

## HLU Committee

---

**From:** County Clerk  
**Sent:** Monday, June 2, 2025 8:30 AM  
**To:** HLU Committee  
**Subject:** FW: Testimony for voting NO on Bill 9

---

**From:** twopotters@juno.com <twopotters@juno.com>  
**Sent:** Sunday, June 1, 2025 2:24 PM  
**To:** County Clerk <County.Clerk@mauicounty.us>  
**Subject:** Testimony for voting NO on Bill 9

You don't often get email from [twopotters@juno.com](mailto:twopotters@juno.com). [Learn why this is important](#)

June 1, 2025

Dear Maui Council Members,

I am requesting that Bill 9 be voted down in its entirety, and that all complexes that are on the Minatoya list and were built specifically for use as short-term vacation rentals be re-zoned as hotel zone to prevent further confusion.

These properties include, but are not limited to: Wailea Ecolu, The Palms at Wailea, Maui Kamaole, Hale Kamaole, Kamaole Sands, Maui Parkshore, and Haleakala Shores. Not only should all of these complexes be removed from the bill, they should be re-zoned correctly as hotel zoned properties, so this issue does not come up again.

These units are not affordable as long-term housing options for most local families. A 1 bedroom unit currently sells for approximately \$750k. If a buyer put down 20%, that would be \$150,000, leaving a \$600,000 mortgage. With interest rates at approximately 7.75%, a monthly mortgage payment would be approximately \$4,300. Monthly AOA payments are standing at at least \$1,100 depending on the complex. These AOA fees go up substantially each year. Not including property taxes, insurance or utilities, the payments per month on a 1 bedroom condo would be at least \$5,400. This figure is NOT affordable housing.

My parents purchased a unit at Kamaole Sands almost 30 years ago. They were given documentation that it was legal to use the condo as a legal short-term rental (and that it always HAD been a short-term rental). I have that paperwork. ALL the units at Kamaole Sands were furnished and decorated EXACTLY the same, further supporting the fact that it was always meant to be a hotel style complex, not affordable housing. Most units at Kamaole Sands have only 1 deeded parking space. The units have minimal storage at best and there is a no pet policy complex wide.

Again, I am asking you to vote NO on Bill 9 in its entirety AND that all complexes that were built specifically for short-term rentals be re-zoned as hotel zone to prevent further confusion.

Thank you,

Debby Potter  
Kamaole Sands 4-311