losses. They don't hire cleaning crews full time, its majority transient, and most don't have front desks or full time maintenance staff on property. They don't support local working families the way long-term housing or union hotels do. We've got hundreds of open County jobs that could be filled if people had somewhere to live.

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

Mahalo

Lorelei Catugal
lcatugal@gmail.com
1426 Hooli Cir
Pearl City, Hawaii 96782-1912

HLU Committee

From: Amanda Candens <candens@hawaii.edu>
Sent: Sunday, June 8, 2025 9:18 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

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

Maui County Clerk,

Aloha Chair and Councilmembers,

I moved to Maui in 2003, and for over a decade, I had no problem finding rentals. Prior to Airbnb exploiting the islands, I was able to find a rental usually within two weeks. By the time 2018 rolled around, it was taking me on average 8 weeks to find a rental. For a rental in 2020, I was told I was selected over 80 applicants, only to lose it to a friend of the owners. The situation has not only impacted finding rentals but also has had an extreme impact on housing purchases. In 2023, prior to the fires, I realized that trying to purchase a home on Maui (after residing there for two decades) was simply not possible for a single individual making less than six figures. The only affordable housing in Maui County was on Moloka'i, and so that is where I relocated to. Even here, the predominantly affordable units on Moloka'i are in complexes that are on the Minatoya list, mainly because owners are starting to be more receptive to renting their units to residents rather than visitors, based on the possibility of this bill. As a resident of Maui County for two decades, I strongly support this bill and am personally experiencing the impact of its possible application. I respectfully ask for no carve-outs or special protections for timeshares as well.

Sincerely,

Maui County Resident of 22 years

Amanda Candens
candens@hawaii.edu
1 Private Rd.
Makawao, Hawaii 96768

HLU Committee

From: Amanda Schaefer <amanda@vibechild.com>
Sent: Sunday, June 8, 2025 9:18 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

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

Maui County Clerk,

Aloha Chair and Councilmembers,

Housing is for the people who live in, work in, and are a part of a community. If someone wants to rent out a room in the house in which they live full time, I have no issue with that. It can actually help supplement the income of someone so they can continue to afford living here on the island. However, renting out entire apartments or condos as short term rentals means our community members can't live in their communities either because there are no places to buy or rent, or because the cost of housing has become too inflated.

I've been saying for over two decades, when the big housing bubble drove housing costs above what most people could afford, that soon there wouldn't be a working class on the island. Who will mow the lawns, clean the houses, cook the food, serve in the restaurants, work in the hotels, run the fancy little boutiques, or support the lifestyles of the rich and famous once the working class is gone?

Help make sure all of the people of the island, especially the kānaka Maoli, have a house and home where they can live in their communities either communities they love and support.

I respectfully ask for no carve-outs or special protections for timeshares. This bill is meant to address short-term rentals in apartment zoned districts.

Mahalo,

Amanda Schaefer

Amanda Schaefer
amanda@vibechild.com

305 Kaupakalua Rd.
Haiku, Hawaii 96708

HLU Committee

From: Lorelei Catugal <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 9:17 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

I know so many people who lived in these units and not because they were desperate or out of options. Because it was actually a good life. Some of us grew up in those homes. I have memories of Minatoya units, barbecues in the shared lawn, hearing the ocean at night. It was sweet, it was simple, and it was comfortable.

Please don't anyone tell you those places were never meant for locals or are something our families don't want to live in. We were there long before the keypads and lockboxes, before the listings on Airbnb. These weren't luxury escapes, they were everyday homes, full of working families, aunties, kids, kūpuna.

What's "unlivable" now isn't the unit, it's the system that turned our homes into investments. The reason it's no longer sustainable is because locals got priced out. Long-term leases disappeared. And suddenly, we're being told we never belonged there to begin with. Or our reality of remembering our childhood is made up.

That's not just false, it's disrespectful to the lives we built in those places. We made a community there. Also, I respectfully ask for no carve-outs or special protections for timeshares. This bill is meant to address short-term rentals in apartment zoned districts.

Mahalo

Lorelei Catugal
lcatugal@gmail.com
1426 Hooli Cir
Pearl City, Hawaii 96782-1912

HLU Committee

From: Joell Edwards <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 9:15 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Joell Edwards, and I write to you today from Wainiha, on the island of Kaua'i, in strong support of Bill 9 and in deep solidarity with the people of Maui.

This crisis didn't just happen overnight. For decades, tourism crept past the boundaries of the resort zones and into residential neighborhoods. By the time of the fire, an astonishing 87% of homes north of Kā'anapali were short-term rentals (STRs). That's not a sustainable tourism model—it's an extractive one.

Removing STRs is not an attack on tourism. It's about bringing it back to where it was always intended to be—in the resort areas, where services, infrastructure, and workers were planned to support it. Even if we phase out the 6,000+ Minatoya STRs, the data shows that our overall occupancy rate is expected to rise. This is not about losing tourism—it's about managing it responsibly.

Let's also be honest—this isn't about local jobs either. These STRs are not union hotels staffed by local workers. Most are remote-managed, with profits flowing elsewhere. Meanwhile, hundreds of good-paying jobs with real benefits remain unfilled across the County—jobs our local families could take, if only they had a place to live.

We've seen firsthand here on Kaua'i how STRs hollow out our communities, displace residents, and inflate housing costs. Other cities have stepped up to protect their people. Considering the heavy weight so many have carried since the fire, It's time for Maui to do the same for the residents there.

We can't afford to treat STRs as if they're untouchable. We must stand with the families who are still trying to come home. Please pass Bill 9 with no carve-outs—especially none for timeshares.

Mahalo nui loa for your courage and leadership.

With aloha,

Joell Edwards

Wainiha, Kaua'i

Joell Edwards

joellmedwards@gmail.com

Hanalei, Hawaii 96714

HLU Committee

From: Charles Keoho <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 9:14 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Charles Keoho, and I'm writing in strong support of Bill 9. We are often told that we can "build our way out" of the housing crisis. But that argument ignores the truth of life in Maui Komohana: we don't even have enough water.

