

Housing and Land Use Committee (2025-2027) on 2025-08-20 1:30 PM

Meeting Time: 08-20-25 13:30

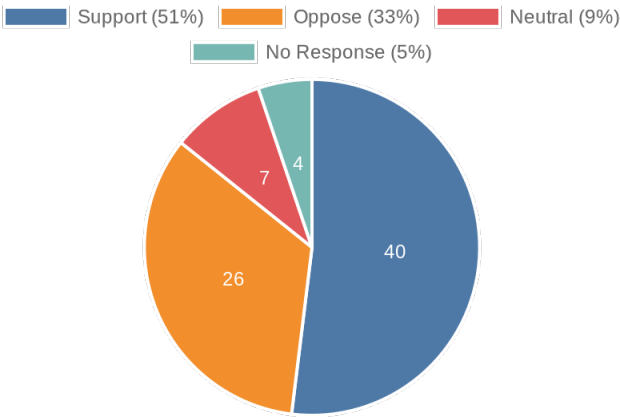
eComments Report

Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
Housing and Land Use Committee (2025-2027) on 2025-08-20 1:30 PM	08-20-25 13:30	2	77	40	26	7

Sentiments for All Meetings

The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

Overall Sentiment



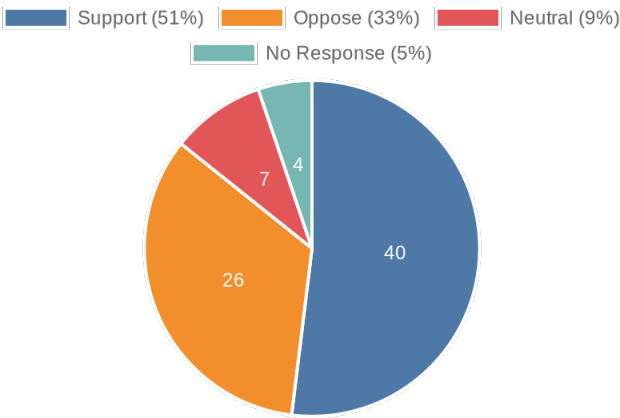
Housing and Land Use Committee (2025-2027) on 2025-08-20 1:30 PM
08-20-25 13:30

Agenda Name	Comments	Support	Oppose	Neutral
A G E N D A	17	2	10	2
HLU-4(1) TEMPORARY INVESTIGATIVE GROUP ON POLICIES AND PROCEDURES FOR TRANSIENT VACATION RENTAL USES IN THE APARTMENT DISTRICTS (HLU-4(1))	60	38	16	5

Sentiments for All Agenda Items

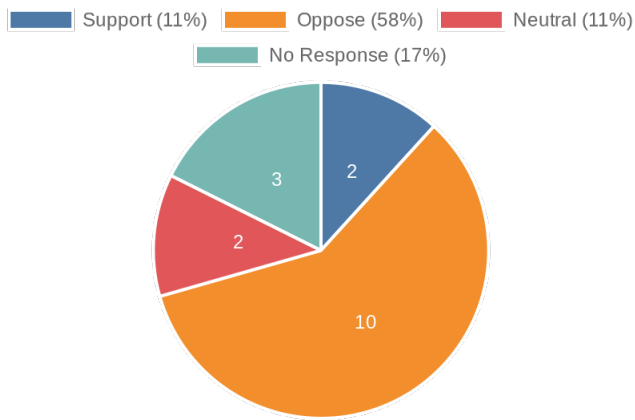
The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

Overall Sentiment



Agenda Item: eComments for A G E N D A

Overall Sentiment



Guest User

Location:

Submitted At: 2:30pm 08-20-25

A study of the impact of bill nine is very important. The unwanted consequences can negatively impact Maui both now and into the future.

Guest User

Location:

Submitted At: 11:23am 08-20-25

I fully support conducting a comprehensive economic impact study before any major decisions are made regarding short-term vacation rentals in Maui County. Understanding the financial implications on local jobs, small businesses, tax revenues, and overall community well-being is essential to making informed, responsible choices. This study will ensure transparency, protect our economy, and provide the data needed for balanced, evidence-based policy.

Guest User

Location:

Submitted At: 10:54am 08-20-25

Non-residents, voters from other states, foreign corporations, PACs, and lobbyists all say: give us the TIG. Maui families — four generations crammed into one small house, a tiny home on a rural lot, or still living in temporary housing — say: approve Bill 9 as written.

