

HLU Committee

From: KEVIN ROSS <klrossproperties@gmail.com>
Sent: Wednesday, June 4, 2025 12:14 PM
To: HLU Committee
Subject: Opposition to Bill 9
Attachments: Exclude Papakea from Bill 9_06_2025.pdf

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

Please see attached. Thank you

KEVIN ROSS
klross77.maui@gmail.com

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 Value	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

Parcel Information

Parcel Number	440010550000
Location Address	3543 LOWER HONOAPILANI RD UNIT C435 LAHAIAHI 96761
Neighborhood Code	OFHOTEL
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Parcel Note	Non taxable

Apartment District Properties Allowed to be Used for Short-Term Occupancy

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Legend:
Zoning:
A1 or A2: Apartment
AG: Agriculture
B2: Community Business
Community Plan:
H: Hotel
MF: Medium Density Residential
OS: Office Space

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REVENUE & ACCOUNTS
STATE OF HAWAII
1010 RICHMOND ST, 14TH FLOOR
P.O. BOX 3463
HONOLULU, HAWAII 96813

PRELIMINARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on
PAPAKEA (PHASE I)
Honokowai, Kaaanapali
Maui, Hawaii

REGISTRATION NO. 657

NAME OF PROJECT: PAPAKEA (PHASE I)

LOCATION: West Maui, approximately 3 miles from Lahaina and 1 mile from Kaaanapali Airport, containing an area of 12.283 acres, more or less.

TAX MAP KEY: Second Division, 4-4-1-55

ZONING: 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. Sodi-Tani
(For) DOUGLAS R. SODI-TANI, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

DEPARTMENT OF COMMERCE & CONSUMER AFFAIRS
updating fairness in the marketplace

DEVELOPER'S PUBLIC REPORT/ASSOCIATION BIENNIAL REGISTRATION

Project Number: [blank] Zoning: [blank]
Project Name: papakea TRK 4: [blank]
City: [blank] Developer Name: [blank]
Total Units: [blank] to [blank]

100 / Page

No.	Name	Zoning	TRK	Address	City	Developer	Total Units
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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

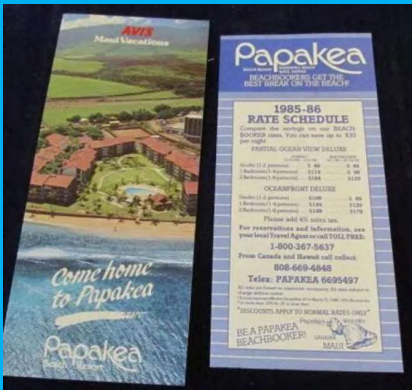
\$3,100,000 in wages per year

35 full-time benefited on-site staff

- Resort operations supporting:**
- **161** housekeepers
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 - **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: Brian Rose <Brian@kokuarealty.com>
Sent: Wednesday, June 4, 2025 12:31 PM
To: HLU Committee
Subject: Bill 9 2025 written comments

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

Aloha,

I am writing to comment on Bill 9. I am a commercial real estate agent on Maui. I work with dozens of small business owners, and they are all very concerned about what this bill will do to their business and livelihood. Many expect they will be forced to leave the island if this bill passes due to the profound impacts it will have on visitor numbers. I believe affordable housing is important and should have significant resources dedicated to it, but Bill 9 does not seem to solve the problem and will probably force many of the people it is trying to help out of work and off this island. I urge the committee not to recommend passage of Bill 9.

Thank you

Brian C. Rose R (S)

RS-82952

(808) 283-3492 | Brian@KokuaRealty.com

***STRIVE** For Excellence*

Kokua Realty, LLC | 161 Wailea Ike Place, Suite B-101 | Wailea HI 96753 | (808) 877-9000 Office | (808) 877-5078 Fax
| www.kokuarealty.com

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HLU Committee

From: Shannon Greer <maui4uvacations@gmail.com>
Sent: Thursday, June 5, 2025 12:14 AM
To: HLU Committee
Subject: Bill 9 - Written Testimony
Attachments: Testimony 060425.pdf

You don't often get email from maui4uvacations@gmail.com. [Learn why this is important](#)

Aloha,

Attached is our testimony regarding Bill 9, Mayor Bissen's proposal to phase out thousands of short-term rentals (STRs) on Maui's Minatoya list.

Mahalo for your time and consideration.

Kevin and Shannon Greer

Aloha Chair, Vice Chair, and Committee Members,

We are Kevin and Shannon Greer, and we own a short-term rental property in Kihei, Maui County. Over the past year since the Mayor's bill was passed, we have been very concerned and are strongly opposed to the proposed legislation to phase out more than 7,000 vacation rentals. We own at Maui Vista in Kihei and this would be absolutely devastating to our family.

My husband and I have worked hard over the past 4 years to provide an amazing home to visitors and family. We recommend local restaurants and tour guides in our welcome guide. Some of the places we have recommended have already closed down due to the drop in tourism. It is so sad to see some of our favorite local places shut down as the economy has definitely taken a turn for the worst.

We employ housekeepers and property managers who I know are feeling the strain of the low booking rates that are happening. We have dropped rates at our property to the bare minimum so we can provide income for these hard working people. It breaks my heart to see that they are suffering when we don't have guests.

My guests often leave Maui saying they felt more connected to the island because of the personal experience they had in my home. Many come with extended families and rent several places in our complex so they can gather together. They have enjoyed Thanksgiving dinners and Christmas dinners together at our home and have expressed gratitude to have had that time together in Maui. This would NOT be an experience they could have at a hotel together (with quadruple the cost).

Some of my guests have reached out to express concern about rising costs in Maui and the lack of Aloha that they feel when they are there. It's shocking to me that an island that relies on tourism is not welcoming to the people who are supporting them! Our foreign visitors struggle with the costs the most and have told me they are grateful to have an affordable place to stay with our short term rental. Are we trying to make Maui a place that only the richest of the rich can afford to visit with hotel nights at a minimum starting at \$400 per night plus all the fees? Many are way more than that. I couldn't afford to visit Maui with those prices!!

Owning in this complex has not been easy. We've faced huge maintenance costs, special assessments, and massive increases in insurance after the fires. When we purchased our condo in 2021, the condo fees were around \$600 per month. They have almost doubled in 4 years!! We have had special assessments 2 of the years at over \$3000 each. Our STR income helps cover those costs while supporting local workers.

Finally, this is not just a short term rental for us but a beautiful home that we visit several times a year. It is sad to think about what this means for our future if we do not have an income stream coming in to afford to keep this home. My husband and I both graduated from BYU-H in Laie and our 4 oldest children graduated from there as well. We have local family in the islands and truly consider Hawaii our second home. We feel blessed to have this home in Maui where we can take a break from the world for a short time and enjoy the peace and calm of the island. This legislation not only affects all the wonderful guests who come every year to visit our property, but has a direct impact on us and our future visits here.

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,

Kevin and Shannon Greer

703-463-7947

HLU Committee

From: Craig and Kathy Wilmovsky <wilmovsky@yahoo.com>
Sent: Thursday, June 5, 2025 2:14 AM
To: HLU Committee
Subject: exclude Papakea Resort from the scope of Bill 9
Attachments: Exclude Papakea from Bill 9_.pdf

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

Maui County Council **June 5, 2025**

200 S. High Street
Wailuku, HI 96793

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

As an owner of Papakea Resort, I respectfully urge you to reconsider the proposed phase-out of transient vacation rentals (TVRs) in apartment-zoned districts, particularly as it pertains to properties like ours that have long been legally recognized for such use.

Background and Legal Precedent

Papakea Resort was developed in 1977 and marketed as a legal vacation rental property. It has operated under the legal framework established by Maui County Ordinance 1797 in 1989, which allowed properties like ours—constructed before that date—to continue as lawful short-term rentals. This status was further affirmed by the Minatoya legal opinion.

Community Contributions

Papakea is a vital part of the local economy and community:

- **Employment:** We provide full-time, benefited employment to many local residents
- **Local Services:** Our operations support a wide range of local trades and small businesses, including housekeeping, maintenance, and property management services.
- **Tax Contributions:** We contribute significantly to state and county revenues through property taxes, Transient Accommodations Tax, and General Excise Tax.

Economic Impact

The proposed phase-out could have significant economic repercussions. A study by the University of Hawai'i Economic Research Organization estimates that eliminating TVRs in apartment-zoned districts could reduce visitor spending by nearly \$900 million annually and result in job and income losses, declining property values, and a potential \$60 million drop in county property tax revenues by 2029 and an additional annual loss of \$15 million in General Excise Tax (GET) and Transient Accommodations Tax (TAT) revenues..

mauicounty.us+2hawaii.edu+2mauinews.com+2

Conclusion

Papakea Resort is a longstanding, legally recognized part of Maui's tourism infrastructure and community fabric. We urge the Council to consider the legal precedents, economic contributions, and community ties that properties like ours represent and to allow short-term rentals to continue at Papakea Resort..

Thank you for your consideration.

Sincerely,

Kathy Wilmovsky
3543 Lower Honoapiilani Rd. #A201

I request that the Council follow the advice of the Planning Commission and exclude Papakea Oceanfront Resort from the scope of Bill 9

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Legal Information	1ST LOTS 13 (1.252 AC), 14 (0.250 AC) & 15 (0.051 AC)
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STATE OF HAWAII
1010 RICHMOND ST, 4TH F
P.O. BOX 3465
HONOLULU, HAWAII 96813

PRELIMINARY
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT

on
PAPAKEA (PHASE I)
Honokowai, Kaaanapali
Maui, Hawaii

REGISTRATION NO. 657

NAME OF PROJECT: PAPAKEA (PHASE I)
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ZONING: 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
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(For) DOUGLAS R. SODITANI, Chairman
REAL ESTATE COMMISSION
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DEPARTMENT OF COMMERCE & CONSUMER AFFAIRS
updating fairness in the marketplace

DEVELOPER'S PUBLIC REPORT/ASSOCIATION BIENNIAL REGISTRATION

Project Number: [blank] Zoning: [blank]
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Total Units: [blank] to [blank]

104 / Page 100

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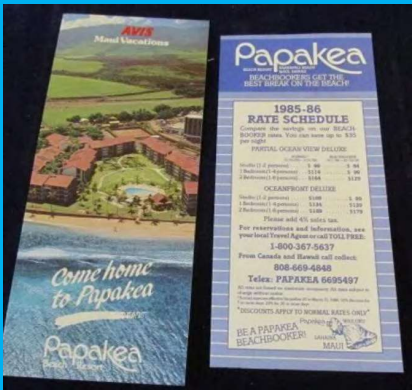
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STR occupancy since inception



Resort area location



Front desk located in resort operations building

HLU Committee

From: jwalz31157@aol.com
Sent: Thursday, June 5, 2025 5:28 AM
To: HLU Committee
Subject: Excluded Papakea from Bill 9
Attachments: Exclude Papakea from Bill 9_.pdf

You don't often get email from jwalz31157@aol.com. [Learn why this is important](#)

Please see attached.

Jean Walz
Papakea Owner
206-660-0688

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Oceanfront Resort from the scope of Bill 9

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P.O. BOX 3463
HONOLULU, HAWAII 96813

PRELIMINARY
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT

on
PAPAKEA (PHASE I)
Honokowai, Kaaanapali
Maui, Hawaii
REGISTRATION NO. 657

NAME OF PROJECT: PAPAKEA (PHASE I)
LOCATION: West Maui, approximately 3 miles from Lahaina and 1 mile from Kaaanapali Airport, containing an area of 12.283 acres, more or less.
TAX MAP KEY: Second Division, 4-4-1-55
ZONING: 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. SODITANI, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

DEPARTMENT OF COMMERCE & CONSUMER AFFAIRS
updating fairness in the marketplace
hawaii.gov | local first

DEVELOPER'S PUBLIC REPORT/ASSOCIATION BIENNIAL REGISTRATION

Project Number: [blank] Zoning: [blank]
Project Name: papakea TRK 4: [blank]
City: [blank] Developer Name: [blank]
Total Units: [blank] to [blank]

100 / Page

No.	Name	Zoning	TRK	Address	City	Developer	Total Units
657	PAPAKEA	A-2/H-2	24001055	3543 L HONOAPILANI HWY	LAHAIAHI	HONOKOWAI-KAANAPALI	215
658	PAPAKEA PHASE II	A-2 & H-2	24001055	3543 HONOAPILANI HWY	LAHAIAHI	HONOKOWAI-KAANAPALI	349

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

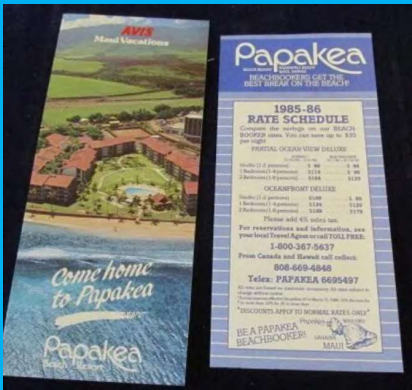
\$3,100,000 in wages per year

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: John and Lisa Donati <jdonati@sbcglobal.net>
Sent: Thursday, June 5, 2025 6:35 AM
To: HLU Committee
Subject: Maui County Council (Housing and Land Use Committee) Meeting on STR Phaseout Proposal, Bill 9

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

Dear Maui County Council,

This is input on allowing or not allowing Short Term Rentals (STR).

My wife and I visited Maui in Sept. 1983. We stayed at the Marriott Hotel on Kaanapali Beach for 4 days. 22 years later we brought our daughter to the same Marriott only to find out it was now a timeshare-style accommodation. We bought two 1-week timeshares while we were there.

For 20 years we have enjoyed our piece of Maui. Life doesn't allow us to make the journey every year, so we use STR companies, like Airbnb and VRBO, to allow others to enjoy time on your island when we can't make it.

For our situation, the Marriott was already a multi-use property, not a single-family home. By continuing to allow properties like the Marriott to use STR companies, you allow tourists to continue to have access to your island, to spend money, without having to take up more land for additional capacity.

I cannot speak to the use of single-family homes with STR's, but maybe a hybrid approach could be used.

If you have any questions, please feel free to contact us.

John and Lisa Donati
1217 Edgewood Dr.
Lodi, CA 95240
(209) 663-3027 iPhone

HLU Committee

From: Gregory Ray <greg.ray@stanfordalumni.org>
Sent: Thursday, June 5, 2025 6:39 AM
To: HLU Committee
Cc: Karla Ray; Tasha A. Kama; Nohe M. Uu-Hodgins; Thomas M. Cook; Gabe Johnson; Alice L. Lee; Tamara A. Paltin; Keani N. Rawlins; Shane.Sineci@mauicounty.us; Yukilea.Sugimura@mauicounty.us
Subject: Bill 9
Attachments: Maui County Planning Commission 6-5-2025.pdf

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

Dear Housing and Land Use Committee:

We respectfully submit our comments on the proposed legislation, please see the attached correspondence.

Thank you for your service.

Greg and Karla Ray

Gregory and Karla Ray
500 Kapalua Drive
KGV 23P7&8
Maui, Hawaii 96761

via email to HLU-committee@mauicounty.us

June 5, 2025

Maui County Council
Housing and Land Use Committee
Kalana O Maui Building, 8th floor
200 South High Street
Wailuku, Hawaii 96793

Dear Chair Kama, Vice Chair U'u-Hodgins, and Voting Members Cook, Johnson, Lee, Paltin, Rawlins-Fernandez, Sinenci, and Sugimura,

We are fortunate to own a condo at Kapalua in Maui, acquired by our family in the early 1980's. It was originally acquired for our use for family vacations, but over time we have begun to rent it out to others (short term rentals) when we are not occupying the condo. In doing so, we pay taxes that support the local government and infrastructure (we paid \$30,812 in taxes in 2023), and we employ Maui residents who perform regular cleaning and maintenance. In the last year alone, we spent over \$33,337 with local Maui firms related to our ownership of our condo.

We understand that Maui is considering the cancellation of the Minatoya exemption which has allowed us to rent out our condo. We have heard that one of the arguments in favor of this change is that the subject properties were "previously built and designed for workforce housing in West Maui." While this may be true of some of the properties you target, *it is not true of our condo*. Our condo sits overlooking the Kapalua golf course and was built as a resort property, not for workforce housing.

We respectfully request that if you decide to repeal the Minatoya exemption, you exclude from the change those properties, including ours at Kapalua, that were NOT originally intended for workforce housing.

While your idea to defer this matter for five years is constructive, we would ask that properties like ours, which were never intended for workforce housing, should instead be excluded from the issue entirely.

Sincerely,



Greg Ray



Karla Ray

HLU Committee

From: County Clerk
Sent: Thursday, June 5, 2025 7:16 AM
To: HLU Committee
Subject: fwd: testimony
Attachments: 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: Lisa Snyder <noreply@adv.actionnetwork.org>
Sent: Thursday, June 5, 2025 7:08 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

Lisa Snyder
lisamarys@yahoo.com

1175 Kamehameiki Rd.
Kula, Hawaii 96790

HLU Committee

From: Nicole Stecker <noreply@adv.actionnetwork.org>
Sent: Thursday, June 5, 2025 6:46 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Nicole, 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, Nicole Stecker

Nicole Stecker
steckernicole28@gmail.com

Lahaina, Hawaii 96761

HLU Committee

From: Sunshine Eckstrom <noreply@adv.actionnetwork.org>
Sent: Thursday, June 5, 2025 6:44 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

Sunshine Eckstrom
silvercanyonequine@gmail.com

Haleiwa, Hawaii 96712

HLU Committee

From: Vickie Kadotani <noreply@adv.actionnetwork.org>
Sent: Thursday, June 5, 2025 6:18 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

When I had a young family, my husband, small kids and I lived in Maui Eldorado, Kahana Manor, Pohailani, 2 years in each place, until we were fortunate enough to buy an affordable home on Aulike St. The rent back then was crazy, like \$600-\$800 per month, for a two bedroom if you can believe it. Still a good part of our income but doable and we were also able to save.