Our water is a public trust resource not a private amenity to be used freely by those who can pay the most. That's not just a moral principle, it's a constitutional one. Under the Hawai'i State Constitution and the Public Trust Doctrine, our County government has a legal and ethical obligation to protect water for present and future generations.

How can we fulfill that responsibility when thousands of short-term rentals, 85% of them owned by non-residents are using this precious resource at disproportionate rates, all for visitor luxury? Pools. Landscaping. Daily laundry. Turnover after turnover.

Meanwhile, families in West Maui are being told to conserve and be conscious. In the name of "growth," we're asked to believe that the solution is to build more, more units, more visitors, more demands on a system that is already past its breaking point. Instead of looking at the current housing stock we already have tied to resources.

The time for half-measures is over. Phasing out the Minatoya list means protecting our wai. I am also requesting no carve-outs or special protections for timeshares.

It is time for Council and Maui to protect Maui Citizens, I have seen STR's add value to the islands when the owners are actually living there. When you have a management company or Business that wants to replace hotel rooms, there is no value for the residents. Only the non-resident that wants to make another dollar off of Hawaii real estate, giving nothing back.

Mahalo

Charles Keoho

Charles Keoho

ckeoho@gmail.com

Wailuku, Hawaii 96793

HLU Committee

From: Ivy Campbell <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 9:11 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

I my husband is born and raised Lahaina boy and we have been priced out of our community. And we've been saying this for a long time: short-term rentals have taken over our town. Before the fire, it was already impossible to find housing. After the fire, seeing what was remaining, it became clear just how many homes weren't homes at all; they were STRs. That's not balance, that's erasure.

We've been told phasing out STRs is "too extreme," that it'll hurt the economy. But the truth is: STRs have been hurting us. They drive up housing prices, overburden our roads, and leave our neighborhoods empty of real neighbors. What kind of recovery leaves us priced out of our own community?

And these STRs aren't job creators nor should you believe the numbers from 10,000 job losses. They don't hire cleaning crews full time, its majority transient, and most don't have front desks or full time maintenance staff on property. They don't support local working families the way long-term housing or union hotels do. We've got hundreds of open County jobs that could be filled if people had somewhere to live.

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

Mahalo

Ivy Campbell
artandsoulhair@gmail.com

Wailuku, Hawaii 96793

HLU Committee

From: Emelia Briscoe <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 9:11 PM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Chair and Councilmembers,

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

After the fire, we started learning the full truth. Nearly 87% of the units north of Kā'anapali were short-term rentals, entire neighborhoods turned into ghost towns of empty condos with keypads instead of neighbors.

Phasing out Minatoya STRs isn't about pushing out visitors, it's about giving families a fighting chance to stay. Maui's tourism numbers are still strong, and even without these STRs, occupancy is expected to rise, not fall. This isn't an anti-tourism move. It's a pro-community, pro-'āina and a pro-livable future for our people.

Most of the Minatoya STRs don't create jobs with benefits or pathways for local residents. Most are managed by off-island agents. Meanwhile there are roughly 600+ County jobs left unfilled, jobs that actually build up our workforce and help families put down roots.

We've lived the consequences of an economy on Maui built around investors instead of residents where our local community is pushed out due to no where to live, and extremely unsustainable rents.

Also, respectfully we ask for no carve-outs or special protections for timeshares, that would weaken the bill and keep the cycle going. We can't afford more exceptions. We need real housing solutions, not more loopholes.

Mahalo

Emelia

Emelia Briscoe

emeliabriscoe@gmail.com

Urban Honolulu, Hawaii 96816

HLU Committee

From: Kiana Rowley <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 9:10 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

What we're doing here on Maui isn't radical, it's responsible. Cities and regions across the globe have recognized that short-term rentals have contributed to unsustainable economies: skyrocketing housing costs, increased infrastructure strain, and over-reliance on visitors. By phasing them out, they're taking steps toward economies that prioritize local families over absentee investors.

In Spain, the government ordered Airbnb to remove over 65,000 illegal tourist listings, citing violations of regional regulations and the need to restore housing access for residents. Barcelona plans to eliminate all 10,000 licensed short-term rental apartments by 2028 to protect long-term housing availability for residents.

In the U.S., cities like Los Angeles, San Francisco, and Santa Monica have implemented strict regulations on short-term rentals to curb their negative impact on housing affordability and community stability.

We're not crashing the economy, we're stabilizing it. By phasing out Minatoya STRs, we're taking a step toward an economy that prioritizes local families over absentee investors. This means lower rents, greater housing access for workers, and a stronger local economy built on residents.

Also, I respectfully ask for no carve-outs or special protections for timeshares. Let this bill do what it was intended for the Minatoya list.

Mahalo

Kiana Rowley

charlenekiana@gmail.com

Kula, Hawaii 96790

HLU Committee

From: Jesica Cadiam <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 9:05 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

Mahalo

Jesica Cadiam
jesica1019@hotmail.com

Lahaina, Hawaii 96761

HLU Committee

From: Mikaela Kuester <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 9:04 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

I know so many people who lived in these units and not because they were desperate or out of options. Because it was actually a good life. Some of us grew up in those homes. I have memories of Minatoya units, barbecues in the shared lawn, hearing the ocean at night. It was sweet, it was simple, and it was comfortable.

Please don't anyone tell you those places were never meant for locals or are something our families don't want to live in. We were there long before the keypads and lockboxes, before the listings on Airbnb. These weren't luxury escapes, they were everyday homes, full of working families, aunties, kids, kūpuna.

What's "unlivable" now isn't the unit, it's the system that turned our homes into investments. The reason it's no longer sustainable is because locals got priced out. Long-term leases disappeared. And suddenly, we're being told we never belonged there to begin with. Or our reality of remembering our childhood is made up.

That's not just false, it's disrespectful to the lives we built in those places. We made a community there. Also, I respectfully ask for no carve-outs or special protections for timeshares. This bill is meant to address short-term rentals in apartment zoned districts.