Guest User

Location:

Submitted At: 9:00am 08-20-25

Committee, please do a bus tour of all buildings. Community planning cannot be done successfully without standing on each parcel and walking around it to understand it's liveability.

What you are trying to achieve is called placemaking. Definition: Placemaking is the process of creating public spaces that foster community, connection, and a sense of belonging. It involves transforming or enhancing existing spaces into vibrant, inviting places where people want to spend time and interact with each other and their environment. This can include everything from designing parks and plazas to organizing community events and art installations.

This is a planning and development term/concept. Resetting uses of an existing community as you've seen and heard have its additional challenges. But placemaking starts by walking each site where decisionmakers can better make determinations for whether or not each complex satisfies the lifestyles, affordability, carry costs, and risks that are acceptable to those in favor of Bill 9. I think you will find that some buildings or communities wouldn't make sense due to limited amenities (schools, stores, parking, flood/fire zone). Keep those as STR pockets.

Guest User

Location:

Submitted At: 6:15pm 08-19-25

The TIG is not an honest investigation; it is a farce designed to stall action and protect councilmembers from having to take a clear, transparent stand.

Guest User

Location:

Submitted At: 6:11pm 08-19-25

Dear Committee Chairperson and Vice Committee Chairperson;

Apartment zoning, A-1 and A-2, was always written to provide housing for Maui's people — not to create hotel districts in disguise. The idea that these properties were “meant” for vacation rentals is a story that came later, shaped by loopholes, weak enforcement, and decades of political spin.

Over the years, real estate PACs and industry lobbyists turned a small exception into a massive business model that now controls a huge portion of Maui's housing stock. What should have remained homes for working families, k_puna, and young people were instead marketed to off-island buyers as investment properties. And while residents sounded the alarm, local government allowed the system to grow.

The truth is that this shadow hotel industry inside our apartment zones survives because of political protection, not because it was ever the intent of the law. PACs and lobbyists poured money and influence into maintaining these loopholes, and year after year, residents paid the price — through rising rents, overcrowding, and displacement from their own neighborhoods.

Every councilmember here knows the housing crisis cannot be solved if A-1 and A-2 properties continue operating as short-term rentals. This is no longer just about housing; it is about whether local government will resist corruption and act for residents instead of PACs and donors.

Maui families cannot afford more political delay or favoritism. Apartment districts were created to house people, not to enrich outside investors. Closing this loophole is a test of leadership. If this Council cannot do it, then the people will — through initiative, through the ballot box, and, if necessary, through the courts.

Riley Edwards
Puklani

Guest User

Location:

Submitted At: 6:04pm 08-19-25

The political influence of PACs and lobbyists kept this system alive, even when residents testified year after year

that they were being priced out of their own communities.

Guest User

Location:

Submitted At: 5:43pm 08-19-25

The narrative that A-1 and A-2 properties were designed for vacation rentals is revisionist history. The zoning code created apartment districts for residents, not tourists. What people call 'intent' today is actually a misreading of the Minatoya Opinion and decades of lax enforcement, not the legislative purpose when these complexes were built. The reality is, Hawai'i life is lived outdoors, and these apartments were always intended as livable housing stock for our community.

Guest User

Location:

Submitted At: 5:27pm 08-19-25

The TIG needs to consist of a fair and unbiased group. As it stands, the mayor (and others) have said if you don't like Bill 9, you should apply to change the zoning of your condo complex. However, the process to rezone is cumbersome, and takes up to many years. At the HLU meeting where the Bill was approved, they suggested that the TIG be formed to come up with a streamlined process. We would like to see this happen.

Guest User

Location:

Submitted At: 4:31pm 08-19-25

I write to express strong opposition to the influence of Airbnb, represented locally by Ms. Janel Cozzens, in matters relating to the Temporary Investigative Group (TIG) and Bill 9.

According to the official lobbyist registration statement filed with the County of Kaua'i, Ms. Cozzens is registered as a lobbyist on behalf of Airbnb, Inc. using a business address in San Rafael, California. This fact underscores the central issue before us: Airbnb's lobbying on Maui and throughout Hawai'i is being driven not by local residents or community stakeholders, but by corporate representatives and offices based on the U.S. mainland.

Bill 9 and the TIG process directly affect Maui residents' housing stability, land use, and long-term community survival. Allowing lobbyists who reside and operate out of California to guide or shape this policy not only undermines local self-determination, but it also prioritizes the profit margins of multinational corporations over the needs of the people of Maui. Airbnb has already shown that its business model relies on extracting value from our limited housing stock, destabilizing neighborhoods, and fueling displacement. Their participation in the TIG is not neutral research—it is a coordinated effort to weaken regulation and preserve their inventory of short-term rentals, regardless of the consequences for residents.