This narrative that these places were never meant for long term occupancy, or that local families would not want to live there is absurd. We were living there happily until more and more units were switched to STR's. I think the truth is local families living there would not be conducive to the optimal visitor experience, they don't want us there. Considering 85% of the Minatoya list have owners from out of state, out of country, and owners who have 20 plus units, housing on Maui is sold to the highest bidder and used as a lucrative business model that has been replicated over and over.

It's time for you folks to do your job and support the residents who live here, vote, pay taxes and create community here for our children.

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

Mahalo

Vickie Kadotani

Vickie Kadotani

vkadotani@gmail.com

248 Puapihi St

Lahaina, Hawaii 96761

HLU Committee

From: Jeanette Imler <noreply@adv.actionnetwork.org>
Sent: Thursday, June 5, 2025 5:53 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

Jeanette Imler
allislove808@gmail.com

Kailua , Hawaii 96734

HLU Committee

From: County Clerk
Sent: Thursday, June 5, 2025 7:17 AM
To: HLU Committee
Subject: fwd: Testimony
Attachments: Support of Bill 9 – Minatoya STR Phaseout; OPPOSITION to 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

HLU Committee

From: Matthew Pasamonte <noreply@adv.actionnetwork.org>
Sent: Thursday, June 5, 2025 5:44 AM
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

Matthew Pasamonte
matt.pasamonte@yahoo.com
Pox box 488
Laupahoe , Hawaii 96764

HLU Committee

From: Kanoe Ikaika <noreply@adv.actionnetwork.org>
Sent: Thursday, June 5, 2025 4:42 AM
To: County Clerk
Subject: OPPOSITION to Bill 9

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Kanoe, and I'm writing in strong opposition to Bill 9.

Phasing out Minatoya STRs comes with no guarantees that families will have affordable housing afterward. We can be pro-community, pro-'āina and stand for a livable future for our people. But calling this phase out the cure-all is completely misguided.

We need real housing solutions, not more outrage. We need affordable housing, not more paid lobbyists cosplaying community leaders. We need a government that looks out for all stakeholders and stops extremists and radicals from pointing fingers at a convenient scapegoat.

These STRs aren't what ails Maui and Lahaina Strong doesn't offer a practical solution. They offer outrage and division and promise an outcome that is completely opposite what any study has concluded.

STRs can help advance housing objectives. It's not one or the other. Keep the current STRs "as is", and stop the expansion of hotels, stop building more luxury homes, stop building / permitting any new short term rentals. Bring Minatoya owners on board and rather than talking "community", realize that they are to some degree a part of it. Bring them into the fold, stop this us vs them mentality and move forward together, not force people apart.

Mahalo,

Kanoe

Kanoe Ikaika
kanoaikaika@gmail.com

Kihei, 96753

HLU Committee

From: Chalice Dela cruz <noreply@adv.actionnetwork.org>
Sent: Thursday, June 5, 2025 4:11 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Council members,

My name is Chalice Dela Cruz, 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

Chalice Dela cruz
chalice808@gmail.com
440 N Cedar St
Orange, California 92868

HLU Committee

From: kathleen dukes <noreply@adv.actionnetwork.org>
Sent: Thursday, June 5, 2025 3:09 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

kathleen dukes

kathleen dukes

kathleendukes85@gmail.com

58 Aipuni Street

Lahaina, Hawaii 96761

HLU Committee

From: Lori Saucedo <noreply@adv.actionnetwork.org>
Sent: Thursday, June 5, 2025 3:02 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Lori, 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

Lori

Lori Saucedo

lsaucedo1986@gmail.com

P.O.Box 10123

Lahaina, Hawaii 96761

HLU Committee

From: Lani Moreau <noreply@adv.actionnetwork.org>
Sent: Thursday, June 5, 2025 2:02 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Lani Moreau 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,
Lani Moreau

Lani Moreau
lanimoreau@gmail.com

Kaanapali, Hawaii 96761

HLU Committee

From: County Clerk
Sent: Thursday, June 5, 2025 7:18 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 for Bill 9 to Phase Out the Minatoya List!; Support of Bill 9 – Minatoya STR Phaseout; Support for Bill 9 to Phase Out the Minatoya List!

HLU Committee

From: charles nahale <charlesnahale@yahoo.com>
Sent: Thursday, June 5, 2025 1:48 AM
To: County Clerk
Subject: Testimony re: Bill 9 (Minatoya phase out)

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

Dear members of the Maui City Council,

I'm writing to express my strong support of Bill 9; termination of short term rentals within residentially zoned areas.

For decades, our community has experienced the increasing severe consequences of a housing crisis that is deeply exacerbated by the proliferation of short term rentals. These operations—often listed on platforms like Airbnb and others—have significantly reduced the availability of long-term housing, driving up costs and displacing families who once had stable homes.

The impacts are not just financial. The lack of secure housing has led to serious mental, emotional, psychological and even spiritual strain for countless residents. These pressures manifest in rising stress levels, deteriorating health, increased aggression, and in too many cases, familial and spousal conflict. These compounded stresses inevitably ripple throughout our neighborhoods, eroding the social fabric of our community.

Short term rentals prioritize profit over people. They turn homes into hotel rooms, strip neighborhoods of their stability, and push long term residents out. If we are serious about creating a livable and truly community-centered city, we must act decisively.

Eliminating short-term rentals in residential zones is one clear step toward easing the burden on housing availability. It will allow us to begin repairing the damage, restore balance, and advance a healthier community.

“No carve outs or special protections for timeshares.”

Mahalo for your attention and your service.

Sincerely,
Charles Nahale
Lahaina, HI

Sent from my iPad

HLU Committee

From: Weston Lindsey <noreply@adv.actionnetwork.org>
Sent: Thursday, June 5, 2025 1:45 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

Weston Lindsey
nahalelauohia@gmail.com

Wailuku, Hawaii 96793

HLU Committee

From: Susanna W <noreply@adv.actionnetwork.org>
Sent: Thursday, June 5, 2025 12:27 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Susanna, 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

Susanna W

sea.fire.enchantment@gmail.com

Po box 81601

Haiku, Hawaii 96708

HLU Committee

From: Alexander McNicoll <noreply@adv.actionnetwork.org>
Sent: Thursday, June 5, 2025 12:01 AM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Chair and Council members,

My name is Alexander McNicoll, 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 for your time and attention to this crucial step in securing Lahaina's future and for the well-being of her people.

Mahalo nui,
Alexander McNicoll
Nānākuli, O‘ahu

Alexander McNicoll
akdmcnicoll@gmail.com

Waianae, Hawaii 96792

HLU Committee

From: Hau'oli Thielk <noreply@adv.actionnetwork.org>
Sent: Wednesday, June 4, 2025 11:18 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is [Hauoli Thielk], 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

Hau'oli Thielk
naluhiwa@aol.com
685 KULIKE RD
HAIKU, Hawaii 96708

HLU Committee

From: Manu Akana <noreply@adv.actionnetwork.org>
Sent: Wednesday, June 4, 2025 11:13 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 Manu Akana 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

Also to add to this. If remember correctly, around 2008 STR's took a back seat for a few years thanks to the Hannibal Tavares admin. when that happen the rent around the west side and other parts of Maui went down. There will be more to it this time around because of how rampant we let it become lately and it's affecting us blatantly as a whole community and the

quality of tourism we let happen here in our islands. Our guest want to see the same faces here when they come back to visit, not new people every time. Seeing the same people gives them a better sense of trust in these islands and in return they give back their loyalty. What I'm saying is if we don't make it an affordable and healthy community for this beautiful place we like to call home than the people are forced to move away to find a community that can support them. The tourism industry gets left with new people every year or every other year because most people come here to live the "Hawaiian dream" than soon realize that it is so expensive to live here they eventually end up moving away too. And our visitors stop seeing this place as a place they feel they need to return too. Thank you for hearing me out.

Respectfully. - a 42 year west Maui resident native Hawaiian

Manu Akana

manuakana82@gmail.com

Lahaina, Hawaii 96761

HLU Committee

From: County Clerk
Sent: Thursday, June 5, 2025 7:19 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 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: Laurie Lei DeGama <noreply@adv.actionnetwork.org>
Sent: Wednesday, June 4, 2025 11:07 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Laurie Lei DeGama, 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.

This used to be our affordable housing. No one is building workforce housing! So you minus well take back what was originally long term housing! Saying these units are not livable for long term is ridiculous. If "snowbirds" can come and stay for 6 months, that should tell you they are livable for long term. People see it as an opportunity to make money, at the price of

taking away a long term unit. These units are not for everyone, but there are families willing to stay in a unit, I mean they also rent just a room or just a studio.

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

Laurie Lei DeGama
alton_laurie@yahoo.com
534 Lahainaluna Road
Lahaina, Hawaii 96761

HLU Committee

From: Richard Ho <noreply@adv.actionnetwork.org>
Sent: Wednesday, June 4, 2025 10:33 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Richard Ho, 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. Golf Courses. Daily laundry. Turnover after turnover.

Meanwhile, families all over 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.

On the south side of Maui, developers continue to build on marsh lands/floodzones while foreign investors wonder why their properties are flooded out at least once a year. When will enough be enough? I'm sick & tired of seeing greedy foreign investors crying about rich people problems.

Here on Maui, Kanaka & other generational locals who have not yet been forced to move away continue to face this ongoing ridiculous obstacle of housing & cost of living that has gone through the roof thanks to over 50 years of politicians & government officials selling us out to water thieves & land barons. It's time to finally stand up for the people of Maui who

actually pay your salaries instead of these corporate raider lobbyists & global elite investors who could care less about our communities which they don't live in & who's only concern is to turn a profit of millions/billions flipping investment properties as well as the rest of the real estate industry who gets a cut off of every purchase & sale. Profits which are extracted from our 'āina & wai & not reinvested into our local communities.

The time for half-measures is over. Phasing out the Minatoya list means protecting our wai as well as the actual full time residents of Maui. You must somehow find it in your hearts to make every effort to stop moving Kanaka & generational locals out by replacing them with rich real estate investors who add no value to our community aside from their fake waterfalls & empty infinity pools that waste our precious wai. I am also requesting no carve-outs or special protections for timeshares.

Mahalo

Richard Ho

Richard Ho

keikiakeakua@gmail.com

101 NOKAHEA LOOP

Kihei, Hawaii 96753

HLU Committee

From: Kazuo Flores <noreply@adv.actionnetwork.org>
Sent: Wednesday, June 4, 2025 10:33 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is KazuoFlores, 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

Kazuo Flores
honoluaboy@gmail.com
4955 Hanawai St. Unit 4-102
Lahaina , Hawaii 96761

HLU Committee

From: Lisa Jones <noreply@adv.actionnetwork.org>
Sent: Wednesday, June 4, 2025 10:31 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Lisa Jones 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

Lisa Jones
lisaphotomaui@icloud.com
3946 Mahinahina Street
Lahaina, Hawaii 96761

HLU Committee

From: Evan Weber <noreply@adv.actionnetwork.org>
Sent: Wednesday, June 4, 2025 10:27 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Evan, 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

Evan Weber
evanlweber@me.com
1407 Aalapapa Drive
Kailua, Hawaii 96734

HLU Committee

From: Sarah Biggs <noreply@adv.actionnetwork.org>
Sent: Wednesday, June 4, 2025 10:21 PM
To: County Clerk
Subject: Support Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

I am writing in support of Bill 9.

STR units are no different than living in an apartment.

I rented a condo at Kauhale Makai in Kihei for 6 years, before the owner sold it in 2017, and it was turned into a vacation rental. I loved that place. I struggled to find a new place to live - and this was 8 years ago! Everywhere I tried there were too many other people applying to rent the same place.

I ran out of time and ended up in a short term rental in Ma'alaea for 5 months, while I looked for something more permanent. I looked and looked for a new place to live the entire time I lived there.

It was so stressful, that the morning I woke up on January 13, 2018, to the Emergency Alert on my phone that a missile was headed our way - I was relieved!!! I was relieved that I didn't have to worry about looking for a new place to live anymore because I was about to be blown up!

That relief was short lived. I didn't find a new place to live until 2 days before I had to be out. 2 days after 5 months of searching and applying!

It's been 7 years, now, and thankfully I'm still here renting a condo at a property in Kihei that doesn't allow short term rentals. I fear and dread the day my owner decides to sell because I know there is no other place for me to go.

You can change that today.

The argument the owners are making that short term rental properties aren't suitable for locals is nonsense. I've lived there and many of my neighbors were permanent residents and are still there.

You know the owners just want to make 3 times the amount of money they can get from a tourist as opposed to a long term local. That's it. That's what it comes down to.

What serves the greater good? There are more of us than there are of them.

I urge you to do something pono and give our people the chance at stability, and the chance to stay, or to return to island by giving us more housing options that are available now. They don't have to be built. They're already here. They're ready. We're ready too. Put our people's well being and peace of mind over the extra profits of a few - who already have a home.

Maui keeps getting the opportunity to make a change. When will we act? We had a plague and the deadliest fire in the country. How much worse must it get? What more will it take? The time for action is now. The status quo hasn't worked for years. It's caused an exodus of our people. A modern day Trail of Tears. No one wants to leave. We're being forced out.

We're nearly past the point of no return. In this moment, we can change course. We can lead. We can show that there is another way. Give us that chance. There may never be another opportunity.

Have courage.

Sarah Biggs
Renter, Kihei

Sarah Biggs
virgowings@aol.com
45 HALILI LN, APT 12J
Kihei, Hawaii 96753

HLU Committee

From: BRIAN CAREY <noreply@adv.actionnetwork.org>
Sent: Wednesday, June 4, 2025 10:12 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

I lived in Lahaina for 9 years and eventually moved to the Mainland due to the rising cost of living that had much to do with the housing shortage. It broke my heart to leave. It always bothered me watching my friends working 2-3 jobs just to get by. It bothered me even more that the locals, born and raised on Maui, struggled to afford a life here at the hands of rapidly increasing rents and the proliferation of STRs, owned by non-Maui residents.

I had friends who lived in these units and not because they were desperate or out of options. Because it was actually a good life. Some of them grew up in those homes. I have memories of Minatoya units, hearing the ocean at night. It was sweet, it was simple, and it was comfortable. The August 2023 fire has greatly exacerbated the problem.

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

BRIAN CAREY

97hawaii@gmail.com

ROSEVILLE, California 95661

HLU Committee

From: Kepuhi Purdy <noreply@adv.actionnetwork.org>
Sent: Wednesday, June 4, 2025 10:06 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,
Kepuhi Purdy

Kepuhi Purdy
kepuhi_808@hotmail.com
PO Box 11372
Lahaina, Hawaii 96761

HLU Committee

From: Nicki Tedesco <noreply@adv.actionnetwork.org>
Sent: Wednesday, June 4, 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 Nicki Tedesco, and I'm writing in strong support of Bill 9 WITHOUT any carveouts or special protections for timeshares.

This is not a new concept and it's the responsible thing to do for the island and it's residents. 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.

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

Nicki Tedesco
nickitedesco@gmail.com
140 Uwapo Rd 7-201
Kihei, Hawaii 96753

HLU Committee

From: Francis Hussey <noreply@adv.actionnetwork.org>
Sent: Wednesday, June 4, 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 Francis Hussey, 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

Francis Hussey

Francis Hussey

francismhussey@yahoo.com

45 Kai Ala Drive

Lahaina, Hawaii 96761

HLU Committee

From: County Clerk
Sent: Thursday, June 5, 2025 7:20 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 for Bill 9 to Phase Out the Minatoya List!; Support for Bill 9 to Phase Out the Minatoya List!; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Testimony re: Bill 9 (Minatoya Phase-Out)

HLU Committee

From: Kaikoa Anderson <noreply@adv.actionnetwork.org>
Sent: Wednesday, June 4, 2025 8:45 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

Kaikoa Anderson
kaikoa75@gmail.com
1334 Hoapili St
Lahaina , Hawaii 96761

HLU Committee

From: Barbara Barry <noreply@adv.actionnetwork.org>
Sent: Wednesday, June 4, 2025 8:46 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Barbara Barry 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

Barbara Barry
begoniabarry@gmail.com

1220 W Kuiaha RD
Ha'iku, Hawaii 96708

HLU Committee

From: Tanner Hendrickson <noreply@adv.actionnetwork.org>
Sent: Wednesday, June 4, 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 Tanner Hendrickson, 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

Tanner Hendrickson
tanhendrickson@aol.com
5510 lower honoapiilani road
Lahaina , Hawaii 96761

HLU Committee

From: Jessica dos Santos <noreply@adv.actionnetwork.org>
Sent: Wednesday, June 4, 2025 8:52 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Jessica dos Santos, and I'm submitting testimony in strong support of Bill 9 to phase out short-term rentals (STRs) in apartment-zoned districts on Maui.

As a resident of O'ahu, I stand in solidarity with the Maui community and applaud your leadership in addressing the root causes of our housing crisis. This bill is one of the most direct and meaningful steps we've seen in years to restore housing to local families and rebalance the impacts of tourism on our communities.

We're often told these STR units aren't suitable for long-term living, but many of us grew up in these kinds of homes. I've lived in similar units, and so have people I know and love. The truth is, these homes were never "unfit"—they were taken from the long-term market and turned into investment properties. And now, families are being priced out, shoreline access is blocked, and neighborhoods that once supported local life are becoming hollowed out.

The data speaks for itself: over 6,000 STRs on the Minatoya list—85% owned by out-of-state investors. That's 6,000+ homes that could serve Maui families right now.

I also urge you to ensure no carve-outs or special protections for timeshares. The proposed language favoring timeshares was not requested by the Planning Department and could undermine enforcement, create legal loopholes, and set a dangerous precedent of unequal treatment. If the goal is to return housing to the people, we need one clear standard—no exceptions for corporate interests.

This bill does not destroy tourism—it restores balance. Visitor numbers have exceeded what our communities and infrastructure can handle. Phasing out STRs will help refocus visitors

into properly zoned areas, reduce harm to 'āina and local life, and actually raise occupancy rates in legal accommodations.