Mahalo

Mikaela Kuester
trixiemixie@hotmail.com
P.O. Box 492772
Keaau , Hawaii 96749

HLU Committee

From: Noelani Ahia <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 9:00 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

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

Mahalo

Noelani Ahia
noe.ahia@gmail.com

Wailuku, Hawaii 96793

HLU Committee

From: Mark Nelson <marknfp123@gmail.com>
Sent: Monday, June 9, 2025 7:23 AM
To: HLU Committee
Subject: Bill 9 Testimony
Attachments: Bill 9 Testimony - Nelson.prn.pdf; Exclude Papakea from Bill 9_.pdf

You don't often get email from marknfp123@gmail.com. [Learn why this is important](#)

Please see attached testimony concerning Bill 9.

Testimony Before the Housing and Land Use Committee
Re: Support for Allowing Short-Term Rentals at Papakea Resort
Mark & Jody Nelson – Owner at Papakea, K304

June 8, 2025

Dear Chair Kama, Vice Chair U'u-Hodgins, and Members of the Housing and Land Use Committee,

Thank you for the opportunity to provide testimony regarding the proposed zoning changes that would impact the ability of Papakea Resort to continue operating short-term rentals.

I oppose Bill 9 as drafted and propose that the Council amend Bill 9 to exclude Papakea Resort which the County has historically identified as having A2-H2 zoning.

I respectfully urge you to preserve short-term rental (STR) rights for Papakea Resort for several critical reasons:

1. Historical Legality and Longstanding Use

Papakea was **intentionally marketed and legally sold** as a vacation rental property decades ago—**well before** zoning restrictions affecting apartment-zoned properties were put into place. For **nearly 50 years**, owners have operated their units as lawful short-term rentals, in full compliance with county regulations.

2. Not Workforce Housing – Never Was

Papakea has **never functioned as workforce housing**. It is **not a case of a residential building converting into vacation rentals**. In fact, the vast majority of units are **under 600 square feet** and are not practical for long-term family living. The property also has **limited parking**, further making it unsuitable for conversion to long-term housing.

3. Location & Resort Infrastructure

Papakea is **not located in a residential neighborhood**. It is situated alongside a long corridor of **hotel-zoned properties** and is directly adjacent to **commercially-zoned areas**. The property is structured and operated as a resort, with a **front desk, activity concierge, shared recreational spaces, and full resort-style amenities**—features not typical of long-term housing complexes.

4. Owner Investment and Reasonable Expectations

Papakea owners made their purchases with the **reasonable and legally grounded expectation** that short-term rentals were allowed, relying on county ordinances in place since **1989** and reaffirmed as recently as **2022**. Many have made substantial investments in renovations, furnishings, mortgages—based on these laws and state and federal constitutional protections of

investment-backed expectations. A retroactive removal of STR rights would not only be unfair, but **legally questionable.**

5. Employment and Economic Support

Papakea’s resort operations provide **full-time, benefited employment for 35 local residents**—some of whom have worked there for over 17 years. This includes individuals who started in entry-level roles and have grown into leadership positions. In addition, Papakea sustains a large network of **local trades and contractors:** HVAC technicians, plumbers, electricians, painters, general contractors, and more.

6. Support for Local Small Businesses and Entrepreneurs

Many **local, resident-owned businesses** rely directly on Papakea’s short-term rentals—housekeepers, handymen, on-island agents, and independent service providers. These small business owners **set their own rates, schedules, and standards**, allowing them the freedom and flexibility to thrive outside of the constraints of low-wage, corporate jobs. To eliminate STRs at Papakea is to **eliminate their livelihoods** and tell these hardworking community members to simply “get another job”—a deeply unfair and shortsighted outcome.

7. Tax Revenues and Economic Ripple Effect

Papakea owners and guests contribute significantly to the **State of Hawai‘i and the County of Maui** through:

- Property taxes (many assessed at STR rates)
- Transient Accommodations Tax (TAT)
- General Excise Tax (GET)
- Maui County TAT

Guests also support countless **local small businesses**—restaurants, food trucks, tour operators, shops, parks, and cultural sites—circulating tourism dollars into the heart of the community.

8. Community Engagement and Giving Back

Papakea owners and guests are **not absentee landlords.** Many participate in **beach cleanups, local philanthropy, hospital volunteering,** and support causes like the Maui Humane Society and local cultural preservation efforts. They are active, caring members of the community.

In Summary:

Papakea is a unique and established resort community with a clear legal history of short-term rental use, strong economic contributions, and deep community integration. It is not taking away from workforce housing. It is **supporting** Maui’s workers, businesses, and economy in measurable, meaningful ways.

I respectfully ask that you honor the legal history, the community contributions, and the very real lives that depend on Papakea's continued operation as a short-term rental property.

Thank you for your time and thoughtful consideration.

Sincerely,

Mark & Jody Nelson

3543 Loer Honoapiilani Road

Apartment K304

Lahaina, HI 96762

I request that the Council follow the advice of the
Planning Commission and exclude Papakea
Oceanfront Resort from the scope of Bill 9

Maui County Planning Commission Hearing Quotes from July 9, 2024:

“Consider excluding those properties that are community plan designated for hotel use and those that are already partially hotel zoned.”

-Planning Commission comments to County Council (Unanimous)

“Papakea has partial H2 zoning.”

-Planning Commission Chair

“The zoning designation (for Papakea) is still A2-H2.”

-Planning Department Staff

Maui County and the State of Hawaii have identified Papakea as a resort property with partial hotel zoning for decades.

Assessment Information

Year	Tax Class	Market Land Value	Agricultural Land Value	Assessed Land	Building Value	Total Assessed Value	Total Exemption Value	Total Net Taxable Value
2024	HOTEL / RESORT	\$59,108,300	\$0	\$59,108,300	\$0	\$59,108,300	\$0	\$59,108,300

[Show Historical Assessments](#)

[How to calculate real property taxes](#)

Parcel Information

Parcel Number 440010550000
 Location Address 3543 LOWER HONOAPILANI RD UNIT C435 LAHAINA HI 96761
 Neighborhood Code OFHOTEL
 Legal Information 1ST: LOTS 13 (1.252 AC), 14 (0.250 AC) & 15 (0.051 AC)
 Land Area 12.281 Acres
 Parcel Note Non taxable

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
 DEPARTMENT OF REGULATORY AGENCIES
 STATE OF HAWAII
 1010 RICHARDS STREET
 P. O. BOX 3463
 HONOLULU, HAWAII 96807

PRELIMINARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

PAPAKEA (PHASE I)
 Honokowai, Kaanapali
 Maui, Hawaii

REGISTRATION NO. 657

NAME OF PROJECT: PAPAKEA (PHASE I)

LOCATION: West Maui, approximately 3 miles from Lahaina and 1 mile from Kaanapali Airport, containing an area of 12.283 acres, more or less.