The County's kuleana is to its people, not to corporations headquartered thousands of miles away. To allow a California-based lobbyist to dictate or even unduly influence how Maui rebuilds after devastating wildfires, and how it governs its scarce housing resources, is to betray the public trust.

For these reasons, I urge this body to discount testimony and policy guidance from corporate lobbyists such as Ms. Cozzens and to ensure that the TIG and Bill 9 remain focused on the voices of Maui's residents, not the profits of mainland corporations.

Mahalo.

Allen J Cavata

PS: listen to Stan Franco

Guest User

Location:

Submitted At: 4:03pm 08-19-25

Aloha Committee Chair and Council Members

Airbnb's support for creating a Temporary Investigative Group (TIG) is not about "research and education." It is about delay. Bill 9 has already been through years of review, analysis, and public testimony. It has been approved by the Mayor, vetted and passed by the Planning Commission, and advanced by the Housing and Land Use Committee. To now claim that we need "more time" is nothing more than an attempt to stall and weaken a law that directly impacts Airbnb's profit model.

The claim that a TIG would "build public trust" is disingenuous. Public trust is not built by prolonging decisions that should already be made. Public trust is built when the Council follows the Charter, applies laws fairly, and takes action to return apartment-zoned housing to the residents it was intended for. Delay erodes trust. Delay protects outside corporations and absentee investors at the expense of Maui families.

Airbnb's reference to "balance" and "multiple perspectives" cannot be taken at face value. The company's interests are financial, not community-based. The overwhelming majority of Airbnb's short-term rental clients in the Apartment District are not registered Maui voters. Many spend only a few weeks a year on island, while residents face displacement, housing insecurity, and overcrowding. Elevating the voices of absentee owners above residents violates the spirit of the Charter and undermines local democracy.

Airbnb suggests that the TIG is needed for "accurate data." Yet the data is already clear: short-term rentals in the Apartment District have reduced available housing stock, driven up costs, and displaced residents. This has been acknowledged in the Planning Department's reports, the Planning Commission's findings, and through countless hours of public testimony. Asking for more "data" is a delay tactic, not a genuine request for information.

The real path forward is simple and lawful: approve Bill 9 as written. If condominium associations or owners believe they should qualify for short-term rental use, they can apply for zoning variances or amendments and pay the required fees, fines, and taxes. That is the transparent, accountable process under law. A TIG is not.

The Council has already taken the hard steps of review and approval. To stall now would be to engage in what can only be called larceny against the residents — stealing time, housing, and trust to protect the profits of corporations and absentee owners. Ethics and integrity require that Bill 9 be passed now, without further delay and without manipulation disguised as "education."

Tryson Kaiama
Haiku

Guest User

Location:
Submitted At: 2:22pm 08-19-25

When Council members choose political safety over decisive action, they commit larceny against their own constituents by taking what belongs to the people — housing — and protecting investors instead.

Guest User

Location:
Submitted At: 12:04pm 08-19-25

Every day of delay is another day of displacement. With thousands still without permanent housing after the wildfires, excuses and task forces are unethical distractions from the real duty at hand.

Edward Codelia

Location:
Submitted At: 11:46am 08-19-25

The proper solution already exists: approve Bill 9 as written. If condo associations or owners want exceptions, they can apply to the County for zoning variances or amendments and pay the proper fees, fines, and taxes. That is the transparent and lawful process.

Lore Menin

Location:
Submitted At: 11:33am 08-19-25

Bill 9 / TIG Process

Aloha Council Members;

The recent suggestion that certain community groups should be excluded from participating in the TIG process is rooted not in law but in fear and politics. Hawai'i's Sunshine Law (HRS Ch. 92) is unambiguous: public business must be conducted openly. Every resident and registered voter has the right to be heard. What cannot be allowed is for groups with direct financial conflicts—such as the Realtor associations and their leadership—to insert themselves into this process under the guise of neutrality.

The Realtors Association and its president are on public record as being vehemently opposed to Bill 9. The opposition has been so extreme that the previous association president resigned after receiving threats tied to this very bill. Realtors cannot be treated as neutral stakeholders when their organization is actively campaigning against this legislation. Their participation in a TIG would be a textbook conflict under Article 13 of the Maui County Charter, which prohibits special consideration or advantage being granted to any party with a direct financial interest.