This bill does not kill jobs—it opens the door to real, stable employment and reinvests in our local economy. STRs offer few local jobs and fewer benefits. But by returning housing to residents, we empower working families, strengthen our labor force, and reduce the brain drain that's sending our keiki away.

This bill does not crash the economy—it stabilizes it. What's unsustainable is an economy based on absentee ownership and ever-rising rents.

I thank you for taking this bold action, and I hope O'ahu's leaders will follow your example. We need similar provisions in our counties to protect our people and ensure Hawai'i remains home for those who live and love here, not just those who profit here.

Mahalo for your time and your courage.

With deep aloha,
Jessica dos Santos
Resident, O'ahu

Jessica dos Santos
nrtshrlv@gmail.com
56-193 Pualalea St
Kahuku, Hawaii 96731

HLU Committee

From: Keala Fung <noreply@adv.actionnetwork.org>
Sent: Wednesday, June 4, 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 [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

Keala Fung
kealadancer@gmail.com

1138 Hassinger St #604
Honolulu, Hawaii 96822

HLU Committee

From: Kai Duponte <noreply@adv.actionnetwork.org>
Sent: Wednesday, June 4, 2025 9:00 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 Kai Duponte, 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.

We need neighborhoods to be for residents who actually live here and contribute to our community. Right now, regular people in extremely important jobs (health care, police, fire prevention, libraries, teachers, grocery store clerks) can't afford to make end meet because of investors who are greedy and don't care about regular people being able to afford to live here.

Mahalo,

Kai Duponte

Kai Duponte

kaiduponte@yahoo.com

2694 Kamelani Loop

Makawao, Hawaii 96768

HLU Committee

From: Heidi Kreul <noreply@adv.actionnetwork.org>
Sent: Wednesday, June 4, 2025 9:00 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 Heidi Kreul 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

Heidi Kreul
hkreul@gmail.com

Kailua, Hawaii 96734

HLU Committee

From: LEI KRON <noreply@adv.actionnetwork.org>
Sent: Wednesday, June 4, 2025 9:02 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Lei Kron, 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

LEI KRON
leikron2015@gmail.com
619 Luakini Street
Lahaina, Hawaii 96761

HLU Committee

From: Mina Elison <noreply@adv.actionnetwork.org>
Sent: Wednesday, June 4, 2025 9:06 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Mina Elison, 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,
Mina Elison

Mina Elison
minaelison@hotmail.com

Honaunau-Napoopoo, Hawaii 96704

HLU Committee

From: Devon Dawson <dldawson1122@gmail.com>
Sent: Wednesday, June 4, 2025 9:16 PM
To: County Clerk
Subject: Testimony re: Bill 9 (Minatoya Phase-Out)

[You don't often get email from dldawson1122@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Aloha mai kākou,

I am testifying to support the phase out of STRs on the Minatoya List. Although I don't live on Maui (I live on O'ahu), I believe that short term rentals are destroying the local communities of popular tourist destinations around the world. Please let Maui be a global leader in the fight against the collapse of the housing market. Before we can take care of tourists, we gotta take care of community.

Mahalo,
DDH

HLU Committee

From: County Clerk
Sent: Thursday, June 5, 2025 7:21 AM
To: HLU Committee
Subject: fwd: Testimony
Attachments: 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 for Bill 9 to Phase Out the Minatoya List!; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Please phase out short term rentals slick and tired of the bull shit us hawaiiians gotta deal with as im writing this letter I myself is dealing with a mainland greedy haole im sick of this shit something has to be done ...; 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: Sandi Ioakimi <noreply@adv.actionnetwork.org>
Sent: Wednesday, June 4, 2025 9:24 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

Sandi Ioakimi
sioakimi@gmail.com

7 Omaka Place
Kihei, Hawaii 96753

HLU Committee

From: Gayle Shufeldt <noreply@adv.actionnetwork.org>
Sent: Wednesday, June 4, 2025 9:27 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 Gayle Shufeldt and I'm writing in strong support of Bill 9. I have been blessed to call Iahainatown my home for 34 of the 36 years I've lived here. Due to the fire I've been moved 7 times in two years. Desperately looking for an affordable new place which no longer exist and I really believe the STR situation is the main cause. We don't want all STR's gone ONLY the ones in our neighborhoods that should NEVER have been there in the first place. Keep STR in the hotel zones NOT our residential areas. I've seen the decline of our lifestyles affected by these STR's. They made our prices quadruple or more over the last few years and NOW we have no where to live. I've been displaced for 2 years now and my patience is gone. I need to have a home again, an affordable home. That is NOT asking to much from a tax paying citizen of Maui county. My personal opinion is the timeshares aren't much better. I'm begging you to PLEASE support Bill 9. This is what your community wants, the ones who live here full time NOT all these off island landholders who are driving up prices and pushing us out. This is my home. I should be able to Find an affordable new place but NO can. 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

Gayle Shufeldt

Gayle Shufeldt

westmauire@gmail.com

32 Kauaula Rd

Lahaina, Hawaii 96761

HLU Committee

From: Corynne Kawaiaea <noreply@adv.actionnetwork.org>
Sent: Wednesday, June 4, 2025 9:30 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

Corynne Kawaiaea
cory_kamalei@yahoo.com

Wailuku, Hawaii 96793

HLU Committee

From: Susan Egdamin <noreply@adv.actionnetwork.org>
Sent: Wednesday, June 4, 2025 9:31 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

I was one of those locals that lived amongst many other locals who lived in these units. Many of us were pushed out because of the rising cost. Realizing the units were being used as weekly vacation rentals.

We were a working community, many just starting our families. Neighbors taking care of neighbors. Watching over each other, being there for one another, feeding one another.

Seems the moneyman wanted this type of life and make themselves rich at the same time. Envious of how we malama each other. So they raised the prices, pushed us out and made it unaffordable. But they will never have the love and community as we did.

We made those units our home, not just a place to visit, not caring about how we left it. Those were our homes long before they were STRs.

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.

Respectfully

Susan Egdamin
soozi.waiehu@yahoo.com
760 Paloma St
Wailuku, Hawaii 96793

HLU Committee

From: Ravi Bugga <noreply@adv.actionnetwork.org>
Sent: Wednesday, June 4, 2025 9:37 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

Ravi Bugga
Lahaina

Ravi Bugga
ravimaui@gmail.com
15 W Mahi Pua Place
Lahaina, Hawaii 96761

HLU Committee

From: Jennifer Inda <noreply@adv.actionnetwork.org>
Sent: Wednesday, June 4, 2025 9:50 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 Jennifer 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.

Jennifer Inda
jinda808@gmail.com
44 Keapua St
Wailuku, Hawaii 96793

HLU Committee

From: Richard Ho <noreply@adv.actionnetwork.org>
Sent: Wednesday, June 4, 2025 9:51 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

Richard Ho
keikiakeakua@gmail.com
101 NOKAHEA LOOP
Kihei, Hawaii 96753

HLU Committee

From: Billy Woods <noreply@adv.actionnetwork.org>
Sent: Wednesday, June 4, 2025 9:51 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Please phase out short term rentals slick and tired of the bull shit us hawaiians gotta deal with as im writing this letter I myself is dealing with a mainland greedy haole im sick of this shit something has to be done ...

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

Billy Woods
haleiwa5051@gmail.com

66-150 b kam hwy

Haleiwa, Hawaii 96712

HLU Committee

From: Leila Morrison <noreply@adv.actionnetwork.org>
Sent: Wednesday, June 4, 2025 9:51 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Leila Morrison 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

Leila Morrison
leilam683@gmail.com

Makawao, Hawaii 96768

HLU Committee

From: Matty Schweitzer <noreply@adv.actionnetwork.org>
Sent: Wednesday, June 4, 2025 9:52 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Matty 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

Matty Schweitzer
maui22matty@gmail.com

Kaanapali, Hawaii 96761

HLU Committee

From: Cyane Yee <noreply@adv.actionnetwork.org>
Sent: Wednesday, June 4, 2025 9:57 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

Cyane Yee
cyanekano@gmail.com

Ewa Beach, Hawaii 96706

HLU Committee

From: Dylan McCall <noreply@adv.actionnetwork.org>
Sent: Wednesday, June 4, 2025 9:58 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: I did live in one of these STRs with my wife & 2 kids during COVID when I got out of active duty military. It was awesome. The beach was our backyard. It was amazing.

Others from maui should be able to do this as well without the crazy cost, even own the home.

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

Dylan McCall
dmac.1320@gmail.com

Paia, Hawaii 96779

HLU Committee

From: Nicki Tedesco <noreply@adv.actionnetwork.org>
Sent: Wednesday, June 4, 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 Nicki Tedesco, and I'm writing in strong support of Bill 9 WITHOUT any carveouts or special protections for timeshares.

This is not a new concept and it's the responsible thing to do for the island and it's residents. 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

Nicki Tedesco
nickitedesco@gmail.com
140 Uwapo Rd 7-201
Kihei, Hawaii 96753

HLU Committee

From: Genesis Purdy <noreply@adv.actionnetwork.org>
Sent: Wednesday, June 4, 2025 10:01 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Genesis Purdy, 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

Genesis Purdy
kinohi_808@hotmail.com
1037 Wainee St A12
Kaanapali, Hawaii 96761

HLU Committee

From: County Clerk
Sent: Thursday, June 5, 2025 7:22 AM
To: HLU Committee
Subject: fwd: Testimony
Attachments: Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout

HLU Committee

From: Julia Marrack <noreply@adv.actionnetwork.org>
Sent: Thursday, June 5, 2025 7:18 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Julia Marrack, and I'm writing in strong support of Bill 9, which will phase out transient vacation rentals (STRs) in apartment-zoned districts.

Phasing out STRs isn't about ending tourism, it's about restoring balance. Maui's visitor occupancy is currently around 69%. If we removed the 6,127 Minatoya-listed STRs, occupancy is predicted to rise to 74%, based on available visitor accommodations and keeping tourists within appropriate zoning areas.

Since the 1990s, tourist growth has spread beyond planned destinations like Kā'anapali and into our communities. This has worsened the housing crisis, while tourists are actually spending less. With visitor numbers exceeding what our communities and 'āina can comfortably support, we face strained resources, overloaded infrastructure, and even declining visitor satisfaction.

This is an opportunity to shift toward a better kind of tourism, fewer visitors, spending more, and causing less harm. Most importantly, it gives our community a real chance to stay, live, and hopefully welcome back those who were priced out.

The phase out would not destroy jobs, but rather help create a more stable economy where the County can flourish. These aren't traditional hotels. Most STRs are condos with keypads and no front desk, outside contracted workers, and no union labor. In many cases, "on-site manager" means a single off-island agent managing dozens of properties asking you to text a number when you arrive. Meanwhile, we have 600–700 unfilled County jobs that offer benefits and career paths. Returning housing to workers isn't killing jobs, it's creating opportunities for real, stable employment that keeps our community rooted.

STRs have contributed to an unsustainable economy: skyrocketing housing costs, increased infrastructure strain, and over-reliance on visitors. By phasing them out, we take 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.

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 is not overreacting, if anything, we're behind. We've allowed this to go on for too long, and now we're simply doing what should have been done years ago: protecting housing for residents and restoring balance to our neighborhoods.

It is also important that we have no carve outs or special protections for timeshares. This will open the door for future legal challenges, unequal enforcement, or special treatment, all of which weaken the overall purpose of the bill.

Mahalo,
Julie Marrack

Julia Marrack
jmarrack2@yahoo.com

Kamuela, Hawaii 96743

HLU Committee

From: Clapper Beth <noreply@adv.actionnetwork.org>
Sent: Thursday, June 5, 2025 7:20 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

I am a 25 year resident of Lahaina and I
, 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 for your attention and time,
Elizabeth Clapper

Clapper Beth
betheclapper@gmail.com

1300 Limahana Circle C204
Lahaina, Hawaii 96761

HLU Committee

From: County Clerk
Sent: Thursday, June 5, 2025 7:23 AM
To: HLU Committee
Subject: fwd: Testimony
Attachments: No support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Oppose HL 4 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

HLU Committee

From: Gerry Clark <clark808@hawaii.rr.com>
Sent: Thursday, June 5, 2025 6:33 AM
To: County Clerk
Subject: No support of Bill 9 – Minatoya STR Phaseout

You don't often get email from clark808@hawaii.rr.com. [Learn why this is important](#)

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Gerry Clark and I'm writing in opposition of Bill 9.

I am a resident of Lahaina. And property owner. And we've been saying this for a long time. We need affordable rentals. Before the fire, it was possible to find housing. After the fire FEMA unbalanced the rents by offering landlords extra money for their units. It became impossible for displaced homeowners to afford something. The entire recovery process was geared towards helping the renters and homeowners were forced out.

Without the inventory of Ohana units we are now trying to take away rights from another group of homeowners.

I was a home repair person and I've seen these Minatoya units up closer we.

They are not apartments! No storage, little parking, no privacy and high maintenance.

The county and state are guilty of years of lip service and no action.

They let this problem fester and have done little to promote affordable rentals.

Now they want to put it onto the backs of the homeowners.

Shame on them.

And not everyone is meant to be a homeowner! Not everyone can save money for the upkeep needed.

Mahalo

Mahalo

Gerry Clark
clark808@hawaii.rr.com

Lahaina, Hawaii 96761

HLU Committee

From: Terrance Furgeson <terry@maolilani.com>
Sent: Thursday, June 5, 2025 6:13 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

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

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Terry, 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

Terrance Furgeson
terry@maolilani.com

Lahaina, Hawaii 96761

HLU Committee

From: sk.dielman@gmail.com
Sent: Thursday, June 5, 2025 5:51 AM
To: County Clerk
Subject: Oppose HL 4 Bill 9

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

Steven Dielman
3600 Wailea Alanui Dr.
Wailea HI 96753
sk.dielman@gmail.com

Dear Members of the Maui County Council:

I am writing to express my concern regarding the current stance on short-term rentals in Maui and to highlight the potential advantages they offer; alongside the negative impact their restriction has on local small businesses and tax revenues.

Short-term rentals have become an integral part of the tourism ecosystem in many parts of the world, and Maui is no exception. They offer unique benefits that can complement our traditional hospitality industry. I would like to outline several key advantages that short-term rentals bring to our community:

1. **Economic Contribution:** Short-term rentals generate significant tax revenues for the county. These include transient accommodation taxes and general excise taxes. Restricting short-term rentals results in a substantial loss of these revenues, which could be used to fund essential public services and infrastructure projects. (See charts for Maui 2023 Tax revenue below).
2. **Support for Local Businesses:** Visitors staying in short-term rentals tend to spend more time in local neighborhoods, patronizing small businesses such as restaurants, shops, and tour operators. This localized spending helps to distribute tourism income more evenly across the island, providing economic support to a wider array of businesses beyond the major tourist hubs.
3. **Accommodation Variety:** Offering a variety of accommodation options is crucial for attracting a broad spectrum of visitors. Short-term rentals cater to different preferences and budgets, making Maui an appealing destination for a diverse group of tourists, from families and groups to solo travelers and professionals. Many short-term rentals were never planned for apartments or low-cost housing. Many of these units are high cost properties with expensive HOA fees.
4. **Job Creation:** The operation of short-term rentals creates jobs, not only in property management but also in cleaning services, maintenance, and other ancillary roles. These employment opportunities are vital for local residents and contribute to the overall economic health of our community.
5. **Legal Action:** Many groups are planning legal action based on violation of property, personal, and Constitutional rights.
6. **Inappropriate Low-Cost Housing:** Many short-term rentals were never planned for low-cost housing. Rental cost with high HOA fees would prevent most from rent or purchase. Many lack infrastructure for longer term rentals (limited parking....).

The restrictive policies on short-term rentals can inadvertently drive tourists to other destinations, leading to a decline in visitor numbers and a corresponding drop in spending. This has a ripple effect on our local economy, particularly impacting small businesses that rely heavily on tourist dollars.

Moreover, it's important to consider that many property owners who operate short-term rentals are local residents themselves. For some, the income from short-term rentals is essential to maintaining their properties and supporting their families. Curtailing this income stream can have adverse effects on their financial stability and, by extension, on the local economy.

I urge the Council to reconsider the current regulations on short-term rentals with a view to finding a balanced approach that mitigates any negative impacts while capitalizing on the benefits they offer. Implementing fair and reasonable regulations can ensure that short-term rentals operate in a manner that supports our community, boosts our economy, and enhances the visitor experience.

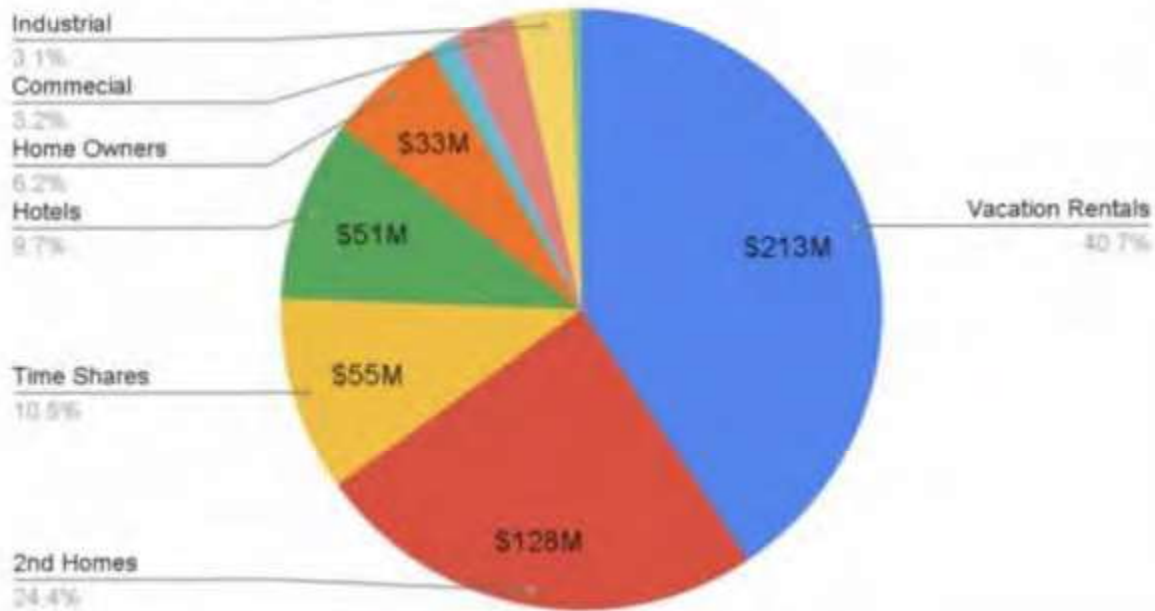
Thank you for considering my perspective on this important matter. I am confident that with thoughtful deliberation, we can arrive at a solution that benefits both the residents of Maui and the visitors who contribute so much to our vibrant island community.