TAX MAP KEY: Second Division, 4-4-1-55

SONING: A-2 and H-2

DEVELOPER: HONOKOWAI-KAANAPALI PARTNERS, a Hawaii general partnership, whose mailing address is Suite 1700, 841 Bishop Street, Honolulu, Hawaii 96813

Registration No. 657
 March 14, 1974

Douglas R. Soodtani
 (FOR) DOUGLAS R. SOODTANI, Chairman
 REAL ESTATE COMMISSION
 STATE OF HAWAII

DEPARTMENT OF COMMERCE & CONSUMER AFFAIRS
 DEVELOPER'S PUBLIC REPORT/ASSOCIATION BIENNIAL REGISTRATION

Project Number: [] Zoning: []
 Project Name: papakea TMK a: []
 City: [] Developer Name: []
 Total Units: []

No.	Name	Zoning	TMK	Address	City	Developer	Total Units
657	PAPAKEA	A-2/H-2	244001055	3543 L. HONOAPILANI HWY	LAHAINA	HONOKOWAI-KAANAPALI	218
658	PAPAKEA PHASE II	A-2 & H-2	244001056	3543 L. HONOAPILANI HWY	LAHAINA	HONOKOWAI-KAANAPALI	178

Apartment District Properties Allowed to be Used for Short-Term Occupancy

PROJECT PROPERTY	MASTER TMK	ADDRESS	YR BLT	COUNTY ZONING	COMMUNITY PLAN DESIGNATION	NUMBER OF UNITS
NOHONANI	430060010000	3723 Lower Honokapiuni Rd	1974	A2	MF	218
MAKANI SANDS	430060120000	3785 Lower Honokapiuni Rd	1974	A2	MF	35
KALEIA/DORA	430060130000	3785 Lower Honokapiuni Rd	1973	A2	MF	87
HONO KOA	430060140000	3801 Lower Honokapiuni Rd	1980	A2	MF	28
LOKELANI	430060160000	3833 Lower Honokapiuni Rd	1971	A2	MF/OS	36
HALE MAHINA BEACH	430060410000	3875 Lower Honokapiuni Rd	1981	A2	MF	33
HALE ONO LOA	430060440000	3823 Lower Honokapiuni Rd	1989	A2	MF	87
PIKARE	430060530000	3721 Lower Honokapiuni Rd	1995	A2	MF	12
MAHINA BEACH	430060010000	4007 Lower Honokapiuni Rd	1976	A1	MF	32
POLYNESIAN SHORES	430060020000	3975 Lower Honokapiuni Rd	1972	A1	MF	18
KULEANA	430060030000	3859 Lower Honokapiuni Rd	1972	A1	MF	109
KULEANA	430060050000	3959 Lower Honokapiuni Rd	1974	A1	MF/US	17
HOYOCHI NIKKO	430060060000	3911 Lower Honokapiuni Rd	1973	A1	MF	50
NOELANI	430060020000	4095 Lower Honokapiuni Rd	1974	A1	MF	44
MAHINA SURF	430060050000	4057 Lower Honokapiuni Rd	1980	A1	MF	30
HONOKOWAI PALMS	440010410000	3685 Lower Honokapiuni Rd	1985	A2	MF	40
PALE KATI	440010420000	3681 Lower Honokapiuni Rd	1987	A2	MF	28
PALE KATI	440010500000	3615 Lower Honokapiuni Rd	1978	A2	MF	80
PALE KATI II	440010510000	3601 Lower Honokapiuni Rd	1975	A2	MF	17
PAPAKEA	440010550000	3543 Lower Honokapiuni Rd	1977	A2/H2	MF/H2/OS2	396
HALE KANAPALI	440000110000	45 Kai Ala Dr	1967	A2/H2/US	H	236
MAUI ELDORADO	440000120000	2681 Kekaa Dr	1968	A2	H	205
KAANAPALI ROYAL	440000130000	2580 Kekaa Dr	1980	A2	MF/OS	109
KAANAPALI BEACH ESTATES	440000200000	45 Kai Ala St	1984	A1	MF	10
LAHAINA ROADS	450130270000	1403 First St	1968	A2	MF	41
THE SPINNAKER	460100020000	780 Waianae St	1979	A-1	MF	87
RENAI KAI	510030130000	50 Kapiolu Pl	1980	A-1	MF	138
WAVECREST	560040050000	7142 Kamehameha V Hwy	1975	A3/Interm	MF	126

Legend:
 Zoning
 A1 or A2: Apartment
 AG: Agriculture
 B2: Community Business
 Community Plan
 H: Hotel
 MF: Medium Density Residential
 MF/OS: Medium Density Residential with Office Space
 MF/H2/OS2: Medium Density Residential with Hotel and Office Space
 H: Hotel

104

Total Apartment District Vacation Rental Units

7167

Papakea's resort operations are a significant economic driver and employer in West Maui

\$16,902,298.17 in real property taxes over the last 5 years

\$3,100,000 in wages per year

35 full-time benefited on-site staff

Resort operations supporting:

- **161** housekeepers
- **26** handypersons
- **30** rental management companies
- **30+** contractors

\$32M plumbing project currently underway with Hawaii contractors and financed by Hawaii financial institutions

Papakea maintenance dues range from **\$1,096.53** to **\$2,739.44** per month, depending on the size of the unit.



STR occupancy since inception



Resort area location



Front desk located in resort operations building

HLU Committee

From: Deborah Feng <50d.l.feng@gmail.com>
Sent: Monday, June 9, 2025 7:22 AM
To: County Clerk
Subject: Short Term Rental Agenda Item

[You don't often get email from 50d.l.feng@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Council Members and Commissioners,
I am positive I am not the first to respond to the actions being proposed to be taken on short term rentals.