Compounding this conflict, many realtors are already providing legal advice to short-term rental owners and condominium associations on suing the County of Maui. This is not impartial engagement; it is coordinated opposition with the goal of undermining the law. Allowing such parties into a TIG would be equivalent to inviting counsel for the plaintiffs to help draft the defense. It is fundamentally inappropriate and a breach of public trust.

The real solution is simple and fair: approve Bill 9 in its current form. If certain condominium associations or owners believe their properties should qualify for short-term rental use, the proper path is already available. They must apply to the County for zoning variances or amendments to their districts. In doing so, they should pay the associated fees, fines, and taxes required by law. This ensures that the public receives compensation for speculative use, and that any exceptions are granted only through an established, transparent, and accountable process.

We have already passed the two-year in memoriam of the Maui wildfires, with thousands of residents still displaced and housing insecurity at crisis levels. Meanwhile, most short-term rental owners in the Apartment District are not registered Maui voters and spend only a few weeks a year on island. To prioritize their speculative investments over the permanent housing needs of residents is contrary to the Charter, contrary to the public trust doctrine under the Hawai'i State Constitution, and contrary to the ethical duty of this Council.

The TIG must not be used as a backdoor to reward political allies, silence community voices, or dilute the intent of Bill 9. The Council has both the authority and the responsibility to ensure that this law is implemented with transparency, integrity, and accountability to the people of Maui—not to the outside investors and the associations that represent them.

Kimo & Jolee Bindo
Waikap_

Allin Bohba

Location:

Submitted At: 9:25pm 08-18-25

Aloha Council Members,

For the record, the Maui County Charter is clear: the Council has a duty to act openly, fairly, and in the public interest. Article 4, Section 4-2 requires the Council to legislate “by ordinance in the manner and subject to the limitations provided in this charter.” That means decisions cannot be made on assumptions, private agreements, or vague promises to “figure it out later.” Any process that lacks transparency risks not only bad policy, but also violations of the Charter and Hawai'i's Sunshine Law (HRS Chapter 92).

Article 13 of the Maui County Charter requires all officials to avoid conflicts of interest and prohibits the granting of special consideration, treatment, or advantage to any person beyond what is available to the general public. We have already seen members of this body come under ethics review, and the public is watching closely. If a Temporary Investigative Group (TIG) is formed without first putting in writing the standards and limits for

exceptions to the short-term rental ban in the Apartment District (A-1 and A-2 zones), it will raise serious questions of favoritism and potential violations of both Article 13 and HRS §92-2, which requires decisions to be made in full view of the public.

The original intent of Bill 9 is to return apartment housing to residents. If exceptions are to be made, they must be defined clearly by the Council up front, in a transparent manner, not left to a small group behind closed doors. To do otherwise creates the appearance—and likely the reality—of political favoritism for certain property owners. Weak leadership that plays to the audience of the day instead of following the Charter and the Sunshine Law is exactly what has caused distrust in government.

The Council has one responsibility: to serve the people of Maui openly, under the Charter, with clear rules and full transparency. Anything less risks breaching ethics, undermining public trust, and leaving this Council remembered for protecting investors instead of protecting the community.

Allin Bohba
Wailea Resident

Guest User

Location:

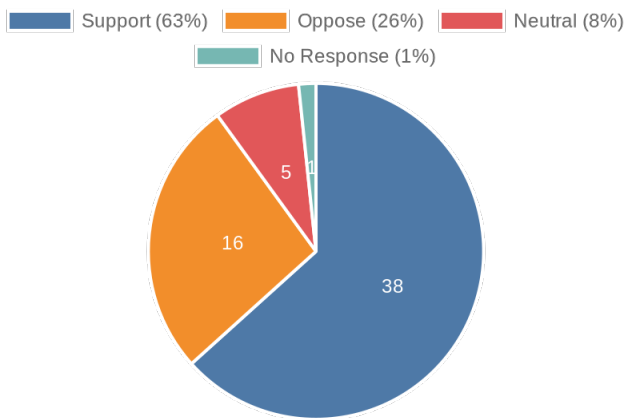
Submitted At: 3:53pm 08-17-25

It would be nice if the meetings could be closed to Lahaina Strong, who has been known to threaten the council members. How legit is this where a group can basically intimidate and terrorize a person so they change their vote or recommendations. Are we living in Russia? They say that Lahaina Strong doesn't care about losing their jobs (they say they can live off the funds they take in from lobbying, donations they have taken in for the Lahaina fire survivor, or from selling drugs). They say, Lahaina Strong doesn't care about losing their homes as they can afford expensive hotel rooms. We hope anyone who threatens a council member's property, family members or life, ends up in jail or prison. They say that a family member of one of the leaders of Lahaina Strong is in prison. Probably not a good role model? Many think a lack of ethics is responsible for illegal acts this group commits. Reading the different online reporting, comments at the end of online stories (so many are against Lahaina Strong) and news stories about their "businesses"...is eye opening.