Sincerely,

Steven Dielman

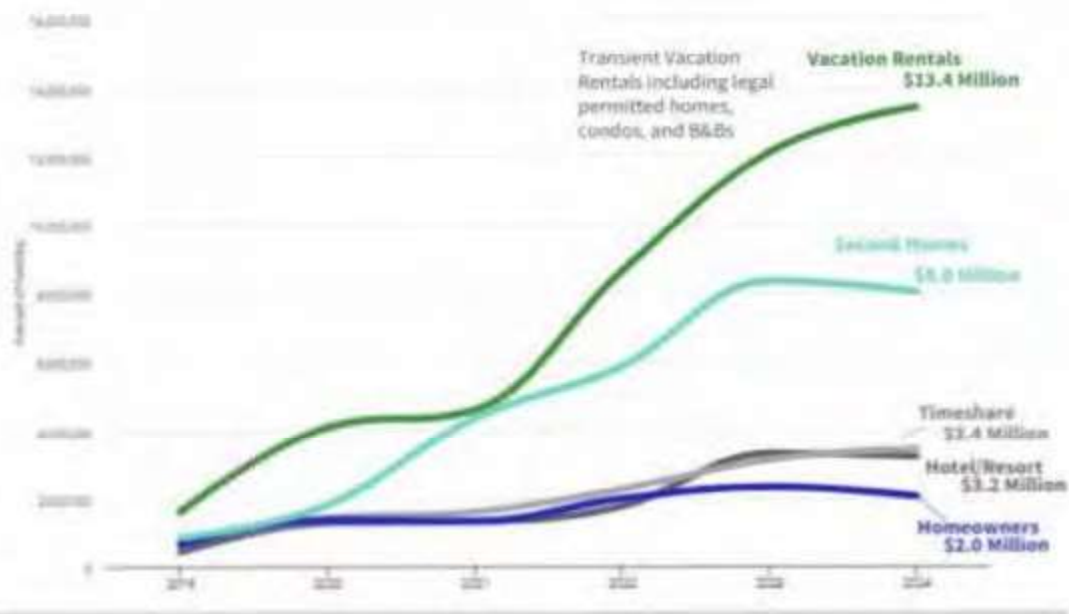
See charts below.

Maui County Property Taxes 2023



Who Pays for Maui's Affordable Housing Fund?

FY2019-2024
Review



HLU Committee

From: Stephen Nichols <stephenichols14@msn.com>
Sent: Thursday, June 5, 2025 5:37 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

You don't often get email from stephenichols14@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.

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

Stephen Nichols
stephenichols14@msn.com
660 Wainee St. E-102
Lahaina, Hawaii 96761

HLU Committee

From: Stephen Nichols <stephenichols14@msn.com>
Sent: Thursday, June 5, 2025 5:33 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

You don't often get email from stephenichols14@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 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

Stephen Nichols
stephenichols14@msn.com

660 Wainee St. E-102
Lahaina, Hawaii 96761

HLU Committee

From: Kristen Young <kyoung@hcucc.org>
Sent: Wednesday, June 4, 2025 9:37 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

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

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Kristen, 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,
Kristen Young
Honolulu, HI

Kristen Young
kyoung@hcucc.org
513 Prospect St
Honolulu, Hawaii 96813-1806

HLU Committee

From: Karen Simmons <sksb@earthlink.net>
Sent: Wednesday, June 4, 2025 9:32 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

You don't often get email from sksb@earthlink.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.

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

Karen Simmons
sksb@earthlink.net

Kailua, Hawaii 96734

HLU Committee

From: Robin Ritchie <robinilahaina@msn.com>
Sent: Wednesday, June 4, 2025 8:59 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

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

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is robin ritchie], 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 or for apartments in the Kasnapli resort Asdocistion areas.

First shut down the illegal vacation rentals currently operating in residential and agricultural zoned areas. For increase in tax revenue tax tge absentee owners that are claiming resident property tax . Instruct people on where to report offenders with information for the County to confirm and update the property tax status.

Mahalo

Robin

Robin Ritchie

robininlahaina@msn.com

Lahaina, Hawaii 96761

HLU Committee

From: County Clerk
Sent: Thursday, June 5, 2025 7:27 AM
To: HLU Committee
Subject: Fw: Support of Bill 9 – Minatoya STR Phaseout

From: Bill McLaughlin <billmcl2@mindspring.com>
Sent: Thursday, June 5, 2025 7:26 AM
To: County Clerk <County.Clerk@mauicounty.us>
Subject: Support of Bill 9 – Minatoya STR Phaseout

You don't often get email from billmcl2@mindspring.com. [Learn why this is important](#)

Maui County Clerk,

Aloha Chair and Councilmembers,

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

Not only is it important to pass legislation to control housing for residents and visitors, it is also important to enforce the laws. Illegal short term rentals have also invaded our residential areas with no apparent enforcement.

By phasing out the Minatoya list we are taking back housing inventory for our people in areas where we need it most.

Mahalo,

Bill McLaughlin

Bill McLaughlin
billmcl2@mindspring.com
7 Hui Rd E
Lahaina, Hawaii 96761

HLU Committee

From: County Clerk
Sent: Thursday, June 5, 2025 7:41 AM
To: HLU Committee
Subject: fwd: Testimony
Attachments: Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout

HLU Committee

From: micah Kawaguchi-Ailecher <noreply@adv.actionnetwork.org>
Sent: Thursday, June 5, 2025 7:31 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

I am a teacher and single mom of a 5 year old. I spend my time commuting to lahaina for school (where I teach) and to my parents house where we often stay the night, a condo in honokowai.

I am eager to see Bill 9 go into affect and STRs to be phased out so that I can move in near to my family and be back in my lahaina community where I was raised. growing up, I have been in many of these condos that are being called not suitable for long term living and I would happily take any one of them now if they were available. I watched these condo prices rise in conjunction with STRs as more people were willing to take out larger mortgages with the assumption they could get STR income to rely on. But ultimatey, that investment is a risk, like the stock market, and not a guaranteed source of income. so we should not feel the need protect that specific investment to a small group of folks.

I have traveled to Berlin. They, like a growing number of cities, manage without STRs and still have tourists. so i believe tourists will still come to maui.

Lastly, we have many job openings to work at in our county or in our schools. and a nursing staff shortage. so if there are any qualms about the loss of jobs, let's start providing a path for our community to fill those jobs.

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

micah Kawaguchi-Ailecher
micahkawaguchi@gmail.com
198A west papa ave
kahului , Hawaii 96732

HLU Committee

From: Ha'aheo Kalani <noreply@adv.actionnetwork.org>
Sent: Thursday, June 5, 2025 7:29 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.

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

Ha'aheo Kalani
aliwindowcleaning@gmail.com
480 kenolio rd # 13-202
Kihei , Hawaii 96753

HLU Committee

From: County Clerk
Sent: Thursday, June 5, 2025 8:02 AM
To: HLU Committee
Subject: fwd: Testimony
Attachments: Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout

HLU Committee

From: Susan Veno <noreply@adv.actionnetwork.org>
Sent: Thursday, June 5, 2025 8:00 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

Susan Veno
smveno@gmail.com
PO BOX 791956
PAIA, Hawaii 96779

HLU Committee

From: Lynn Rasmussen <lynn@mauiinstitute.org>
Sent: Thursday, June 5, 2025 7:55 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

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

Maui County Clerk,

Aloha Chair and Councilmembers,

As a board member of Ka Hale A Ke Ola (though not representing the opinion of the board) and a 50+ year resident, I am writing in strong support of Bill 9. Cities in Europe are shutting down vacation rentals because they create vast housing shortages, they crank up the price of houses (houses become businesses), and they destroy whole cultures.

By eliminating vacation rentals we will reduce the value of housing. Lots of people will take big losses and we will lose tax dollars. But we will gain homes and cultural integrity.

These apartments were not built for tourists, and we need homes now. Building new homes for working people requires our tax dollars, and those homes end up in the hands of realtors, investors, and transient owners.

Housing for people should not be speculative. Housing should be a right. Housing prices in other democratic nations are controlled, much like we control public utilities. We on Maui can get creative.

Mahalo,
Lynn Rasmussen

Lynn Rasmussen
lynn@mauiinstitute.org
3191 Baldwin Avenue
Makawao, Hawaii 96768

HLU Committee

From: Laura <laura.henkel@cox.net>
Sent: Thursday, June 5, 2025 8:03 AM
To: HLU Committee
Subject: Bill 9 - A BILL FOR AN ORDINANCE AMENDING CHAPTERS 19.12, 19.32, AND 19.37 MAUI COUNTY CODE, RELATING TO TRANSIENT VACATION RENTALS IN APARTMENT DISTRICTS

Importance: High

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

June 6, 2025

Councilmember Tasha Kama, Chair
Councilmember Tom Cook, Vice Chair
Committee on Housing and Land Use

RE: Bill 9 – A BILL FOR AN ORDINANCE AMENDING CHAPTERS 19.12, 19.32, AND 19.37 MAUI COUNTY CODE, RELATING TO TRANSIENT VACATION RENTALS IN APARTMENT DISTRICTS

Aloha Chair Kama, Vice Chair Cook and members of the committee,

My name is Laura Henkel.

I'm writing to ask you to reconsider Bill 9.

For more than 40 years my family has owned properties that include a short-term rental property. The short-term rental property assists us with our retirement income.

If this bill becomes law, our family and many others may face financial ruin or be forced to sell their homes. That's not just an economic loss—it's a loss of community. I know some working families rely on short-term rental income to assist in paying their mortgage and stay rooted in Maui.

We are all in agreement that housing affordability is a critical issue. But this bill doesn't solve that problem. According to RAM's recent survey, (this was shared with me), only a tiny fraction of owners would convert their units to long-term housing. These properties are often not affordable due to high HOA fees, maintenance costs, and mortgage burdens. Instead, many will go off the market altogether or be purchased by investors who won't contribute to the local community.

Rather than targeting legal, tax-paying owners, let's focus on smarter enforcement, building new housing, and supporting those who already provide long-term rentals. This is our home—we can do better than tearing apart livelihoods in the name of a solution that doesn't work.

Please defer Bill 9 and consider a more compassionate and effective path forward.

With gratitude,

Laura Henkel
Maui Resident & Community Advocate

HLU Committee

From: County Clerk
Sent: Thursday, June 5, 2025 8:14 AM
To: HLU Committee
Subject: fwd: Testimony
Attachments: Support for Bill 9 to Phase Out the Minatoya List!; Support of Bill 9 – Minatoya STR Phaseout; Opposition to Bill 9; Support of Bill 9 – Minatoya STR Phaseout; Testimony in support of Bill 9; Support of Bill 9 – Minatoya STR Phaseout

HLU Committee

From: Kaonohiakala Hamakua <noreply@adv.actionnetwork.org>
Sent: Thursday, June 5, 2025 8:11 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 Ka'onohiakala 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

Ka'onohiakala Hamakua

Kaonohiakala Hamakua
braddahamakua@gmail.com

Lahaina, Hawaii 96761

HLU Committee

From: maddie brath <noreply@adv.actionnetwork.org>
Sent: Thursday, June 5, 2025 8:08 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Madeleine 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. Look at New York city, and all the families who cram in small apartments. Thats normal for them. Whats the difference for us? Because they are beachfront or a couple streets back, that makes it only suitable for visitors? What about the tourist FAMILIES, who stay in them for months, they seem to have no issues living in them.

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.

I live on a street with many STR's, I can't tell you the amount of times I've almost been hit by visitors driving fast, looking to the side or taking a picture while driving, or looking at maps. It is unsafe for these people to be in our neighborhoods. All around our country, and even in other countries, these STR's are being shown that they are not sustainable and instead, hurt our housing communities. You have a family, I'm sure you have daughters, sons and grandchildren, that you would like to see buy a home. Whats the first place you rent when you're young and out of school? A small apartment. Give the younger generations a chance to stay home.

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

Mahalo

Madeleine Ku'ulei Brath

maddie brath

maddiebrath1@gmail.com

47 Wena pl

Kaanapali, Hawaii 96761

HLU Committee

From: Tammy Dos Santos <rustad.santos@gmail.com>
Sent: Thursday, June 5, 2025 8:05 AM
To: County Clerk
Cc: Roger Pleski
Subject: Opposition to Bill 9

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

To the South Maui council:

We would like to add our voice to those who are in opposition to Bill 9, aka Minatoya Bill. We are owners of a 2-bedroom condo in Maui Kamaole. It makes no logical sense to use this unit for long-term rentals for families as it does not have the required storage space, parking and would be far too costly. It should be designated “vacation rental” on a permanent basis.

Tammy and Fernando Dos Santos
Maui Kamaole G-207

HLU Committee

From: Susan Veno <noreply@adv.actionnetwork.org>
Sent: Thursday, June 5, 2025 8:05 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

Susan M. Veno

Susan Veno

smveno@gmail.com

Haiku, Hawaii 96708

HLU Committee

From: evolved <smveno@gmail.com>
Sent: Thursday, June 5, 2025 8:03 AM
To: County Clerk
Subject: Testimony in support of Bill 9

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

Aloha Chair and Councilmembers,

My name is Susan Veno, 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
Susan M. Veno

HLU Committee

From: Kuuipo Muscutt <kuuipo@kuuipoweddings.com>
Sent: Thursday, June 5, 2025 7:59 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

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

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Ku'uipo Muscutt, 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

Kuuipo Muscutt
kuuipo@kuuipoweddings.com

1055 Laelae St. Wailuku
HI , Hawaii 96793

HLU Committee

From: County Clerk
Sent: Thursday, June 5, 2025 9:14 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 for Bill 9 to Phase Out the Minatoya List!; Support of Bill 9 – Minatoya STR
Phaseout; Support of Bill 9 – Minatoya STR Phaseout

HLU Committee

From: Cameron Spicer <cami.rose@live.com>
Sent: Thursday, June 5, 2025 9:12 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

You don't often get email from cami.rose@live.com. [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

Cameron Spicer
cami.rose@live.com

Phoenix, Arizona 85054

HLU Committee

From: Calvin Sr FLORES <noreply@adv.actionnetwork.org>
Sent: Thursday, June 5, 2025 9:00 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Calvin Flores Sr., 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

Calvin Flores Sr.

Calvin Sr FLORES
calvinksr@hotmail.com
1037 Wainee St, C19
Lahaina, Hawaii 96761

HLU Committee

From: Jd Rosario <noreply@adv.actionnetwork.org>
Sent: Thursday, June 5, 2025 8:58 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Jd, 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

Jd Rosario
rosariojd808@gmail.com

Lahaina, Hawaii 96761

HLU Committee

From: Malia Rosario <noreply@adv.actionnetwork.org>
Sent: Thursday, June 5, 2025 8:56 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Malia Rosario, 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

Malia Rosario
maliamflores@gmail.com

Lahaina, Hawaii 96761

HLU Committee

From: Lynda Fox <noreply@adv.actionnetwork.org>
Sent: Thursday, June 5, 2025 8:55 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Lynda Fox 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

Lynda Fox

Lynda Fox

lyndakfox@gmail.com

Lahaina, Hawaii 96761

HLU Committee

From: Joan Morris <noreply@adv.actionnetwork.org>
Sent: Thursday, June 5, 2025 8:49 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Joan Morris

., 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

Joan Morris
napilijoani03@gmail.com

86hui rd f

Lahaina , Hawaii 96761

HLU Committee

From: Calvin K Sr Flores <noreply@adv.actionnetwork.org>
Sent: Thursday, June 5, 2025 8:40 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 Calvin Flores Sr., 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
Calvin Flores Sr.

Calvin K Sr Flores
calvinksr@hotmail.com

1037 Wainee St, C19
Lahaina, Hawaii 96761

HLU Committee

From: Emily Homza <noreply@adv.actionnetwork.org>
Sent: Thursday, June 5, 2025 8:38 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Emily Homza, and I'm writing in strong support of Bill 9. I am a single mom and work for the Hawai'i DOE as an elementary school teacher. My rent is currently over 50% of my pay. Each month I struggle to make ends meet, have no savings, and am often food insecure before the next payday. Please hear me when I say we need your help.

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

Emily Homza

emilyhomza@gmail.com

3666 Lower Honoapiilani Rd Apt B10

Lahaina, Hawaii 96761

HLU Committee

From: Blossom Flores <noreply@adv.actionnetwork.org>
Sent: Thursday, June 5, 2025 8:37 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Blossom Flores, 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.

We are struggling to secure permanent long term housing in Lahaina for nearly two years now. The fear, stress & uncertainty is a daily presence in our lives. Rental prices are beyond affordable & I am afraid we will be forced to leave our beloved town and community. Our natural resources especially wai are tapped beyond its threshold and cannot withstand any more development.

I support phasing out Minatoya STR.