While I understand the need for affordable housing, the shortage is as a result of 30+ years of not addressing that issue. It's just now coming up again due to the acute pain caused by the Lahaina fire disaster.

It would be even harder on the community to dampen tourism and the access to short term rentals because of several factors; 1) impact to the local economy of less work for cleaning services, maintenance workers, property managers (for those of us off island), business to local restaurants and other retail, in addition to the taxes. Not only do property owners pay property taxes, we pay very high Temporary Accommodation Tax and General Excise Tax. These sources make up a significant amount of revenues to the County.

I hear the Mayor; he wants to change the economic basis of the County from tourism to something else. There needs to be a plan developed with an identified industry base in order to do this and even if the Maui County had one, it would be difficult as well as more gradual if the local economy is not to be deeply and negatively impacted.

Small businesses, and therefore families, have not recovered economically from the pandemic, and then the Lahaina fires adding to the losses, and the County's slowness in expediting the rebuilding by speeding the permitting process as well as incentivizing not only small businesses to relocate, but bigger businesses to help out exacerbate all of the problems. There are, of course, examples of larger property owners increasing lease costs to small businesses, making recovery that much more difficult.

I am retired and was using the income from my short term rental for my life expenses. But, I am not trying to create sympathy for me. I am trying to communicate the unintended economic consequences of this proposed ban and the current effects of the chill on tourism in the County is having already.

I implore both the County Council and the Commission to not negatively impact all of us, particularly the small businesses during a time when the President of the United States is trying to crater the entire US economy with his tariff wars and proposed monumental increases in Federal spending. These two things will have more than double the negative impact in Maui.

For these reasons, I concur with the Council Member who proposed delaying actions on short term rentals until 2030 or beyond.

Working of affordable housing while encouraging tourism again will fund those efforts and will provide transparency in that progress.

Incentivize large property owners to build housing instead of cutting off much needed County revenue.

Respectfully Submitted,
Deborah Feng

Sent from my iPhone

HLU Committee

From: Thomas Warren <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 7:21 AM
To: County Clerk
Subject: Support of Bill 9 NOW — NO MORE KICKING THE CAN YEARS DOWN THE ROAD

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Thomas and I'm writing in strong support of Bill 9, and to pass it now. For decades Maui politicians have been playing the game of kicking the can down the road and look where it has gotten us.

'Kick the can' politics — by its very nature — becomes 'wolf at the door' politics. I can tell you that we have been living in a unit on the Montoya list since 2019, and we love it. That is until our landlord began the campaign to illegally evict us so they can convert it into a STR after the fires.

If these units are "unfit" — then why do retirees live in them full-time? What's the difference between two wealthy adults living in the unit full-time, and 2 local adults? The answer is money.

When people say these units "aren't suitable" for locals, what they really mean is, we can't afford them. But why can't we afford them? If you look closely, it's because of the 'kick the can' approach that Maui politicians have taken to this problem for decades, and now — the wolf is at the door — and WE are the wolf!

Had the problem been taken seriously and addressed head-on decades ago, then the full spectrum of countermeasures and solutions that the Realtor's Association and other mainland STR advocates suggest in lieu might be a serious solution on the table now — but it wasn't, and they aren't.

It will take over a decade to build from scratch the local housing necessary to provide humane living conditions for Maui's lower and middle-class workers.

For locals, real estate here is a part of the foundation of life — it's a home, a necessity, and often tied to identity, culture, and community. For the vast majority of STR investors and

owners on Maui, real estate has become an investment vehicle, a way to park capital, a way to generate revenue.

The revenue generated is not only coming off of the backs of mainland visitors, it's coming off the backs of locals. This is unjust, and every minute, every day, every week, every month, and every year that it continues is only compounding the problem.

No politician wants to deal with this issue head on — that's why we are here. It's complicated, but actually — it's very very simple. The law is the law. The units were never meant to be carved out or exempted from the law. Yes, current STR owners may be forced to sell their units to locals — but for most current owners — they have already recouped their money and many have made off like bandits.

What we need now is courage. Political will. No more cow-towing to mainland investors instead of addressing the needs of local middle-class workers!

It's very important that to really address this problem head-on, there can be no loopholes. There can be no 5 year delay, no carve-outs or special protections for timeshares or anything else — all of that is just creating another loophole, another kick the can opportunity.

I can tell you first hand that the majority of landlords here are unscrupulous, and any loop-hole will be used and exploited by them. If you allow timeshares to be unaffected — guess what will happen — it's not rocket science — mainland STR owners will immediately begin the process of converting their units into timeshare units in order to avoid the impact on their bottom line ownership.

This is an economic incentive to NOT solve the problem. Again this cannot happen.

I urge the council to grow a spine, to put on your big kid pants, roll up your sleeves, and take BOLD action to address the local population.

The other side keeps talking about losing 2000 jobs. So what. Jobs come and go, housing doesn't. The tourists will keep coming, there is more than enough hotels and corporate timeshare facilities — and the good news is— it's the tourists who are ready to spend money, not the cheap ones looking to save a dime and post up in an STR for 3 months and buy everything at Costco. How does that support local business? Hint — it doesn't.

The idea from the council to continue to kick the can 5 years down the road is extremely misguided, it's ethically and morally wrong, and it's weak and cowardly.

We need our leaders to be bold — innovative — aggressive — progressive. We are an island community, things are different here than anywhere else in the world. Why should Maui not become a shining star about how to make this type of brave change to support local communities.

Do your job. You represent us, not mainland investors and special interests.