We commend the brave council members who stood up to their threats, God Bless You. Hang in there, so many people support and care about you.

Agenda Item: eComments for HLU-4(1) TEMPORARY INVESTIGATIVE GROUP ON POLICIES AND PROCEDURES FOR TRANSIENT VACATION RENTAL USES IN THE APARTMENT DISTRICTS (HLU-4(1))

Overall Sentiment



Guest User

Location:

Submitted At: 2:49pm 08-20-25

Need TIG. economic impacts should be evaluated for all impacted

Guest User

Location:

Submitted At: 2:43pm 08-20-25

I support forming the TIG

Guest User

Location:

Submitted At: 2:15pm 08-20-25

I absolutely support the creation of the TIG. Thank you Councilmembers U'u-Hogins, Paltin, Cook, & Sinenci for being willing to take this on.

As a local girl, born and raised - small business owner (non an STR owner) and economic contributor, the idea of a TIG is a breath of fresh air amidst the turmoil that is Bill 9. Of course, I support my local family & friends, those who experienced the fires, and those who didn't. My overall concern is that hurt begets hurt and that imposing regulation that will inevitably harm Maui County as a whole. The TIG and research is what 'should have' been done before the proposal of such a controversial bill. Like anything else, don't we want a thorough evaluation before a big decision? On a small personal scale, I would assume the same applies when buying a house, choosing your healthcare providers, your daycare providers, visiting colleges after high school, or buying a car when having newborn baby?

The economic impacts should be evaluated as pros and cons for 'all' locals... this industry (STR) provides valuable tax monies to provide for infrastructure and affordable/workforce housing developments. We would not have the pool of funds we have, if not for this revenue generator. Meeting of the minds is needed, and as mentioned by the administration upon being asked - welcomed. Let's see the welcoming.

Guest User

Location:

Submitted At: 2:06pm 08-20-25

We need the study. It's common sense. Facts over emotions.

Guest User

Location:

Submitted At: 1:46pm 08-20-25

It was clear from the commute hearing on Bill 9 that decisions were based on emotion and politics, not facts and reality. We need this research!

Guest User

Location:

Submitted At: 1:43pm 08-20-25

This study group is crucial to help the council realize and address important rights, circumstances and interests that are not being addressed or properly weighed by the council members, or administrative officials to this point - very concerning such a directed study, asking for input and information from all stakeholders, was not started a year ago - right after Bill 9 was introduced.

Guest User

Location:

Submitted At: 1:36pm 08-20-25

Investigate and you will find what I state below is true!! I own 2 vacation rental properties in south kihei and live in Kihei. If you continue down this path with Bill 9 it will cause many small business owners and restaurants to close (workers that are amazing people will leave the island) and visitors will stop coming to Maui because they can't afford to come (that is already happening) and will only get worse. Maui will feel like a ghost town (island). Build affordable housing asap as the solution. This is such a simple solution. Stop playing politics and build housing!! Locals which I am one of them will not be able to afford renting the condos you are converting for all the reasons I stated above. Lost jobs lost tax revenue etc etc. so do the right thing!!!

Cherie Badano

Location:

Submitted At: 1:18pm 08-20-25

Full transparency is imperative, as this bill has a negative impact on local residents and the community as a whole.

Guest User

Location:

Submitted At: 1:12pm 08-20-25

Fully support an investigation. Information is desperately needed to evaluate the impact of Bill 9 on our community. Information is power. Only through a thoughtful and complete investigation can our governmental officials make decisions that are in the very best short and long term interests of the community. Hoping the information obtained in an investigation can help explain / support whatever is decided. I believe this is a step forward in healing a divided community.

Guest User

Location:

Submitted At: 1:04pm 08-20-25

If you have nothing to hide why not do it?

Guest User

Location:

Submitted At: 1:00pm 08-20-25

This is essential to transparency and sound judgment and therefore must be completed.