Mahalo

Blossom Flores

Blossom Flores

blossom.flores@yahoo.com

1037 Wainee St, C19

Lahaina, Hawaii 96761

HLU Committee

From: Jon Wimber <jon1wimber@gmail.com>
Sent: Thursday, June 5, 2025 9:17 AM
To: HLU Committee
Subject: Exclude Papakea from Bill 9
Attachments: Exclude Papakea from Bill 9_ (2).pdf

You don't often get email from jon1wimber@gmail.com. [Learn why this is important](#)

Please see the attachment as opposition to Bill 9

Jon M Wimber
jon1wimber@gmail.com

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 Value	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

Parcel Information

Parcel Number	440010550000
Location Address	3543 LOWER HONOAPILANI RD UNIT C435 LAHAIAHI 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

Apartment District Properties Allowed to be Used for Short-Term Occupancy

PROJECT PROPERTY	MASTER TRK	ADDRESS	YR BLT	COUNTY ZONING	COMMUNITY PLAN DESIGNATION	NUMBER OF UNITS
NEHOHANI	430060010000	3723 Lower Honoapiilani Rd	1974	A2	MF	20
MAKAN SANDS	430060120000	3785 Lower Honoapiilani Rd	1974	A2	MF	30
KALEALOHA	430060130000	3785 Lower Honoapiilani Rd	1973	A2	MF	31
HONO KOA	430060140000	3801 Lower Honoapiilani Rd	1980	A2	MF	26
COVELANI	430060160000	3833 Lower Honoapiilani Rd	1973	A2	MF/OS	36
HALE MAHINA BEACH	430060410000	3875 Lower Honoapiilani Rd	1981	A2	MF	67
HALE OHILOA	430060440000	3823 Lower Honoapiilani Rd	1969	A2	MF	13
PIKAKE	430060630000	3701 Lower Honoapiilani Rd	1966	A2	MF	12
DOUBRAHNA BEACH	430060670000	4007 Lower Honoapiilani Rd	1973	A1	MF	53
POLYNESIAN SHORES	430060680000	3975 Lower Honoapiilani Rd	1977	A1	MF	53
POLEKONA	430060690000	3849 Lower Honoapiilani Rd	1977	A1	MF	18
POLEKONA	430060700000	3949 Lower Honoapiilani Rd	1974	A1	MF/OS	100
HONOCH NIKKO	430060800000	3901 Lower Honoapiilani Rd	1973	A1	MF	17
NOELANI	430060900000	4086 Lower Honoapiilani Rd	1974	A1	MF	44
MAHINA SURF	430060950000	4057 Lower Honoapiilani Rd	1969	A1	MF	35
HONOKOWAI PALMS	440010410000	3688 Lower Honoapiilani Rd	1965	A1	MF	40
HALE KUI	440010420000	3681 Lower Honoapiilani Rd	1967	A1	MF	40
PAKI MAUI III	440010500000	3615 Lower Honoapiilani Rd	1978	A1	MF	48
PAKI MAUI II & III	440010510000	3601 Lower Honoapiilani Rd	1975	A1	MF	80
PAPAKEA	440010550000	3543 Lower Honoapiilani Rd	1977	A2HD	MF/OS	35
HALE KANAPALI	440090110000	45 Kai Ala Dr	1967	A2/OS	MF	225
HALE KODOKO	440090120000	2981 Kai Ala Dr	1968	A2	MF	225
KANAPALI ROYAL	440090230000	2560 Kai Ala Dr	1969	A2	MF/OS	105
PUNAHU BEACH ESTATES	440040200000	46 Kai Pal Pt	1969	A2	MF	41
UPAHANA RIDGE	440130100000	1403 Ford St	1969	A1	MF	10
THE SPINNAKER	440100100000	160 Warner St	1976	A1	MF	37
KIRIKIRI KAI	451010110000	60 Kapiolu Dr	1963	A1	MF	105
WAVECREST	360040550000	7142 Kamahehewa V Hwy	1975	A2/interim	MF	105

Legend:
Zoning:
A1 or A2: Apartment
AG: Agriculture
B2: Community Business
Community Plan:
H: Hotel
MF: Medium Density Residential
MF/OS: Medium Density Residential/Office/Service

REAL ESTATE COMMISSION
PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REVENUE & ACCOUNTS
STATE OF HAWAII
1010 RICHMOND ST, 4TH F.
P.O. BOX 3465
HONOLULU, HAWAII 96813

PRELIMINARY
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT

on
PAPAKEA (PHASE I)
Honokowai, Kaaanapali
Maui, Hawaii
REGISTRATION NO. 657

NAME OF PROJECT: PAPAKEA (PHASE I)
LOCATION: West Maui, approximately 3 miles from Lahaina and 1 mile from Kaaanapali Airport, containing an area of 12.283 acres, more or less.
TAX MAP KEY: Second Division, 4-4-1-55
ZONING: 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. Sodtani
(For) DOUGLAS R. SODTANI, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

DEPARTMENT OF COMMERCE & CONSUMER AFFAIRS
updating fairness in the marketplace

DEVELOPER'S PUBLIC REPORT/ASSOCIATION BIENNIAL REGISTRATION

Project Number: [blank] Zoning: [blank]
Project Name: papakea TRK 4: [blank]
City: [blank] Developer Name: [blank]
Total Units: [blank] to [blank]

100 / Page

No.	Name	Zoning	TRK	Address	City	Developer	Total Units
657	PAPAKEA	A-2/H-2	24001055	3543 L HONOAPILANI HWY	LAHAIAHI	HONOKOWAI-KAANAPALI	215
658	PAPAKEA PHASE II	A-2 & H-2	24001055	3543 HONOAPILANI HWY	LAHAIAHI	HONOKOWAI-KAANAPALI	349

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: County Clerk
Sent: Thursday, June 5, 2025 9:39 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

HLU Committee

From: Julienne Givot <noreply@adv.actionnetwork.org>
Sent: Thursday, June 5, 2025 9:30 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

I support phasing out short-term rentals on the Minatoya list because I'm tired of watching friends and family forced to leave Maui due to the lack of housing. Greedy STR owners and real estate agents treat this island as a profit center, with no kuleana to the people or the 'āina. We're in urgent need of doctors and healthcare workers, and putting more condos back into the long-term rental or ownership market could help attract them. Concerns about HOA fees can be addressed by adjusting amenities etc. —our community's future should come first. I know plenty of people who would be thrilled to live in one of these units.

More excellent reasons that I am firmly in support of Bill 9:

- West Maui faces not just a housing crisis, but a chronic water shortage—especially in Lahaina and surrounding areas.
- Most units on the Minatoya list serve visitors, not residents.
- Non-owner-occupied short-term rentals (STRs) are heavy water users:
- Frequent laundry, dishwashing, showers, and pool use by rotating guests.
- Little to no conservation mindset or connection to 'āina.
- Local families face water restrictions, while Minatoya STRs operate without limits.
- Officials say there's not enough water to even build affordable housing.
- Residents suffer from high housing costs and limited water while STRs flourish.
- Phasing out the Minatoya list will return homes to local families in the areas that need them most.
- I also urge no carve-outs or special protections for timeshares.

Mahalo for your consideration,

Rev Julienne Givot, Kihei Resident

Julienne Givot
dtjulienne@yahoo.com
160 Keonekai Rd, 4104
Kihei, Hawaii 96753

HLU Committee

From: Melanie Gillcoat Gillcoat <noreply@adv.actionnetwork.org>
Sent: Thursday, June 5, 2025 9:28 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 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

Melanie Gillcoat Gillcoat
melaniegillcoat@gmail.com

210 Kaiaulu Way
Lahaina, Hawaii 96761

HLU Committee

From: Keila Paahana <noreply@adv.actionnetwork.org>
Sent: Thursday, June 5, 2025 9:27 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Keila Paahana, 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

Keila Paahana
808keila@gmail.com
4023 Mahinahina St
Lahaina, Hawaii 96761

HLU Committee

From: Kapu Rochelle <noreply@adv.actionnetwork.org>
Sent: Thursday, June 5, 2025 9:21 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
U'ilani Kapu

Kapu Rochelle
uilani.kapu@gmail.com
562 Front St
Lahaina, Hawaii 96761

HLU Committee

From: Jessica Flores <noreply@adv.actionnetwork.org>
Sent: Thursday, June 5, 2025 9:15 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

Jessica Flores
kauano09@gmail.com

Wailuku, Hawaii 96793

HLU Committee

From: RICH and Wanda HOLMER <richandwanda@sbcglobal.net>
Sent: Thursday, June 5, 2025 9:42 AM
To: HLU Committee
Subject: Short term rentals at Papakea
Attachments: Exclude Papakea from Bill 9_.pdf

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

Please review the attached information.

Thank you.

Rich Holmer



Virus-free. www.avg.com

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 Value	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

Parcel Information

Parcel Number	440010550000
Location Address	3543 LOWER HONOAPILANI RD UNIT C435 LAHAIAHI 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

Apartment District Properties Allowed to be Used for Short-Term Occupancy

PROJECT PROPERTY	MASTER TRK	ADDRESS	YR BLT	COUNTY ZONING	COMMUNITY PLAN DESIGNATION	NUMBER OF UNITS
NEHOHANI	430060010000	3723 Lower Honoapiilani Rd	1974	A2	MF	20
MAKAN SANDS	430060120000	3785 Lower Honoapiilani Rd	1974	A2	MF	30
KALEALOHA	430060130000	3785 Lower Honoapiilani Rd	1973	A2	MF	31
HONO KOA	430060140000	3801 Lower Honoapiilani Rd	1980	A2	MF	26
COVELANI	430060160000	3833 Lower Honoapiilani Rd	1973	A2	MF/OS	36
HALE MAHINA BEACH	430060410000	3875 Lower Honoapiilani Rd	1981	A2	MF	67
HALE OHILOA	430060440000	3823 Lower Honoapiilani Rd	1969	A2	MF	13
PIRAKE	430060630000	3701 Lower Honoapiilani Rd	1966	A2	MF	12
DOUBRAHNA BEACH	430060670000	4007 Lower Honoapiilani Rd	1973	A1	MF	53
POLYNESIAN SHORES	430060680000	3975 Lower Honoapiilani Rd	1977	A1	MF	53
POLEKONA	430060690000	3849 Lower Honoapiilani Rd	1977	A1	MF	18
POLEKONA	430060700000	3949 Lower Honoapiilani Rd	1974	A1	MF/OS	100
HONOCHIKI	430060800000	3901 Lower Honoapiilani Rd	1973	A1	MF	17
NOELANI	430060900000	4086 Lower Honoapiilani Rd	1974	A1	MF	44
MAHINA SURF	430060950000	4057 Lower Honoapiilani Rd	1969	A1	MF	35
HONOKOWAI PALMS	440010410000	3688 Lower Honoapiilani Rd	1965	A1	MF	40
HOLE KALI	440010420000	3681 Lower Honoapiilani Rd	1967	A1	MF	40
PAKI MAUI III	440010500000	3615 Lower Honoapiilani Rd	1978	A1	MF	48
PAKI MAUI II & III	440010510000	3601 Lower Honoapiilani Rd	1975	A1	MF	80
PAPAKEA	440010550000	3543 Lower Honoapiilani Rd	1977	A2HD	MF/OS	35
HALE KANAPALI	440060110000	45 Kai Ala Dr	1967	A2/HD	MF	225
HALE KODOKO	440060120000	2981 Kai Ala Dr	1968	A2	MF	225
KANAPALI ROYAL	440060230000	2560 Kai Ala Dr	1969	A2	MF/OS	105
PUNAHU BEACH ESTATES	440060300000	46 Kai Palu Pl	1969	A2	MF	41
UPAHANA ROAD	440100100000	1403 Ford St	1969	A1	MF	10
THE SPINNAKER	440100200000	160 Warner St	1976	A1	MF	37
KIRIKIRI KAI	440100300000	60 Kapiolu Dr	1963	A1	MF	105
WAVECREST	440040500000	7142 Kamahehewa V Hwy	1975	A2/interim	MF	105

Legend:
Zoning:
A1 or A2: Apartment
AG: Agriculture
B2: Community Business
Community Plan:
H: Hotel
MF: Medium Density Residential
MF/OS: Medium Density Residential/Office/Service

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REVENUE & ACCOUNTS

STATE OF HAWAII

1010 RICHMOND ST, 4TH FLOOR
HONOLULU, HAWAII 96813

P. O. BOX 3465
HONOLULU, HAWAII 96813

PRELIMINARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

PAPAKEA (PHASE I)
Honokowai, Kaaunapali
Maui, Hawaii

REGISTRATION NO. 657

NAME OF PROJECT: PAPAKEA (PHASE I)

LOCATION: West Maui, approximately 3 miles from Lahaina and 1 mile from Kaaunapali Airport, containing an area of 12.283 acres, more or less.

TAX MAP KEY: Second Division, 4-4-1-55

ZONING: 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. Sodi-Tani
(For) DOUGLAS R. SODI-TANI, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

DEPARTMENT OF COMMERCE & CONSUMER AFFAIRS
updating fairness in the marketplace

DEVELOPER'S PUBLIC REPORT/ASSOCIATION BIENNIAL REGISTRATION

Project Number: [blank] Zoning: [blank]
Project Name: papakea TRK # [blank]
City: [blank] Developer Name: [blank]
Total Units: [blank] to [blank]

No.	Name	Zoning	TRK	Address	City	Developer	Total Units
657	PAPAKEA	A-2/H-2	244001055	3543 L HONOAPILANI HWY	LAHAIAHI	HONOKOWAI-KAANAPALI	218
658	PAPAKEA PHASE II	A-2 & H-2	244001056	3543 HONOAPILANI HWY	LAHAIAHI	HONOKOWAI-KAANAPALI	348

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

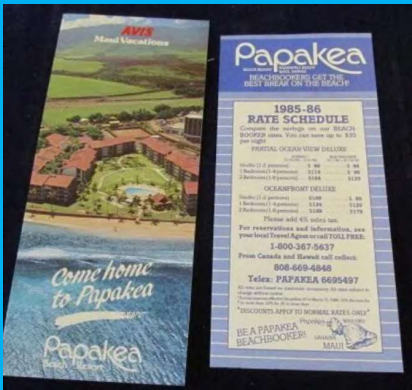
\$3,100,000 in wages per year

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: Liz Lees <leeschung@yahoo.com>
Sent: Thursday, June 5, 2025 9:52 AM
To: HLU Committee
Subject: Bill 9 (2025) Oppose

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

June 5, 2025

Dear Maui County Council (Housing and Land Use Committee),

I am opposed to the proposal to phase out of LEGAL Transient Vacation rentals in A-1 and A-2 Apartment zoning districts. The economic fallout will be devastating to the local Maui economy and to my family as Hawaii residents as well as many other Maui residents.

We are full time Hawaii residents. . We purchased a condo in Kihei about 5 years ago that specifically allows short term rentals (on the Minatoya list) so we could stay in the condo during the week while at work in Maui and then short term rent it when we not there on the weekends to help off set the costs. We also own a house in Kona and commute between islands.

The change of allowed use would have a devastating effect on my family and that of our housekeeper (from a "local legacy" Maui family), and the staff in our Maui business financially. For example, our house keeper is a single mom of 4 and she often brings her youngest child to work with her and is able to pick up her other children from school with the flexibility working for herself as a housekeeper for short term rentals allows. Our office manager at our business also needs flexibility as she has a physical disability and to care for her school age child. We, as small business owners, are able to accommodate both of these circumstances in a way large corporations do not offer. The closure of our Maui businesses will have a direct and negative impact on these families.

There have been many estimates that if the short term rentals were eliminated as outlined by this proposal, there would be 10,000 direct jobs lost and an additional 5,000 plus auxiliary job losses. I can imagine the devastation of the small local run mom and pop business in our area of North Kihei. There has already been a significant loss in business in our local area because of the bad PR for tourism in Hawaii over the last few years, in addition to the serious economic downturn currently. **Affordable housing is only useful if there are jobs...no jobs, no affordable housing needed.**

Our STR currently costs us about 4K (1K is in HOA fees alone) per month for a studio unit in an ocean front resort style complex built as a resort type property. The original condo documents from the early 70's clearly state that the intended permitted use includes "transient" or "hotel" type stays. Our complex would not help with "affordable" housing for locals in my opinion. FEMA/Charlie Lima was not even able to find a taker for our condo when we offered it. The other two rental agencies never even got back with us when we reached out to them.

Please think about the legal costs that the county will incur with this proposed "take". Please think about the loss of revenue to the county tax rolls. Please think about the **many, many unintended consequences to local families** that rely on the tourism industry for their livelihoods.

I am concerned that the 2030 phase out date really only "passes the buck" to a time when the current elected officials will likely be out of office. There will be legal challenges filed if this were to pass and then the properties will be tangled up in the courts for years to come, further hurting locals while not providing any immediate relief.

There are many other ways Maui county could provide appropriate housing to local families with out crippling the income that comes with tourism.

The government could purchase, using the affordable housing fund, homes on the free market (more than 900 homes or condos are on the market currently under 2 million) and then provide them to the displaced from the fire for free or low rent for as long as needed or deemed appropriate. Also offer those families an opportunity to purchase the homes for

subsidized cost to "compensate" them for their loss in the fire. If they are not able or willing to purchase after a period of time, the house could be resold at market price or continue as a deed restricted to offer affordable housing. **This would be a win for all stakeholders in Maui.**

Looking forward, why not require the hotels to provide workforce housing close to the resort areas? Maybe the county could donate land with the specific conditions that affordable housing long term use only is built on the land? There must be some way to streamline the permit process and get new affordable housing built faster? Where is Hawaiian Homelands in this problem? I am all for requiring FUTURE building to be for long term affordable housing to meet the needs of the community and using our tax dollars to pay for affordable housing.

As long as Hawaii is a desirable place to live there will always be a shortage of affordable housing. Taking away existing property uses and rights is not the answer. Maui needs better long term solutions than elimination of the "taking of property rights" Minatoya list.

Respectfully,

Liz Lees

Kauhale Makai

Maui

Liz

HLU Committee

From: Cathy Love <cathyr1107@yahoo.com>
Sent: Thursday, June 5, 2025 9:54 AM
To: HLU Committee
Subject: Please Exclude Papakea Oceanfront Resort from Bill 9
Attachments: Exclude Papakea from Bill 9_.pdf

You don't often get email from cathyr1107@yahoo.com. [Learn why this is important](#)

Papakea has A2-H2 zoning and has always operated as a condotel. It was not built as work housing, it was built as resort with front desk and resort type amenities. The units are mostly under 600 square feet, our unit is a studio approximately 500 sf.