Respectfully,

Thomas Warren — Honokōwai, Maui

Thomas Warren

quipwag@gmail.com

Lahaina, Hawaii 96761

HLU Committee

From: Patrick Hannon <PATKDH88@GMAIL.COM>
Sent: Monday, June 9, 2025 7:17 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

You don't often get email from patkdh88@gmail.com. [Learn why this is important](#)

Maui County Clerk,

Aloha Chair and Councilmembers,

I am in strong support of Bill 9 STR phaseout. If this is not done now, the tourist takeover will only get worse. The impact these short term rental properties have on our community is immense. Not only does it drive out local families that have been here for generations, it brings a very large group of people into places and tight nit communities where they have not earned the right to be or understand the history of that specific neighborhood/area. Money doesn't buy respect, but as it is now, it can buy your golden ticket into OUR communities for a week or even days disrupting the very fabric our neighborhoods were built on. Let's face it, visitors from the mainland live and act different overall. Racing down small neighborhood streets, blasting loud music in their rental, running water in showers and sinks like there's no tomorrow. This is not ok and we can find many different avenues for state and county tax income.

Also, I respectfully ask for no carve-outs or special protections for timeshares. This bill is meant to address short-term rentals in apartment zoned districts.

Mahalo

Patrick Hannon
PATKDH88@GMAIL.COM
175 Waianae Place
Lahaina, Hawaii 96761

HLU Committee

From: Sara Mutzenberg <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 8:59 PM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Chair and Councilmembers,

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

After the fire, we started learning the full truth. Nearly 87% of the units north of Kā'anapali were short-term rentals, entire neighborhoods turned into ghost towns of empty condos with keypads instead of neighbors.

Phasing out Minatoya STRs isn't about pushing out visitors, it's about giving families a fighting chance to stay. Maui's tourism numbers are still strong, and even without these STRs, occupancy is expected to rise, not fall. This isn't an anti-tourism move. It's a pro-community, pro-'āina and a pro-livable future for our people.

Most of the Minatoya STRs don't create jobs with benefits or pathways for local residents. Most are managed by off-island agents. Meanwhile there are roughly 600+ County jobs left unfilled, jobs that actually build up our workforce and help families put down roots.

We've lived the consequences of an economy on Maui built around investors instead of residents where our local community is pushed out due to no where to live, and extremely unsustainable rents.

Also, respectfully we ask for no carve-outs or special protections for timeshares, that would weaken the bill and keep the cycle going. We can't afford more exceptions. We need real housing solutions, not more loopholes.

Mahalo

Sara Mutzenberg
saramutze@gmail.com

Honolulu, Hawaii 96822

HLU Committee

From: Katie Mecklenburg <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 8:57 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

Mahalo

Katie Mecklenburg
mecklenburg.katie@gmail.com
2336 Main Street
Wailuku, Hawaii 96793

HLU Committee

From: Lacey Santos <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 8:56 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Lacey Santos, and I'm writing in strong support of Bill 9. I have roots here my family is from here. This place is part of us. But I've also watched family members be forced to leave our home because of this housing crisis. I'm asking you to make a decision that puts our community first and helps ensure local families can stay and help thrive.

What we're doing here on Maui isn't radical, it's responsible. Cities and regions across the globe have recognized that short-term rentals have contributed to unsustainable economies: skyrocketing housing costs, increased infrastructure strain, and over-reliance on visitors. By phasing them out, they're taking steps toward economies that prioritize local families over absentee investors.

In Spain, the government ordered Airbnb to remove over 65,000 illegal tourist listings, citing violations of regional regulations and the need to restore housing access for residents. Barcelona plans to eliminate all 10,000 licensed short-term rental apartments by 2028 to protect long-term housing availability for residents.

In the U.S., cities like Los Angeles, San Francisco, and Santa Monica have implemented strict regulations on short-term rentals to curb their negative impact on housing affordability and community stability.

We're not crashing the economy, we're stabilizing it. By phasing out Minatoya STRs, we're taking a step toward an economy that prioritizes local families over absentee investors. This means lower rents, greater housing access for workers, and a stronger local economy.

Also, I respectfully ask for no carve-outs or special protections for timeshares. Let this bill do what it was intended for the Minatoya list.

Mahalo.

Lacey Santos

Laceyksantos@gmail.com

Pukalani, Hawaii 96768

HLU Committee

From: Kiley Adolpho <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 8:54 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

Mahalo

Kiley Adolpho
kmadolpho@gmail.com
po box 1652
Makawao , Hawaii 96768

HLU Committee

From: Kiley Adolpho <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 8:51 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

Mahalo

Kiley Adolpho
kmadolpho@gmail.com
po box 1652
makawao, Hawaii 96768

HLU Committee

From: Anela Cairns <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 8:51 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Anela Cairns, and I'm writing in strong support of Bill 9. We are often told that we can "build our way out" of the housing crisis. But that argument ignores the truth of life in Maui Komohana: we don't even have enough water.

Our water is a public trust resource not a private amenity to be used freely by those who can pay the most. That's not just a moral principle, it's a constitutional one. Under the Hawai'i State Constitution and the Public Trust Doctrine, our County government has a legal and ethical obligation to protect water for present and future generations.

How can we fulfill that responsibility when thousands of short-term rentals, 85% of them owned by non-residents are using this precious resource at disproportionate rates, all for visitor luxury? Pools. Landscaping. Daily laundry. Turnover after turnover.

Meanwhile, families in West Maui are being told to conserve and be conscious. In the name of "growth," we're asked to believe that the solution is to build more, more units, more visitors, more demands on a system that is already past its breaking point. Instead of looking at the current housing stock we already have tied to resources.

The time for half-measures is over. Phasing out the Minatoya list means protecting our wai. I am also requesting no carve-outs or special protections for timeshares.

Mahalo

Anela Cairns
cairnsanela@gmail.com

Kihei, Hawaii 96753

HLU Committee

From: Elizabeth Kashiwabara <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 8:50 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

I have many friends who used to live in several condos on the lower road in Honokowai. Most ended up leaving Maui but those that remain are in places like Haiku or Wailuku now having to drive miles and sit in traffic.

I was displaced from Honokowai where I could walk to work due to rent becoming so high I had no choice but to move. It seems to me it was around 2010 this began happening.

I'm not sure why everyone thinks that vacation rentals are right for locals. Not everyone has a large family. I did the drive for 7 years from Haiku to Honokowai even after the fires. The drive takes a toll on you after a while .

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

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

timeshares.

Please look

Into Kahana Manor as that used to be owner occupied or long term rentals and now it's my understanding that more owners are renting them out short term.