Opposition to this is clearly a means of avoiding the true ramifications Bill 9 will have.

Good governance and leadership demands integrity, transparency and a commitment to finding solutions that

allow ALL parties to achieve their objectives.

Poor governance turns a blind eye to the real issues and facts and scapegoats a group of people, many who are natives and locals, as sacrificial lambs to satisfy a small minority and doesn't actually solve the problems they state it will.

This investigation is necessary and responsible governance.

Mary

Guest User

Location:

Submitted At: 12:52pm 08-20-25

Please do an honest study of the impact bill 9 would have. It is interesting to note that it has been agreed that Bill 9 is no longer about housing. So what is the point? Pacifying some disgruntled Lahaina Strong Members, not going against the mayor, or giving a boost to the hotel industry are all possibilities. Please complete the investigations to have a realistic idea of the outcome of passing the bill. Originally, there was to be a study done by an outside group. That never came to pass, so don't give up on doing what is right again. Do not pass a bill and then wait quietly to learn what the outcome will be after it is too late to change.

Guest User

Location:

Submitted At: 12:44pm 08-20-25

Please please please approve this TIG. I am a Maui Resident and we need real solutions that allow continued use of STR to support revenue needs of the r county without raising property taxes on other non-homeowner occupied groups.

Thank you for allowing me to submit comments.

Guest User

Location:

Submitted At: 12:43pm 08-20-25

This is a very poorly thought out proposal that will decimate the economy of Maui.

Guest User

Location:

Submitted At: 12:24pm 08-20-25

Do the work required!

This should have been done a year ago!

Many more people oppose this bill than support it!

Guest User

Location:

Submitted At: 12:22pm 08-20-25

Too many long term economic consequences would r follow the passing of this bill.

Guest User

Location:

Submitted At: 11:50am 08-20-25

"Lipstick on a pig" is what the TIG idea amounts to. This was a deeply-flawed idea from the start, and no amount of "fine-tuning" will make it viable. STRs - and the all businesses that rely on visitors - are the lifeblood of the Maui economy. Codified law does not allow some Minatoya properties to be treated differently than others - the lawyers have known this and communicated this from the start. We heard about using a scalpel instead of a sledge hammer. That approach will also fail in the courts. Unless the TIG develops a way for STR owners to willingly convert to long-term rental, Bill 9 should be dead in the water. It was a mistake for the Housing Committee to recommend it for passage; the full Council should now defeat this bill in its entirety. The Council has made huge strides in developing affordable housing; this is not the time to drive a stake through Maui's economy.

Guest User

Location:

Submitted At: 11:50am 08-20-25

scrap the TIG, approve the Bill 9 as written, collect the fees and fines from the condo associations that need to become legally recognized hotel resort properties, if any and move on. add in special assessments against the Wailea/Makena property owners at 1% annual of assessed values paid in two installments to make up the loss of tax revenue from doing the right thing for the people of Maui.

Guest User

Location:

Submitted At: 11:36am 08-20-25

Why would someone oppose this study unless they didnt have faith in the process. Having enough information to make informed decisions has always been a wise policy. Mahalo. John

Guest User

Location:

Submitted At: 11:27am 08-20-25

Please do the investigation. So much of the Maui community OPPOSES the phase out of STRs but are too afraid to speak up because of the antagonistic nature of those in support of it. Maui county will suffer greatly. How many more local businesses need to go under? So many people are connected to the tourism industry whether they like it or not.

Guest User

Location:

Submitted At: 11:22am 08-20-25

I fully support conducting a comprehensive economic impact study before any major decisions are made regarding short-term vacation rentals in Maui County. Understanding the financial implications on local jobs, small businesses, tax revenues, and overall community well-being is essential to making informed, responsible choices. This study will ensure transparency, protect our economy, and provide the data needed for balanced, evidence-based policy.

Guest User

Location:

Submitted At: 11:12am 08-20-25

The truth needs to come out. Please do the study so we can all see the real financial impacts on the local economy.

Guest User

Location:

Submitted At: 11:11am 08-20-25

Bill 9 will cause more harm then good by a long measure

Guest User

Location:

Submitted At: 11:04am 08-20-25

Seems like a good idea, I think from all the studies so far it shows Bill 9 will hurt Maui economically. A deeper study into each condo complex could be good insight moving forward. I think the council should not pass bill 9 and come up with a better bill that actually helps all maui residents!

Guest User

Location:

Submitted At: 10:50am 08-20-25

To hold a position against a study of such an overreaching is unsupportable.