Please see the attached that gives more information as to why Papakea should be excluded from the scope of Bill 9.

Thank you

Catherine (Rosczewski) Love
Owner Papakea unit C204

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 Value	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

Parcel Information

Parcel Number	440010550000
Location Address	3543 LOWER HONOAPILANI RD UNIT C435 LAHAIAHI 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

Apartment District Properties Allowed to be Used for Short-Term Occupancy

PROJECT PROPERTY	MASTER TRK	ADDRESS	YR BLT	COUNTY ZONING	COMMUNITY PLAN DESIGNATION	NUMBER OF UNITS
NEHOHANI	430060010000	3723 Lower Honoapiilani Rd	1974	A2	MF	25
MAKAN SANDS	430060120000	3785 Lower Honoapiilani Rd	1974	A2	MF	33
KALEVALA	430060130000	3785 Lower Honoapiilani Rd	1973	A2	MF	37
HONO KOA	430060140000	3801 Lower Honoapiilani Rd	1980	A2	MF	26
COVELANI	430060160000	3833 Lower Honoapiilani Rd	1973	A2	MF/OS	36
HALE MAHINA BEACH	430060410000	3875 Lower Honoapiilani Rd	1981	A2	MF	67
HALE OHILOA	430060440000	3823 Lower Honoapiilani Rd	1969	A2	MF	13
PIRAKE	430060450000	3701 Lower Honoapiilani Rd	1966	A2	MF	12
DOUBRAHNA BEACH	430060470000	4007 Lower Honoapiilani Rd	1973	A1	MF	53
POLYNESIAN SHORES	430060480000	3975 Lower Honoapiilani Rd	1977	A1	MF	53
POLEKAI	430060490000	3849 Lower Honoapiilani Rd	1977	A1	MF	18
POLEANA	430060500000	3949 Lower Honoapiilani Rd	1974	A1	MF/OS	100
HONOCHIKI	430060600000	3901 Lower Honoapiilani Rd	1973	A1	MF	17
NOELANI	430060700000	4086 Lower Honoapiilani Rd	1974	A1	MF	44
MAHINA SURF	430060750000	4057 Lower Honoapiilani Rd	1969	A1	MF	35
HONOKOWAI PALMS	440010410000	3688 Lower Honoapiilani Rd	1965	A1	MF	40
HALE KALI	440010420000	3681 Lower Honoapiilani Rd	1967	A1	MF	40
PAKI MAUI III	440010500000	3615 Lower Honoapiilani Rd	1978	A1	MF	48
PAKI MAUI II	440010510000	3601 Lower Honoapiilani Rd	1975	A1	MF	40
PAPAKEA	440010550000	3543 Lower Honoapiilani Rd	1977	A2HD	MF/OS	35
HALE KANAPALI	440060110000	45 Kai Ala Dr	1967	A2/HD	MF	235
HALE KOKO	440060120000	2981 Kai Ala Dr	1968	A2	MF	235
KANAPALI ROYAL	440060230000	2560 Kai Ala Dr	1969	A2	MF/OS	105
PUNAHU BEACH ESTATES	440060240000	45 Kai Ala Dr	1969	A2	MF	41
UPAHANA ROAD	440100100000	1403 Ford St	1969	A1	MF	10
THE SPINNAKER	440100110000	1403 Warner St	1976	A1	MF	37
KIRIKIRI KAI	440100120000	60 Kapiolu Dr	1963	A1	MF	105
WAVECREST	440040550000	7142 Kamahehewa V Hwy	1975	A2/interim	MF	105

Legend:
Zoning:
A1 or A2: Apartment
AG: Agriculture
B2: Community Business
Community Plan:
H: Hotel
MF: Medium Density Residential
MF/OS: Medium Density Residential/Office/Service

REAL ESTATE COMMISSION
PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REVENUE & ACCOUNTS
STATE OF HAWAII
1010 RICHMOND ST, 4TH FLOOR
P.O. BOX 3463
HONOLULU, HAWAII 96813

PRELIMINARY
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT

on
PAPAKEA (PHASE I)
Honokowai, Kaaunapali
Maui, Hawaii
REGISTRATION NO. 657

NAME OF PROJECT: PAPAKEA (PHASE I)
LOCATION: West Maui, approximately 3 miles from Lahaina and 1 mile from Kaaunapali Airport, containing an area of 12.283 acres, more or less.
TAX MAP KEY: Second Division, 4-4-1-55
ZONING: 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. SODITANI, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

DEPARTMENT OF COMMERCE & CONSUMER AFFAIRS
updating fairness in the marketplace
hawaii.gov | local.hawaii.gov

DEVELOPER'S PUBLIC REPORT/ASSOCIATION BIENNIAL REGISTRATION

Project Number: [blank] Zoning: [blank]
Project Name: papakea TRK # [blank]
City: [blank] Developer Name: [blank]
Total Units: [blank] to [blank]

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No.	Name	Zoning	TRK	Address	City	Developer	Total Units
657	PAPAKEA	A-2/H-2	244001055	3543 L HONOAPILANI HWY	LAHAIAHI	HONOKOWAI-KAANAPALI	235
658	PAPAKEA PHASE II	A-2 & H-2	244001056	3543 HONOAPILANI HWY	LAHAIAHI	HONOKOWAI-KAANAPALI	349

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

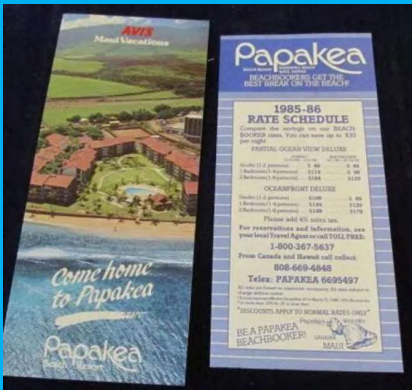
\$3,100,000 in wages per year

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: Alysha K. Nichols-Sparkman <alysha@equityonemaui.com>
Sent: Thursday, June 5, 2025 9:55 AM
To: HLU Committee
Cc: Lynette Pendergast
Subject: Bill 9 Objection Letter
Attachments: Bill 9 Objection Letter.pdf

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

Please accept the attached testimony regarding Bill 9 and confirm receipt.
Mahalo,



Alysha
Nichols-S
REALTOR® Broker-I
Cell +1 (808
Email: alysha@ec



Living

6/4/25

Councilmember Tasha Kama, Chair
Councilmember Tom Cook, Vice Chair
Committee on Housing and Land Use

RE: **BILL 9 – A BILL FOR AN ORDINANCE AMENDING CHAPTERS 19.12, 19.32, AND 19.37 MAUI COUNTY CODE, RELATING TO TRANSIENT VACATION RENTALS IN APARTMENT DISTRICTS**

Hearing Date – May 27, 2025 at 5:00 p.m.

Aloha Chair Kama, Vice Chair Cook and members of the committee,

My name is Alysha Nichols-Sparkman, and I am a licensed Broker and member of the REALTORS® Association of Maui.

I write today to express my opposition to Bill 9, which proposes to eliminate thousands of transient vacation rental units in apartment-zoned areas. This bill raises serious concerns related to property rights, regulatory overreach, and economic instability.

Many of these properties were legally established under zoning laws that contemplated short-term use. In fact, the original Covenants, Conditions & Restrictions (CC&Rs) for numerous affected properties explicitly allow for transient use. Rolling back those rights now would constitute depravation of reasonable use, exposing the County to potential lawsuits and significant legal costs.

Furthermore, the data collected by RAM shows this bill will not produce meaningful gains in housing stock. Only 8% of TVR owners indicated they would convert to long-term rentals. The majority plan to either sell or repurpose their units for personal use. The result is a net loss of housing accessibility, not a gain.

Also, reflected in that data was that surveyed displaced residents do not want to live in these transient vacation rental units due to their small size, lack of parking/garage/storage, among various other factors.

Rather than dismantling a legal sector of our economy, the County should pursue policies that foster new construction and encourage long-term rentals through incentives. Zoning reform, infrastructure investment, and streamlined permitting would yield more sustainable outcomes.

In addition, it is reprehensible that while the County did not rapidly pursue or foster new construction for affordable housing, to home our displaced, that they are approving new, luxury subdivisions such as Makena Makai and approving funds for affordable housing on Lanai, versus rehoming those displaced from the wildfires.

For the above reasons, I respectfully urge the Council to defer this measure indefinitely and revisit it with a more collaborative, data-driven approach.

Mahalo,
Alysha Nichols-Sparkman, Equity One Real Estate, Inc.

HLU Committee

From: Dr. Marion Ceruti <ceruti@earthlink.net>
Sent: Thursday, June 5, 2025 10:33 AM
To: HLU Committee
Subject: Written Testimony Against Bill 9 (2025) Submitted for the hearing on 9 June 2025.
Attachments: Dr Marion Ceruti's TVR Kapu Testimony Bill 9 June 2025.pdf

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

Dear HLU Committee,

The attached testimony is submitted respectfully for the hearing on Bill 9 (2025), phase out of TVRs.

Mahalo for providing the method to submit testimony.

Aloha,

Dr. Marion Ceruti
Voting Maui Resident

Testimony submitted on 5 June 2025 for the meeting of the
Housing and Land Use Committee (2025-2027) on 2025-06-09 10:00 A.M.

Testimony **Against** Bill 9 (2025), Maui County's Proposed TVR Kapu
by Dr. Marion Ceruti, Voting Resident of Maui County

1. Beware assigning blame to the wrong cause. The Grassroots Institute of Hawai'i has determined that the causes of the housing shortage are 1) the restrictive zoning laws and 2) the lengthy, costly, and complicated permit process. Banning Transient Vacation Rentals (TVRs) will not solve the problem because TVRs are not the cause of the affordable-housing shortage. In contrast, excessive and burdensome government control of the housing industry is responsible for the restrictive zoning laws and the permit process. Government can reform its approach simply by getting out of the way and allowing the housing market and the economy to recover on its own. To increase the housing supply, the government needs to accelerate rezoning, embrace higher-density housing, permit planned and self-contained communities, and streamline the permit process.

2. TVR properties are totally inadequate for the long-term housing needs of local families. The TVR market is almost a total mismatch to the affordable long-term housing market needed for local working families. This is because most TVRs are tiny, hotel-room sized condos, some of which have no kitchens (or very limited ones), an accommodation that works fine for visitors staying a few weeks, but one that will not meet the needs of a family living for months or years.

Most local working families need more than 500 to 900 square feet available from a TVR, which allows only one parking space. Moreover, many TVR condo properties do not allow pets. A TVR property may help with a tiny fraction of the supply but significantly more supply is needed than the TVR industry ever could offer. Another issue is the cost of building; entire homes can be built for \$250,000 on the mainland whereas the same construction costs are double or triple in Hawai'i. The upshot of the deal is that akamai local families are moving to the mainland rather than attempting to squeeze a large square peg (their families) into a small round hole (TVR apartments).

3. Beware the consequences of failure to observe the result of other resort-kapu legislation. Although we live on an island, we should not assume that our thinking should be insulated from good ideas and perspectives that originate elsewhere. More specifically, members of Maui County Government should study the mistakes made in other counties, with a view toward avoiding them in Maui County. For example, most TVRs on O'ahu have been banned with no measurable effect on the affordability of homes.

On Hawai'i Island after a similar regulation passed in 2018, Bill 108 grandfathered in and forced the permitting of existing TVRs. It also made kapu any new TVRs in non-resort zones. Hawai'i County officials failed to grasp the most basic principles of free-market capitalism and private-property rights. They thought that such harsh regulations would result in the enhanced availability of long-term rentals.

But county officials did not ask the owners whether or not they wanted to convert their TVRs to long-term rentals. If they had, they would have learned that TVR owners have to cover their mortgage, pay HOA maintenance fees, and pony up still more money for the steep increases in fire-insurance costs. Can long-term tenants afford to pay a monthly rent of \$3,500 to 4,000? This is why renting only on a short-term basis can generate enough income to pay all of these expenses. Is it any wonder that TVR owners want to continue their current TVR business plan?

Moreover, the majority of TVR owners do not understand the hazards of being long-term landlords, do not know how to operate long-term rentals, and do not want to learn.

Some previously TVR owners do not have to imagine having a long-term tenant who trashes their property, causes thousands of dollars of damage, stops paying rent, and refuses to leave. They already have experienced this horrible nightmare first hand.

The courts tie the hands of landlords, all deemed without evidence, to be evil. Neither Hawai'i State nor Maui County wants to help evict problematic long-term tenants. Attorney fees are expensive and the judges usually side with tenants. At least with the payment structures of TVRs, the owner has the visitor's credit card on file to pay for damages. Moreover, any guest who has caused trouble in a TVR will be leaving soon. Anyone who has had experience with long-term tenants would be well advised to avoid long-term rentals in Hawai'i because landlords have no rights (because they are evil) and tenants have all the rights (because they are perfect).

No amount of legislation can force TVR owners to rent long-term, so in some cases, their only legal recourse will be to sell. Hawai'i County's legislation failed to deliver large quantities of long-term rentals and the rental market became even more out of reach for working families.

Maui county-government officials who are contemplating this economic disaster should reverse course immediately before it is too late. Vote NO on Bill 9.

4. Beware the adverse impact of the proposed TVR kapu on local Maui-County residents and their businesses. The Grassroots Institute of Hawai'i has determined that when you rain on the parade of a targeted group of scapegoats, everyone gets wet. This is because it is impossible to hurt one group economically without damaging everyone's financial wellbeing. The damages to all Maui residents from this ill-advised legislation may turn out to be worse than the economic damages suffered by the fire victims. The proposed legislation affects every job, contractor, resident, and property owner in Maui County.

Even the suggestion of this bill already is creating significant uncertainty for people who want to do business in Maui County. If passed, this bill will devastate Maui's economy. Without the competition from TVRs, hotel prices will increase dramatically. More expensive hotels will decrease the number of visitors to Maui. Those who do come to Maui will spend less money in local businesses. How many restaurants and other local businesses will fail for lack of customers? How many more local working families will be unable to "make ends meet" in this adverse economic environment? This proposed legislation will lead to lower wages, higher unemployment, and a decline in the standard of living for Maui residents.

Local businesses whose employees are required to travel to other islands to do their jobs will be forced to raise their rates or they will go out of business. Local inter-island visitors will lose an affordable place to stay. The unintended consequences of the proposed TVR phase out will outweigh any small advantage that may accrue from the proposed legislation.

Destroying the TVR industry does not build an economy and will not help Lahaina or any other place in Maui County. 50% of the TVRs on the Minatoya list are locally owned and run by Maui residents, some of which have been in business for decades. The TVR industry provides jobs directly to local people. 9,000 Maui County residents could lose their jobs as property-management companies close, laying off office workers, maintenance workers, pool-service workers, landscape workers and cleaners. Locals who are already losing incomes will be forced off island to find affordable housing and better jobs. They will be forced to sell because they can't afford mortgage and insurance payments without the income from TVRs. Cleaners and suppliers to these TVRs will see their source of income decline and diminish.

The Maui County government proposes to kapu TVRs without any assurances that those properties

will be purchased or rented by locals, that the jobs lost will be replaced with new ones, or that the tax-revenue void will be filled by some yet unidentified industry. A chain of adverse reactions will continue to ripple throughout the economy, to include a loss of tax revenue for Hawai'i State and Maui County. The number of lawsuits and the associated court costs will skyrocket. Which government services are you willing to cut? Would you like to take a pay cut?

Consider the failed economy of Los Angeles and San Francisco with their extensive homeless encampments spread all along busy streets, on sidewalks, in front of small businesses, and in public parks. Add that to increases in litter, crime, vandalism, and declines in public sanitation and health standards. Most of all, people and their businesses are leaving these cities, just like some previous Hawai'i residents have done. Some of the beaches' scenic viewpoints here on Maui will become de facto closed due to the proliferation of homeless shanty towns. This is not the kind of scenery that attracts visitors who will be forced to pay elevated prices in Maui-County hotels.

The proposed TVR bill already has resulted in a huge property-value loss for owners throughout Maui, regardless of whether the owners are residents or from out of state. Business communities everywhere crave stability for success and prosperity but the suggestion of phasing out TVRs brings the opposite.

Sales are falling out of escrows, appraisers cannot put fair values on either Minatoya and non-Minatoya properties, and this will go on for years if the law actually passes and the lawsuits begin. The state government has acted irresponsibly giving the counties the power to eliminate TVRs. However, Maui County does not have to take the bait. Even now, significant damage has been done to the confidence of investors, many of whom are Maui residents. Even if the law fails to pass, investors will not feel confident doing business in Maui because Maui County government has not demonstrated trustworthiness. The Maui County Council and the Mayor should do everything possible to reverse the damage already done and avoid causing such turmoil in the economy in the future.

TVRs are an integral part of Maui County's hospitality industry. If they become kapu, many mainland people will stop coming here and find other vacation locations because they can't afford the high-priced Maui hotels. Specifically, this legislation will drive away visitors, who will be happy to spend their tropical-vacation money elsewhere, such as Bermuda, the Caribbean, Costa Rica, or in Mexico. Who will make up the shortfall in the local economy and in the tax revenue? Like the mainland and foreign visitors, akamai Maui locals will find more affordable vacations on the mainland and in other countries, rather than travel to another island or even spend their vacation money on their home island. Kill this bill now before it upends thousands of local businesses and spreads to Maui the recession that already is plaguing many other states. Please stop this legislation before it kills the goose that lays the golden eggs. Vote NO on Bill 9.