I have lived here since the 80s. I moved here from Oahu. What I've seen happen to Maui is sad. Please give those who are still here a fighting chance to stay. Before we had travel seasons and during the low seasons local could go to the beach and traffic was better. Now it's all visitors all the time. If there were only legal STR and hotels I believe it would address the problem of over tourism.

We have less and less actual locals here every year and the aloha spirit is dimming.

Mahalo

Elizabeth Kashiwabara

Elizabeth Kashiwabara

liz4elz@aol.com

2500 Kaupakalua rd

Haiku, Hawaii 96708

HLU Committee

From: Samuel Johnson <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 8:50 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Sam Johnson and I'm writing in strong support of Bill 9.

The current state of the housing situation here on Maui is not sustainable. Serious action must be taken in order to accomodate the people that uphold the tourism industry. Many of these places were once long term homes to many locals and now they are sadly going mostly unoccupied or when they are occupied they are rented out to visitors at a price too competitive for the people living here.

We humbly ask you to enable the local population to be able to use these units for long term usage rather than a short term profit.

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

Mahalo

Samuel Johnson
sam.johnson.hse@gmail.com

Makawao, Hawaii 96768

HLU Committee

From: Pahnelopi McKenzie <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 8:49 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

As far as Bill 9 I do have questions, the amendments made on June 3rd to make this go into effect 5 years from now. This bill needs to go into effect much sooner as in 5 years there is a devastation effect to Hawaii at large with the lack of housing and the detrimental effects of colonial occupation for tourism. I understand there are complications for all these owners that think they deserve to take up space because they bought in an illegally occupied nation. Yet 5 years seems way too long given the dire circumstance of housing needs. I also question the stated amendment reading "Clarifies that validly existing time share units or time share plans are exempt from being phased out;" how is it possible that these time shares are given exemptions from phase out? Given the issues with overuse of water, the diaspora, homeless disaster, illegal occupation, Hawaiian homelands still not being awarded, why would these

STR's be given preferential treatment? Why are there exemptions given to them versus the actual people of Hawaii that have not been given any exceptions for land and housing that has been taken from them. The days of giving colonial pleasures exceptions over local families' living has come to end. I would also hope that the council continues to place restrictions on neighborhood owned vacation rental houses to restore a sense of place for the people who live here and the safety for the children.

I understand that the taxes and all the things give money but the fact is with that comes entitlement. The residents of this place cannot continue to be second-class citizens. I know there are good people who live here that live in other nations and that they love Maui. Yet the majority of what this brings is the contribution to how things work such as, making the prices skyrocket, the beaches overcrowded, the community their servants, the water disappear, the traffic unbearable, maintenance of homelessness and the diaspora of local families. I ask how many trees have they planted for the native ecosystem, how many streams have they worked to protect, how many teachers have they thanked, how many families have they helped to rise, how many local neighbors do they know, how many legislative sessions have they stood with local families? These are the differences of occupation owners versus people living in a place. The short term rentals are houses that should be for families that live here. Long term families should not be without housing so out of town people can come occupy when they or their friends like. The data is in the short term rentals and Minatoya list needs to be dealt with. I am thankful for the Maui County council and the Mayor for standing for the people. I support Bill 9 and stand with the people of Lahaina Strong, Lahaina Community Land trust, Maui Housing Hui, HAPA, and the other countless living and past residents of Maui and the need for housing to remain accessible and community owned. Phase out these STR's and if the owners are not happy that is ok. Local families are not happy, nor consenting, or thriving from all the years of illegal and continued suffering because of American occupation.

I support Bill 9. Housing for the community first and now.

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

Mahalo Pahnelopi McKenzie

Pahnelopi McKenzie

2spiralbirth@gmail.com

Po box 1652

Makawao, Hawaii 96768

HLU Committee

From: Wayne Phillips <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 8:40 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

Mahalo

Wayne Phillips
wnpukes@gmail.com
247 prison street
Lahaina , Hawaii 96761

HLU Committee

From: Zoe Chesson <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 8:40 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

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

I was born and raised in West Maui. My husband and I are raising our two young kids here, and we lost our home in the Lahaina fires. Since then, we've been living in temporary housing, trying to find an affordable rental, but there's nothing available. We've looked into buying too, but the prices are completely out of reach, even with two incomes. It feels like the place we've always called home is slipping away.

This isn't just a housing crisis. It's a water crisis too. Our part of the island has been under water restrictions for years. We're told there's no water to support new housing, especially affordable housing. And yet, vacation rentals, especially the Minatoya list units, continue to operate with no restrictions. Pools, laundry, dishwashers, rotating guests, all using way more water than local families ever would.

There's no conservation mindset, no connection to this place, no kuleana. Meanwhile, local families are being told there's not enough water for us to live here. It's heartbreaking.

Phasing out the Minatoya list is one real step we can take to return housing to local families and reduce the pressure on our strained water supply. These units were never meant to be visitor accommodations. They were meant to be homes.

And please, no carve-outs or special protections for timeshares. If we want to make meaningful change, we need to go all the way.

Mahalo for your time,
Zoë
Lahaina, West Maui

Zoe Chesson
chessonfam@gmail.com
60 Kaniau Rd
LAHAINA, Hawaii 96761

HLU Committee

From: Stephanie Ash <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 8:36 PM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Chair and Councilmembers,

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

After the fire, we started learning the full truth. Nearly 87% of the units north of Kā'anapali were short-term rentals, entire neighborhoods turned into ghost towns of empty condos with keypads instead of neighbors.

Phasing out Minatoya STRs isn't about pushing out visitors, it's about giving families a fighting chance to stay. Maui's tourism numbers are still strong, and even without these STRs, occupancy is expected to rise, not fall. This isn't an anti-tourism move. It's a pro-community, pro-'āina and a pro-livable future for our people.

Most of the Minatoya STRs don't create jobs with benefits or pathways for local residents. Most are managed by off-island agents. Meanwhile there are roughly 600+ County jobs left unfilled, jobs that actually build up our workforce and help families put down roots.