Guest User

Location:

Submitted At: 10:49am 08-20-25

Wasn't the Uhero study your TIG? You used the data to fight the bill in every level. Forget the TIG and approve Bill 9

Guest User

Location:

Submitted At: 10:28am 08-20-25

This bill is not about affordable housing.

This bill is about Lahaina Strong paid Hotel workers fighting to keep tourists at hotels and that's where the majority of LS folks work. The LS people have intense hatred towards "white" people and they think every short term rental

Property is a rich hauole. I am

Posting anonymously because I've seen what happens on social media if you speak up and oppose this bill.

Guest User

Location:

Submitted At: 10:25am 08-20-25

Chair Kama and members of the HLU,

I support the TIG, as it will provide answers to important questions that could not be answered in the Bill 9 hearings. I was disappointed that the planning dept and mayors office could not answer simple questions directed to them during the hearings. The TIG will hopefully help get these answers, allowing the council to be fully informed on the scope and impacts before the full vote on Bill 9. Lastly, I hope the council considers exemptions that make a lot of sense (eg complexes in sea level rise flood zones, or near resorts), even if the mayors office pushes back on them because they want stronger legal defense. Mahalo.

Guest User

Location:

Submitted At: 10:21am 08-20-25

Y'all talked a big game about the independent study that you were going to commission last fall. And then somehow you never got it done but then moved forward with Bill 9 anyways. This TIG was needed a year ago!!

Guest User

Location:

Submitted At: 10:12am 08-20-25

A TIG needs to be established so that more factual data can be determined as to how detrimental this Bill will be to the community and small business.

Guest User

Location:

Submitted At: 10:09am 08-20-25

You need more study to make an informed decision. There are too many unknowns

Guest User

Location:

Submitted At: 10:06am 08-20-25

I hope the TIG takes the time to thoroughly review everything. 'Figuring it out later' is a recipe for disaster. This is a bill that will negatively impact the livelihoods of thousands of Maui residents. With the new proposed start dates for Bill 9, there is time to do this right.

Guest User

Location:

Submitted At: 10:02am 08-20-25

It is of critical importance that a TIG not only be established but that their work be completed prior to taking a final vote on Bill 9 so that a fully informed vote can take place. If the TIG doesn't complete their tasks before potential

passage, what incentive is in place for it to do so in a timely manner afterwards? This is an extremely complex issue with serious, costly (loss of tax income, tourism dollars, legal defense, local loss of jobs) ramifications, and all of the data needs to be factored in when making this decision. In addition, the rezoning process needs to be redesigned, simplified, streamlined and shortened and then clearly communicated (exact steps, timing etc.) and of course adhered to via the groups that oversees these requests and the approvals of them.

Guest User

Location:

Submitted At: 9:50am 08-20-25

Shouldn't we all want to know the facts, the pros and cons, the damage or not, that will befall the island of Maui and its people should this Bill pass as it stands? I for one want to have the facts.

Guest User

Location:

Submitted At: 9:40am 08-20-25

It is important that any decision be supported by evidence and facts not speculation.

Guest User

Location:

Submitted At: 9:09am 08-20-25

If you want to replace the main source of Maui's economy then do it first before destroying Strs which employes thousands

Guest User

Location:

Submitted At: 9:00am 08-20-25

Any time you're looking to demolish the only main source of income that comes to the island you best be doing ALL research possible! What the county has done is inappropriate. Do the research you're going to hurt a lot of people if this bill passes! Wake up

Guest User

Location:

Submitted At: 8:59am 08-20-25

Absolutely this should be done. We are taking a big part of our economy and things should be done in a well thought out process.

Guest User

Location:

Submitted At: 8:58am 08-20-25

Committee, please do a bus tour of all buildings. Community planning cannot be done successfully without standing on each parcel and walking around it to understand it's liveability.

What you are trying to achieve is called placemaking. Definition: Placemaking is the process of creating public spaces that foster community, connection, and a sense of belonging. It involves transforming or enhancing existing spaces into vibrant, inviting places where people want to spend time and interact with each other and their environment. This can include everything from designing parks and plazas to organizing community events and art installations.

This is a planning and development term/concept. Resetting uses of an existing community as you've seen and heard have its additional challenges. But placemaking starts by walking each site where decisionmakers can better make determinations for whether or not each complex satisfies the lifestyles, affordability, carry costs, and risks that are acceptable to those in favor of Bill 9. I think you will find that some buildings or communities

wouldn't make sense due to limited amenities (schools, stores, parking, flood/fire zone). Keep those as STR pockets.