5. Beware adverse effects of a TVR kapu on Maui residents with special needs. Clearly, one size does not fit all and a blanket ban on TVRs does not even begin to address special needs of Maui residents who may be struggling economically with their extra medical expenses that go far beyond those of healthy individuals. Some residents are forced to travel to seek medical treatment. Some residents with special needs use TVRs when their medical conditions require a kitchen to prepare food for a special diet. Expensive hotels are inadequate for this need. The government never should deny people cheaper options for travel just because they have failed to permit the building of adequate low-cost housing.

Moreover, some people with special needs do not have the strength to work normal jobs that require manual labor. To generate much needed income for their higher living expenses, they operate a TVR. Even the suggestion of a TVR kapu has decimated their small businesses with cancelations that decrease their income at a time when their living expenses are rising dramatically due to inflation and also due to the skyrocketing insurance expenses of condos.

The proposed TVR kapu hurts the most vulnerable among our local people, thus inflicting cruel and unusual punishment for no reason on those who are least able to bear it.

6. Beware adverse effects of a TVR kapu on tax revenue and property values. Biting off the hand that feeds the Maui County Government is a failed proposition from the start. TVR owners already pay the highest property taxes on Maui – much more in property tax per \$1,000 of assessed value than the large hotels. Approximately 50% of Maui's short term rentals are small and locally owned businesses that employ local people and whose revenues stay in the islands. Maui County will lose a huge amount of TVR tax revenue, to the tune of 42 percent of the total revenue collections. Revenue collected from long- term rentals will not even begin to make up the shortfall.

Property-tax revenue is not the only visitor-related tax revenue that will decline as a result of this extremely ill-advised legislation. Transient accommodation tax, general excise tax, rental-car fees (some of which actually are taxes) also decline with a downturn in the volume of visitors. Who is left holding the bag? Governments do not reduce their spending. Instead, the taxes on Maui residents will balloon to compensate for the lost tourist revenue. At the moment, Maui County depends on fire-related Federal and State funds that are likely to stop at some point. Maui residents who own their primary residences, may suffer massive reductions in property values as thousands of TVRs flood the market on top of the increase in their taxes.

7. Beware the legal consequences of the proposed TVR kapu. According to the United States Constitution's Bill of Rights, no person shall be deprived of life, liberty, or property, without due process of law; nor shall private property be taken for public use, without just compensation. This bill clearly violates basic private-property rights of real-estate owners. It constitutes a taking from our fellow Americans, some of whom are locals, who made legal investments, obeyed every ordinance, and contributed fairly to the tax base of Hawai'i. It also constitutes another taking of jobs from local people who support the TVR industry.

TVR owners, both local and from the mainland, facing substantial loses of property values and income, will fight back. What would stop thousands of condo and time-share owners from raising million of dollars to hire the best lawyers for a class-action lawsuit to protect their property from this government taking?

Government's kuleana is not to pick winners and losers, but rather, it is to preserve and enhance the rights of the people. Moreover, it is not the kuleana of private home owners to provide housing for the general public. Forcing the private home owners to do so is not the answer. People should be able to use their private properties to meet their economic needs and the government should not interfere. Most likely, this bill will result in lawsuits from private homeowners who are no longer able to use their properties to generate much needed income to help make ends meet. When costs are rising due to inflation (also government generated) this will cause many local families to move to the mainland and/or file for bankruptcy.

Some people in Maui County act like they are not a part of the United States of America. They enjoy the benefits of citizenship without respecting or acknowledging the rights of their fellow citizens. The State and Federal Constitutions protect property owners. Any unconstitutional law eventually will be struck down.

The Hawai'i Free Press has explained how Maui County should have learned its lesson. In 2022, the Hawai'i Intermediate Court of Appeals ruled against the government for attempting to phase out the vested property rights of TVR owners. The government's action was ruled unconstitutional. Property owners are constitutionally protected to continue the use of structures on their property, which lawfully

existed prior to the effective date of a zoning restriction. This has been well established constitutional law at both the state and Federal levels.

Constitutionally protected due-process property rights protect the people from the government's illegal taking of their property. Preexisting lawful uses of property are vested rights that zoning ordinances are not allowed to diminish without just compensation.

Ironically, Bill 9, to kapu TVRs, which creates a legal quagmire for Maui County and its local taxpayers, will not even begin to address the housing problem because akamai lawyers will obtain a preliminary injunction against enforcement of this unconstitutional proposed law, pending further litigation. TVR kapu will not occur in prior to 2027 and maybe long after that as the litigation makes its way through the appeals process. The outcome likely will be either that Maui County will have to compensate TVR owners for the de facto eminent domain seizure, because the values of TVR properties have declined and will decline further as a result of this proposed law, or the law will be struck down entirely. Add to this, the fact that Maui County will be collecting much less tax revenue in the face of huge increases in county legal fees from the defense of multiple lawsuits. The pay out to plaintiffs will be millions in compensation.

8. When legal TVRs are kapu, illegal ones will meet the demand. The underground economy gladly will supply rentals available only by word of mouth and not advertised on the internet. "Renters" can avoid discussing the situation with neighbors. In case anyone asks, "renters" can say they are family or friends visiting from the mainland. Companies like Turo offer older cars for rent to help the "renters" blend into the community better. No one will collect or pay any transient accommodation tax, general excise tax, or income tax on the revenue generated by any of these underground "rentals." The more difficult it is for TVR businesses to operate legally, the higher the probability that they will operate illegally. Making TVRs kapu will not stop some people from booking them anyway.

9. Beware the irreparable damage to the Aloha spirit. Hate has never worked anywhere it has reared its ugly head and will not work in Maui County. Vilifying non-residents just because they decided to invest in Maui's future many years ago is narrow minded, biased, counterproductive, and it discourages the Aloha spirit. The investors did not take away housing in Hawai'i; the state and county legislators did so by passing restrictive zoning laws and complicating the permit process, thereby ignoring affordable housing needs. Moreover, the hotels should have been required to offer affordable housing to their employees.

The proposed bill to kapu TVRs already has resulted in a huge property-value loss for owners throughout Maui, regardless of whether the owners are residents or from out of state. This is not aloha. Outside Hawai'i, public media are already noting the ugly attitudes in Hawai'i against "nonresidents." When tourism is lagging; business failures will follow. As a result, layoffs will occur and the local working families will suffer the most. An akamai government will avoid hurting the same people it purports to represent. Now is the time for the Maui County government to be akamai enough to stop the TVR-kapu bill before it does any more damage. Vote NO on Bill 9.

HLU Committee

From: County Clerk
Sent: Thursday, June 5, 2025 10:34 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; Short-term vacation rentals on the Minatoya list; Public Hearing for Bill 9: Maui County Council; 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

HLU Committee

From: April Colpas <noreply@adv.actionnetwork.org>
Sent: Thursday, June 5, 2025 10:33 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

April Colpas
julianathayane09@gmail.com
1760 Honoapiilani highway , #12074
Lahaina, Hawaii 96761

HLU Committee

From: Ronnie Clifft <noreply@adv.actionnetwork.org>
Sent: Thursday, June 5, 2025 10:24 AM
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

Ronnie Clifft
kawehi66@gmail.com

Honolulu, Hawaii 96818

HLU Committee

From: Patti Souza <noreply@adv.actionnetwork.org>
Sent: Thursday, June 5, 2025 10:22 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Patti B Souza, 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

Patti Souza
pbsouza@aol.com

Lahaina , Hawaii 96761

HLU Committee

From: Chris de Guzman <mgr.mokupunillc@gmail.com>
Sent: Thursday, June 5, 2025 10:20 AM
To: Mayors.Office@co.maui.hi.us; planning@mauicounty.gov; County Clerk; Alice L. Lee; Yukilei Sugimura; Tasha A. Kama; Thomas M. Cook; Gabe Johnson; Tamara A. Paltin; Keani N. Rawlins; Shane M. Sinenci; Nohe M. Uu-Hodgins
Subject: Short-term vacation rentals on the Minatoya list
Importance: High

[Some people who received this message don't often get email from mgr.mokupunillc@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Mayor, Officers, Administrators and Council Members,

We hope that you are all doing well.

We wanted to send you this letter to appeal to your gracious hearts NOT to scrap the Minatoya list and to share our comments why scrapping this list would be detrimental to the island of Maui.

We are a mom & pop owner of a short-term rental unit in one of the condominium complexes that is listed in the Minatoya list.

During the ownership of this unit, we have met many wonderful people who permanently live on the island of Maui who performs the short-term rental management and provides the great services in maintaining the properties. We have also met many trades people who provides repair and construction services for the upkeep and renovations of these units.

If the Minatoya list would be scrapped many of these wonderful people would lose their livelihoods. Some of them have been at their jobs at this particular complex for a very long time and it would be almost impossible to start from scratch if they lost their jobs and livelihoods.

We diligently pay our property taxes as well as the transient accommodation taxes for Hawaii GET, TAT and the Maui County TAT. We believe that the county of Maui would face a drastic reduction in operating funds if the short-term rentals on the Minatoya list is scrapped.

We know that there is a shortage of housing for local residents. We believe this shortage can be alleviated by going after the illegal short-term rental units. They are operating illegally and not paying their fair share of the transient accommodation taxes. A lot of these units are not on the Minatoya list and they should be fined for not paying their fair share of taxes or have them convert to long-term housing.

From the Governor's press conferences, it seems that there are hundreds if not thousands of these units that are operating illegally. Why don't your good office put in some resources, to find and penalize these units that are operating illegally.

Another cause to the housing shortage is the abnormally lengthy process it takes for the permitting of housing developments. Why don't your good office determine why this is the case, please streamline the process and allow a speedier development of housing on the island.

By scrapping the Minatoya list, it will create a shortage of accommodations on Maui. With a shortage of accommodations, the remaining operating units that are hotels and those in the hotel zoned areas would have higher demands which would lead to higher nightly rates. When the nightly rates goes higher and higher, fewer and fewer visitors would be able to afford a vacation on Maui. The visitors will take their dollars elsewhere or to the other islands and this will lead to the loss of tourism income and drastically affect the overall economy on Maui. This will lead to higher unemployment rates and many local businesses lost with many lives affected.

Scrapping the Minatoya list could have the adverse effect of even higher rates of illegal short-term rentals.

If the Minatoya list is scrapped there will be a multitude of long-term housing units that will hit the market. The question is, are there really that many local residents that would occupy all these long-term rental units? Considering the operating costs of these units with the high AOAO dues, management fees, property taxes, insurance, repairs and maintenance, etc., are the long term monthly rates even going to be affordable for the citizens on the island?

Please do not scrap the Minatoya list.

Thank you very much for your time and understanding.

Sincerely,

—Chris de Guzman
Luana Kai unit owner

HLU Committee

From: Living Maui | Kimberly Drechsel | Kaanapali <kimberly@living-maui.com>
Sent: Thursday, June 5, 2025 10:12 AM
To: County Clerk
Subject: Public Hearing for Bill 9: Maui County Council



**"Housing is absolutely essential to human flourishing. Without stable
shelter, it all falls apart."**

— Matthew Desmond

Upcoming County Council Hearing – Bill 9 (2025)

Your Voice Matters: Balancing Housing Needs with Homeownership Rights

At Living Maui Real Estate, we care deeply about our community and the challenges our local families face. We recognize the urgent need for affordable, long-term housing solutions—goals that many council members and lawmakers

have pledged to address for decades. At the same time, we believe it is vital to uphold constitutional property rights and protect the investments and livelihoods of homeowners who have operated in full compliance with existing laws.

A proposal to phase out short-term rentals (STRs) in Maui's apartment-zoned districts is scheduled for review by the Maui County Council's **Housing and Land Use Committee**. If passed, this legislation could eliminate STR use for many legally operating properties, reshaping our housing landscape, economy, and long-standing property rights.

Hearing Details

Date: Monday, June 9, 2025

Time: 10:00 AM HST

Location: Council Chamber, Kalana O Maui Building (8th Floor)

Address: 200 South High Street, Wailuku, HI

Attend Online: tinyurl.com/HLU-Committee

What You Can Do:

1. Submit Written Testimony

Early testimony is strongly encouraged to ensure your voice is heard.

 hlu.committee@mauicounty.us

2. Attend the Hearing In Person

A strong community presence shows how much this issue matters to all of us.

Together, we can support thoughtful housing solutions while standing up for fair and balanced policies that respect the rights of local homeowners and property investors.



Bill 9 2025 Link

Agenda for Public Meeting June 9th 2025

Correspondence from Planning 11-22-2024

Minatoya List Link

UHERO REPORT

Commitment

Our mission at Living Maui Real Estate is simple: to provide unparalleled service while fostering lasting relationships built on trust, integrity, and a genuine desire to help our clients succeed. We are dedicated to becoming Maui’s premier real estate brokerage by staying attuned to market trends, utilizing cutting-edge technology, and maintaining a client-first approach in all

that we do. Beyond real estate transactions, we are committed to making a positive impact on the community we call home.

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HLU Committee

From: Lisa Awai <lisa808thomas@gmail.com>
Sent: Thursday, June 5, 2025 10:08 AM
To: County Clerk
Subject: Bill 9 (Minatoya Phase-Out)

You don't often get email from lisa808thomas@gmail.com. [Learn why this is important](#)

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

Mahalo,
Lisa Awai

HLU Committee

From: Jennifer Holladay <noreply@adv.actionnetwork.org>
Sent: Thursday, June 5, 2025 10:03 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Jennifer Holladay 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
Jennifer Holladay

Jennifer Holladay
jennahope71@yahoo.com
4948 Lwr Honoapiilani rd
Lahaina , Hawaii 96761

HLU Committee

From: Glenna Graham <noreply@adv.actionnetwork.org>
Sent: Thursday, June 5, 2025 9:44 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Glenna J Graham, 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

Glenna Graham
grahammaui@hotmail.com
3740 Lower Honoapiilani Road C102
Lahaina, Hawaii 96761

HLU Committee

From: Vincent Castaneto <vkcastaneto@msn.com>
Sent: Thursday, June 5, 2025 9:40 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

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

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Vincent Castaneto, 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.

I have seen first hand how the cost of living in Hawaii has pushed out families. My own immediate family had to move because of skyrocketing housing costs. My mom and sister live in Arizona and my dad and step-mom live in Las Vegas. I'm the only one here, working 2 sometimes 3 jobs to make it. All for the hope of one day owning and living in my own home here on Maui. All my life our family has rented with the possibility of ownership but a hope in the distance. Bill 9 would make that dream one step closer to reality.

Pass Bill 9 and make home ownership for kanaka maoli and those born and raised Hawai'i residents, a reality.

Mahalo piha

Vincent Keanu Castaneto

Vincent Castaneto

vkcastaneto@msn.com

Makawao, Hawaii 96768

HLU Committee

From: Rebecca Anderson <randerson123@gmail.com>
Sent: Thursday, June 5, 2025 10:40 AM
To: HLU Committee
Subject: Exclude Papakea from Bill 9
Attachments: Exclude Papakea from Bill 9_.pdf

You don't often get email from randerson123@gmail.com. [Learn why this is important](#)

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

I oppose Bill 9 as drafted and propose that the Council amend Bill 9 to exclude Papakea Oceanfront Resort which the County has historically identified as having A2-H2 zoning.

Since its inception, Papakea has been marketed and sold as a legal vacation rental property and its owners have been operating legal vacation rentals for almost fifty years. Unlike long-term residential apartment buildings, Papakea resembles hotel properties with a front check-in desk, an activity concierge, shared activity space and many other well-maintained amenities with very limited parking. The resort is situated alongside a long stretch of hotel-zoned properties and numerous other commercial resort amenities.

Papakea is an extremely well-run operation which provides full-time, benefited employment for 35 local resident employees, some of which have been there over 17 years and many have started in entry-level positions and worked into supervisory roles.

Multiple small businesses owned and operated by local residents from the Maui community rely on their livelihoods based on Papakea short-term rentals including housekeepers, handymen, on-island agents and contractors.

Because of its location, the guests at Papakea also support multiple small businesses on the island including walking-distance restaurants, neighboring food trucks, tour operators, activities, state parks, national park, and shops. Shutting down short-term rentals would very greatly harm these local entrepreneurs who have worked hard for years to build up their businesses and rely on their well-deserved reputations to continue to grow their dreams.

I respectfully urge you to consider these issues and properly exclude Papakea from Bill 9. Thank you to the committee for allowing the opportunity to comment.