We've lived the consequences of an economy on Maui built around investors instead of residents where our local community is pushed out due to no where to live, and extremely unsustainable rents.

Also, respectfully we ask for no carve-outs or special protections for timeshares, that would weaken the bill and keep the cycle going. We can't afford more exceptions. We need real housing solutions, not more loopholes.

Mahalo

Stephanie

Stephanie Ash

stefers115@yahoo.com

775 Paunau St
Lahaina, Hawaii 96761

HLU Committee

From: Naomi Yoshida <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 8:34 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is [Your Name], and I'm writing in strong support of Bill 9. We are often told that we can "build our way out" of the housing crisis. But that argument ignores the truth of life in Maui Komohana: we don't even have enough water.

Our water is a public trust resource not a private amenity to be used freely by those who can pay the most. That's not just a moral principle, it's a constitutional one. Under the Hawai'i State Constitution and the Public Trust Doctrine, our County government has a legal and ethical obligation to protect water for present and future generations.

How can we fulfill that responsibility when thousands of short-term rentals, 85% of them owned by non-residents are using this precious resource at disproportionate rates, all for visitor luxury? Pools. Landscaping. Daily laundry. Turnover after turnover.

Meanwhile, families in West Maui are being told to conserve and be conscious. In the name of "growth," we're asked to believe that the solution is to build more, more units, more visitors, more demands on a system that is already past its breaking point. Instead of looking at the current housing stock we already have tied to resources.

The time for half-measures is over. Phasing out the Minatoya list means protecting our wai. I am also requesting no carve-outs or special protections for timeshares.

Mahalo

Naomi Yoshida
naomimarisaa@gmail.com

Honolulu, Hawaii 96813

HLU Committee

From: Lynda Fox <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 8:31 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

Mahalo

Lynda Fox
lyndakfox@gmail.com

Lahaina, Hawaii 96761

HLU Committee

From: Kealii Pooloa <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 8:30 PM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Keali'i Po'olua, and I'm writing in strong support of Bill 9.

After the fire, we started learning the full truth. Nearly 87% of the units north of Kā'anapali were short-term rentals, entire neighborhoods turned into ghost towns of empty condos with keypads instead of neighbors.

Phasing out Minatoya STRs isn't about pushing out visitors, it's about giving families a fighting chance to stay. Maui's tourism numbers are still strong, and even without these STRs, occupancy is expected to rise, not fall. This isn't an anti-tourism move. It's a pro-community, pro-'āina and a pro-livable future for our people.

Most of the Minatoya STRs don't create jobs with benefits or pathways for local residents. Most are managed by off-island agents. Meanwhile there are roughly 600+ County jobs left unfilled, jobs that actually build up our workforce and help families put down roots.

We've lived the consequences of an economy on Maui built around investors instead of residents where our local community is pushed out due to no where to live, and extremely unsustainable rents.

It's extremely unfair that Maui's housing crisis is costing Maui hundreds of millions of dollars, about 120 million dollars to be exact and these out of state owners aren't paying state taxes for Hawaii. They're benefiting greatly off the displacement of local families, while those families are the ones paying the state taxes for this crisis caused by STRs.

Also, respectfully we ask for no carve-outs or special protections for timeshares, that would weaken the bill and keep the cycle going. We can't afford more exceptions. We need real housing solutions, not more loopholes.

Mahalo

Kealii Pooloa

lionesskealove@gmail.com

Hilo, Hawaii 96720

HLU Committee

From: Beth Wylie <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 8:29 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

I know so many people who lived in these units and not because they were desperate or out of options. Because it was actually a good life. Some of us grew up in those homes. I have memories of Minatoya units, barbecues in the shared lawn, hearing the ocean at night. It was sweet, it was simple, and it was comfortable.

Please don't anyone tell you those places were never meant for locals or are something our families don't want to live in. We were there long before the keypads and lockboxes, before the listings on Airbnb. These weren't luxury escapes, they were everyday homes, full of working families, aunties, kids, kūpuna.

What's "unlivable" now isn't the unit, it's the system that turned our homes into investments. The reason it's no longer sustainable is because locals got priced out. Long-term leases disappeared. And suddenly, we're being told we never belonged there to begin with. Or our reality of remembering our childhood is made up.

That's not just false, it's disrespectful to the lives we built in those places. We made a community there. Also, I respectfully ask for no carve-outs or special protections for timeshares. This bill is meant to address short-term rentals in apartment zoned districts.

Mahalo

Beth Wylie
bethawylie@gmail.com

Makawao, Hawaii 96768

HLU Committee

From: Madison Walsh <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 8:27 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

What we're doing here on Maui isn't radical, it's responsible. Cities and regions across the globe have recognized that short-term rentals have contributed to unsustainable economies: skyrocketing housing costs, increased infrastructure strain, and over-reliance on visitors. By phasing them out, they're taking steps toward economies that prioritize local families over absentee investors.

In Spain, the government ordered Airbnb to remove over 65,000 illegal tourist listings, citing violations of regional regulations and the need to restore housing access for residents. Barcelona plans to eliminate all 10,000 licensed short-term rental apartments by 2028 to protect long-term housing availability for residents.

In the U.S., cities like Los Angeles, San Francisco, and Santa Monica have implemented strict regulations on short-term rentals to curb their negative impact on housing affordability and community stability.

We're not crashing the economy, we're stabilizing it. By phasing out Minatoya STRs, we're taking a step toward an economy that prioritizes local families over absentee investors. This means lower rents, greater housing access for workers, and a stronger local economy built on residents.

Also, I respectfully ask for no carve-outs or special protections for timeshares. Let this bill do what it was intended for the Minatoya list.

Mahalo

Madison Walsh

walsh.madison93@gmail.com

Kula , Hawaii 96790

HLU Committee

From: Anna Leahey <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 8:26 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

There is plenty of hotel rooms that tourists can stay in. This bill will be our only chance to own something on Maui. We do not need these rentals, we NEED affordable places for residents to live. This would lower the cost of rental and home prices on Maui for the first time in years.

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

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

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

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

Mahalo

Anna Leahey

Anna Leahey

annacorinneleahey@gmail.com

Wailuku, Hawaii 96793