Sincerely,

Rebecca Anderson
3543 Lower Honoapiilani Road, Apartment G406

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Thanks,

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 Value	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

Parcel Information

Parcel Number	440010550000
Location Address	3543 LOWER HONOAPILANI RD UNIT C435 LAHAIAHI 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

Apartment District Properties Allowed to be Used for Short-Term Occupancy

PROJECT PROPERTY	MASTER TRK	ADDRESS	YR BLT	COUNTY ZONING	COMMUNITY PLAN DESIGNATION	NUMBER OF UNITS
NEHOHANI	430060010000	3723 Lower Honoapiilani Rd	1974	A2	MF	20
MAKAN SANDS	430060120000	3785 Lower Honoapiilani Rd	1974	A2	MF	30
KALEVALA	430060130000	3785 Lower Honoapiilani Rd	1973	A2	MF	31
HONO KOA	430060140000	3801 Lower Honoapiilani Rd	1980	A2	MF	26
COVELANI	430060160000	3833 Lower Honoapiilani Rd	1973	A2	MF/OS	36
HALE MAHINA BEACH	430060410000	3875 Lower Honoapiilani Rd	1981	A2	MF	67
HALE OHILOA	430060440000	3823 Lower Honoapiilani Rd	1980	A2	MF	13
PIRAKE	430060430000	3701 Lower Honoapiilani Rd	1980	A2	MF	12
DOUBRAHNA BEACH	430060170000	4007 Lower Honoapiilani Rd	1973	A1	MF	53
POLYNESIAN SHORES	430060180000	3875 Lower Honoapiilani Rd	1977	A1	MF	53
POLEKOA	430060200000	3849 Lower Honoapiilani Rd	1977	A1	MF	18
POLEKOA	430060200000	3849 Lower Honoapiilani Rd	1974	A1	MF/OS	100
HONOCHIKI	430060260000	3901 Lower Honoapiilani Rd	1973	A1	MF	17
NOELANI	430060270000	4086 Lower Honoapiilani Rd	1974	A1	MF	44
MAHINA SURF	430060280000	4057 Lower Honoapiilani Rd	1989	A1	MF	35
HONOKOWAI PALMS	440010410000	3888 Lower Honoapiilani Rd	1965	A1	MF	40
HOLE KALI	440010420000	3811 Lower Honoapiilani Rd	1967	A1	MF	40
PAKI MAUI III	440010500000	3615 Lower Honoapiilani Rd	1978	A1	MF	48
PAKI MAUI II & III	440010510000	3601 Lower Honoapiilani Rd	1975	A1	MF	80
PAPAKEA	440010550000	3543 Lower Honoapiilani Rd	1977	A2HD	MF/OS	35
HALE KANAPALI	440000110000	45 Kai Ala Dr	1967	A2/OS	MF	220
KAUAI LODGE	440000120000	2801 Kai Ala Dr	1968	A2	MF	200
KAANAPALI ROYAL	440000230000	2560 Kai Ala Dr	1989	A2	MF/OS	100
PUNAHOA BEACH ESTATES	440000240000	45 Kai Ala Dr	1969	A2	MF	41
KAHANA RIDGE	440010010000	1401 Front St	1969	A1	MF	10
THE SPINNAKER	440010020000	160 Warner St	1976	A1	MF	37
KIRIKIRI KAI	440010030000	60 Kapiolani Dr	1983	A1	MF	100
WAVECREST	440000050000	7142 Kanihahana V Hwy	1975	A2/interim	MF	100

Legend:
Zoning:
A1 or A2: Apartment
AG: Agriculture
B2: Community Business
Community Plan:
H: Hotel
MF: Medium Density Residential
MF/OS: Medium Density Residential/Office Space

REAL ESTATE COMMISSION
PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REVENUE & ACCOUNTS
STATE OF HAWAII
1010 RICHMOND ST, 4TH F.
P.O. BOX 3463
HONOLULU, HAWAII 96813

PRELIMINARY
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT

on
PAPAKEA (PHASE I)
Honokowai, Kaaanapali
Maui, Hawaii
REGISTRATION NO. 657

NAME OF PROJECT: PAPAKEA (PHASE I)
LOCATION: West Maui, approximately 3 miles from Lahaina and 1 mile from Kaaanapali Airport, containing an area of 12.283 acres, more or less.
TAX MAP KEY: Second Division, 4-4-1-55
ZONING: 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. SODITANI, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

DEPARTMENT OF COMMERCE & CONSUMER AFFAIRS
updating fairness in the marketplace
hawaii.gov | local first

DEVELOPER'S PUBLIC REPORT/ASSOCIATION BIENNIAL REGISTRATION

Project Number: [blank] Zoning: [blank]
Project Name: papakea TRK 4: [blank]
City: [blank] Developer Name: [blank]
Total Units: [blank] to [blank]

100 / Page

No.	Name	Zoning	TRK	Address	City	Developer	Total Units
657	PAPAKEA	A-2/H-2	24001055	3543 L HONOAPILANI HWY	LAHAIAHI	HONOKOWAI-KAANAPALI	218
658	PAPAKEA PHASE II	A-2 & H-2	24001055	3543 HONOAPILANI HWY	LAHAIAHI	HONOKOWAI-KAANAPALI	348

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

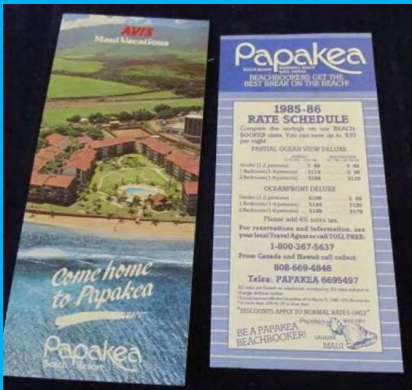
\$3,100,000 in wages per year

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: Dale Richardson <dalerichardson@hawaiiilife.com>
Sent: Thursday, June 5, 2025 10:48 AM
To: HLU Committee; Dale Richardson
Subject: RE: Bill 9 – A BILL FOR AN ORDINANCE AMENDING CHAPTERS 19.12, 19.32, AND 19.37 MAUI COUNTY CODE, RELATING TO TRANSIENT VACATION RENTALS IN APARTMENT DISTRICTS Hearing Date – June 9, 2025

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

RE: Bill 9 – A BILL FOR AN ORDINANCE AMENDING CHAPTERS 19.12, 19.32, AND 19.37 MAUI COUNTY CODE, RELATING TO TRANSIENT VACATION RENTALS IN APARTMENT DISTRICTS Hearing Date – June 9, 2025

Aloha and Mahalo to the Mayor and Maui County Council for your time and consideration.

My wife, Gayla King, and I, Dale Richardson, are full-time Maui residents and homeowners.

We are both employed full time on Maui. We professionally represent and assist many friends and clients who own and operate legal STR condos that will be severely and detrimentally impacted by the proposed changes to STR usage.

We are strongly opposed to this proposal to phase out over 7000 legal vacation rental units for the following reasons.

This legislation, if passed, will be financially catastrophic for us personally as full-time Maui residents, for all of our local friends and clients who own and operate businesses here and also locals who own STRs, for all of our visitor clients and STR owners, and for the County of Maui itself.

Our business relies heavily on the tourists who stay in these affected short term rental communities. These tourists spend a great deal of money on every visit which supports local businesses owned by Maui residents that will not be able to survive without that income. Their spending generates tax revenues for the County which will be diminished and adversely affect all of us as Maui residents.

The company I work for has two locations in South Maui. One in The Shops at Wailea and one in Rainbow Mall in Kihei. Most of the surrounding businesses will not be able to make it without the continued support of the visitors that bring their hard earned money to spend on Maui. This is going to drive so many Mom and Pop type local shops out of business. Maui is a very expensive place to live and most people do not have the financial margin to take a significant reduction in their paychecks which this legislation will certainly produce.

Most of the visitors who stay in the affected STRs cannot afford to stay at the resort hotels. If they can't rent the affected STRs, they won't switch to resorts, they will simply have to go somewhere besides Maui.

This loss of income will force many full time Maui residents to leave the island, which is exactly what we as a community do not need to happen.

We help arrange many services for my clients who own these affected STRs. We work every week to contract and hire local companies and contractors to perform work at these STR condos. These services include cleaners, painters, contractors, electricians, plumbers, property managers, delivery personnel, security companies, air conditioning techs, on site maintenance staff, and many other local businesses that rely on these units for their survival. We work seven days a week to provide on island service to our clients and coordinate other local businesses to work for them as well.

We understand the need for more affordable housing, but this is not the answer. One bedroom units with no storage and one parking place are not going to be of any use to most displaced residents, and the maintenance costs and upkeep will render these units wholly unaffordable for the average person on Maui. They are simply not designed for the purpose of full time residency.

The vast majority of STRs on the Minatoya list were designed with one thing in mind - to be used as short term rentals to make our tourist driven economy accessible to more people which in turn generates business for the local economy and revenues that the County of Maui cannot do without. The GET and TAT losses will be staggering to our local governments ability to function and provide services.

The affected local population needs the County to expedite permitting and begin construction immediately so that the families can be back in their homes as quickly as possible.

These STR communities facilitate cultural exchange as visitors engage with our local community, which the visitors also love and want to come here to support. These visitors are the lifeblood of too many local Maui owned businesses to count, and these visitors bring their hard earned dollars which they save all year to our local economy to spend it on their few days or weeks of vacation time and spend it at our local owned businesses.

We have been full time residents, homeowners, and employed here on Maui for over 12 years. We started coming to our beautiful island home 35 years ago, and then spent everything we had to start our life here and support our community in every way. We still work seven days a week, but we wouldn't have it any other way because we love Maui and want to see it thrive.

The recent wildfire tragedy impacted our business and livelihood, creating hardships more devastating and localized than even the Covid pandemic. We have worked hard to recover and send business opportunities to local businesses every day so that we can all survive as Maui residents and share the island we love.

We are strongly opposed to this proposed legislation for all of these reasons and many more.

We respectfully ask the Mayor and the Maui County Council to reconsider and seek alternative solutions that protect the interests of all Maui residents.

We would like to thank the Mayor and the Maui County Council for their time and consideration.

Mahalo No Kāu Kōkua

Sincerely,

Dale Richardson and Gayla King
Hawaii Life
808-208-1385

HLU Committee

From: Katie Moquin <Katie@katiemoquin.com>
Sent: Thursday, June 5, 2025 10:56 AM
To: HLU Committee
Subject: I oppose Bill 9

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

Dear Members of the County Council,

I am reaching out to express my opposition to Bill 9, which proposes to phase out legal transient vacation rentals (TVRs) in apartment-zoned areas. As a 33-year resident of Maui and a licensed broker with Compass, I am concerned about the negative effects this bill could have on our community and our economy.

While it is imperative to address the housing crisis, Bill 9 may inadvertently introduce more challenges than solutions. TVRs serve as a vital source of income for many residents; removing them could lead to forced sales to out-of-state buyers who might not contribute to our community like local residents do. Furthermore, evidence suggests that most current out-of-state property owners would prefer to leave their units vacant rather than sell or convert them to long-term rentals, failing to address the very issue this bill seeks to solve.

Economically, the ramifications are significant. According to the UHERO report, Maui could face a potential loss of nearly 1,900 jobs and substantial reductions in visitor spending. This is a realistic threat to our service industry and tax base, especially as we strive to recover from the recent wildfires.

I urge the County to explore policies that support new affordable construction and promote long-term rentals through incentives. Initiatives such as zoning reforms, infrastructure investments, and streamlined permitting could lead to more sustainable and effective results. We can support responsible TVR operations while simultaneously addressing housing challenges.

Moreover, I propose considering a comprehensive rezoning of condo complexes from apartment to hotel designations.

Thank you for your attention to this important matter.

With Aloha,
Katie Moquin

Elevate Your Expectations....

Katie Moquin (R)
RB-22574
Compass
808.269.1265
Katie@KatieMoquin.com

HLU Committee

From: Tim Davis <tim@tim-davis.com>
Sent: Wednesday, June 4, 2025 12:46 PM
To: HLU Committee
Subject: STR Phaseout Proposal, Bill 9

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

Dear Housing and Land Use Committee,

I am strongly opposed to this legislation. I believe there are many reason to oppose it and no valid reasons to support it.

1. This legislation will create a "taking" and impact the values of numerous properties on Maui. This could result in the Maui government being liable for the value of these takings. The property value for a property that is eligible for short term vacation rentals is approximately double a comparable property that cannot be rented out on these terms. This could have a significant negative budget impact for the county.
2. These properties generate significant tax revenue. All properties rented as a short term rental generate Maui County TAT tax revenue, Hawaii State TAT revenue, Hawaii State GET revenue, and lastly these properties have significantly higher effective property tax rates because they are not eligible for a homeowner exemption. If these properties can no longer be rented then these revenue streams will be lost and there could be significant negative budget impact to both the county and the state. This would create budget shortfalls or require increased taxes of other types potentially increasing the tax burden on Maui residents who can least afford these taxes.
3. These properties are frequently businesses and these businesses create jobs for Maui residents. Even an absentee land lord who lives on the main land still needs to hire property managers and cleaning personnel at an absolute minimum. These services are provided by local small businesses or individuals who may lose their jobs as a result of this change.
4. This legislation could result in significant sales of these properties over a very short period of time. That could lower property values for all Maui real estate. Lower property values will result in lower property tax revenues. Lower property values could make it harder for Maui residents with mortgages to refinance their mortgage or even maintain their mortgage if the value of the property suddenly becomes much less than the mortgage value. This could lead to a general real estate market crash as happened in 2008-2011 in many high cost markets. Low property values encouraged mortgage walk-aways, increasing foreclosures, over saturating the real estate market. It could prevent our best homeowners from being able to sell their property and upgrade their home. All of this hurts the poorest Maui residents most and creates opportunities for the rich to gain more control over the real estate market.
5. Many of the properties covered by this legislation are not build and designed to be homes. They have limited storage, and limited available parking. They are frequently one bedroom / one bathroom homes. They do not always have large or full kitchens. They are great as vacation properties, but they will not provide GOOD housing for Maui families in need of a home.

6. I operate my property as a business and I require short term vacation rental income to afford my property on Maui. If this legislation passes, I may be forced to sell my property, likely at a loss, given a more rich person the opportunity to buy the property as an investment.

For all of these reasons, I think it is clear that this legislation will only make life harder for Maui's poorest residents and will only have a large negative impact on Maui's revenue and budget. This is bad for everyone. Except hotel operators. If the goal is to give large hotel chains more money and more power, this is a great idea. It is bad for Maui voters, Maui residents, small businesses and of course the owners of these properties, and it will not help anyone on Maui get a more affordable home that supports their family.

Sincerely,
Timothy Davis

HLU Committee

From: Beth Jensen <beth.jensen@outlook.com>
Sent: Wednesday, June 4, 2025 1:57 PM
To: HLU Committee
Subject: Exlude Papakea from Bill 9 please
Attachments: Exclude Papakea from Bill 9_.pdf

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

Thank you
Beth Jensen
3543 Lower Honoapi'ilani Road
H205
Lahaina, HI 96791

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.”

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COVELANI	430060160000	3833 Lower Honoapiilani Rd	1973	A2	MF/OS	34
HALE MAHINA BEACH	430060410000	3875 Lower Honoapiilani Rd	1981	A2	MF	67
HALE OHILOA	430060440000	3823 Lower Honoapiilani Rd	1980	A2	MF	13
PIRAKE	430060630000	3701 Lower Honoapiilani Rd	1986	A2	MF	12
DOUBRAHNA BEACH	430060670000	4007 Lower Honoapiilani Rd	1973	A1	MF	53
POLYNESIAN SHORES	430060680000	3975 Lower Honoapiilani Rd	1977	A1	MF	53
POLEKONA	430060690000	3849 Lower Honoapiilani Rd	1977	A1	MF	18
POLEKONA	430060700000	3949 Lower Honoapiilani Rd	1974	A1	MF/OS	100
HONOCHIKI	430060800000	3901 Lower Honoapiilani Rd	1973	A1	MF	17
NOELANI	430060900000	4086 Lower Honoapiilani Rd	1974	A1	MF	44
MAHINA SURF	430060950000	4057 Lower Honoapiilani Rd	1989	A1	MF	35
HONOKOWAI PALMS	440010410000	3888 Lower Honoapiilani Rd	1965	A1	MF	40
HOLE KALI	440010420000	3811 Lower Honoapiilani Rd	1967	A1	MF	40
PAKI MAUI III	440010500000	3615 Lower Honoapiilani Rd	1978	A1	MF	48
PAKI MAUI II & III	440010510000	3601 Lower Honoapiilani Rd	1975	A1	MF	80
PAPAKEA	440010550000	3543 Lower Honoapiilani Rd	1977	A2HD	MF/OS	35
HALE KANAPALI	440090110000	45 Kai Ala Dr	1967	A2/OS	MF	235
HAILEY DORADO	440090310000	2981 Kaiua Dr	1968	A2	MF	235
KANAPALI ROYAL	440090320000	2980 Kaiua Dr	1969	A2	MF/OS	105
PUNAHOA BEACH ESTATES	440090330000	46 Kai Palu Pl	1969	A2	MF	41
UPAHANA RIDGE	440100100000	1403 Ford St	1969	A1	MF	10
THE SPINNAKER	440100120000	160 Warner St	1976	A1	MF	37
KIRIKIRI KAI	440100130000	60 Kapiolu Dr	1983	A1	MF	105
WAVECREST	440100140000	7142 Kamahele V Hwy	1975	A2/interim	MF	105

Legend:
Zoning:
A1 or A2: Apartment
AG: Agriculture
B2: Community Business
Community Plan:
H: Hotel
MF: Medium Density Residential
MF/OS: Medium Density Residential/Office Space

REAL ESTATE COMMISSION
PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGISTRATION SERVICES
STATE OF HAWAII
1010 RICHMOND ST, 4TH F.
P.O. BOX 3463
HONOLULU, HAWAII 96813

PRELIMINARY
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT

on
PAPAKEA (PHASE I)
Honokowai, Kaaunapali
Maui, Hawaii
REGISTRATION NO. 657

NAME OF PROJECT: PAPAKEA (PHASE I)
LOCATION: West Maui, approximately 3 miles from Lahaina and 1 mile from Kaaunapali Airport, containing an area of 12.283 acres, more or less.
TAX MAP KEY: Second Division, 4-4-1-55
ZONING: 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. SODITANI, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

DEPARTMENT OF COMMERCE & CONSUMER AFFAIRS
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DEVELOPER'S PUBLIC REPORT/ASSOCIATION BIENNIAL REGISTRATION

Project Number: [blank] Zoning: [blank]
Project Name: papakea TRK # [blank]
City: [blank] Developer Name: [blank]
Total Units: [blank] to [blank]

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No.	Name	Zoning	TRK	Address	City	Developer	Total Units
657	PAPAKEA	A-2/H-2	244001055	3543 L HONOAPILANI HWY	LAHAIAHI	HONOKOWAI-KAANAPALI	235
658	PAPAKEA PHASE II	A-2 & H-2	244001056	3543 HONOAPILANI HWY	LAHAIAHI	HONOKOWAI-KAANAPALI	349

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

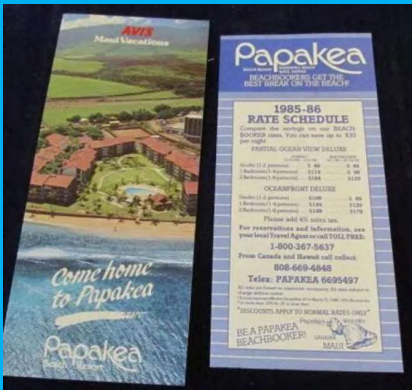
\$3,100,000 in wages per year

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