Guest User

Location:

Submitted At: 8:32am 08-20-25

Why would you not want to understand the impact that then allows for decision-making that achieves the best outcome for all constituents.

Rebecca Briber

Location:

Submitted At: 8:25am 08-20-25

Whenever we are talking about making a governmental rule change change from the status quo that we all know will have major financial impacts in a community, the likely impacts of this change need to be studied as closely as possible in order to ensure that preventable and catastrophic mistakes aren't made. Every single person who cares about Maui and its residents should want to shed more daylight on the realities that Bill 9 is likely to bring. Anyone arguing against pursuing the questions proposed by the TIG is seeking passage of this bill for the wrong (or for very misguided/misinformed) reasons.

Let's make double, triple, quadruple sure we know the likely real-world impacts of Bill 9 BEFORE (not after) passage. The mayor and council will surely be held accountable by voters at the ballot box for any negative fallout that befalls Maui residents from the passage of Bill 9, so both the Mayor and every council member should be very keen on studying its likely impacts - positive and negative alike, in a neutral, unbiased, facts and numbers-based manner. For these reasons, I fully support the formation of the TIG and the research it proposes to conduct.

I will add that it really seems like we've put the cart before the horse here - the bill was proposed by the Mayor without really any proof that it will accomplish its initial stated goal of freeing up affordable housing for residents. More recently, during testimony in front of the HLU Committee, the Mayor's office admitted they are going after units they know are not affordable, but rather units they view as "obtainable" (direct quote), an admission which is not likely to go over well in the inevitable legal battle that will occur over Minatoya List condo owners' property rights. Investigating the likely legal ramifications and the County's potential legal and financial liability arising out of passage and implementation of Bill 9 is a key element of this analysis. Otherwise, Maui taxpayers could at some point find themselves on the hook financially for a massive legal error made by the County. Due diligence is so important in all areas of public policy. In this case because there seem to be many potential negative impacts of this Bill, including putting at risk the livelihoods of so many Maui residents who work in the vacation rental industry and the service/tourism industries more broadly, the more diligence, the better.

Guest User

Location:

Submitted At: 8:12am 08-20-25

My family moved to Maui when I was 6 years old. My mom and dad created a cleaning business. Now that I have graduated, I also work for our family business. I have 3 younger siblings, as well. This is our families sole source of income. 90% of our business is from short term rentals. Since the recent downturn in tourism, we have been struggling to make ends meet. The rental units we service used to be very busy and now only have 1-2 bookings a month. Because of this, we are struggling to pay our bills and will soon need to rely on government assistance and we risk losing our home. If bill 9 passes, I don't know what we will do. I am scared. My parents are scared. We have worked so hard to build our business and we are now at risk of losing everything we have. Bill 9 will NOT create housing for locals. Most of the owners we work with say that they will keep their condos as a vacation homes. Others plan to sell, but those will likely be bought by foreign investors who will rent them (for far more than many/any of us can afford). PLEASE. PLEASE reconsider and DO NOT PASS Bill 9. Our families livelihood (and so many of our friends and family members as well) will be destroyed. NOTHING GOOD WILL COME OF THIS. Please. I beg you. (Staying anonymous due to fear of retaliation...which is also why we can not testify in person. We are scared.)

Guest User

Location:

Submitted At: 8:06am 08-20-25

We Support the Temporary Investigative Group (TIG) specific to the proposed passage of Bill 9, the proposed closure of legal Transient Vacation Rentals codified into law via the Minatoya List.

- How much will the tenants pay in “renter’s use taxes” directly to the County to cover lost property tax, or
- What would be new or increased taxes for resident homeowners as homeowners already pay GET to the county for long-term rentals.

At a minimum, these increases are not clearly publicized. Once potential increased taxes are clarified, it will be prudent for the Council to count the numbers of voters as either property owners or tenants. Otherwise, the Council is inadvertently letting tenants spend landowners’ hard-earned money. Naturally, the property owner would need to increase rents to cover increased taxes. Please study this thoroughly.

Too many states permit tenants to vote in favor of increased property taxes which cause financial hardship to the resident property owner. Too many tenants are not versed in the cost of maintaining a property. Too many tenants ask for everything and give nothing to the property owner. Payment of “rent” is not giving something to a property owner.

Do not confuse increased property taxes between Maui resident property owners and non-resident property owners. Consider providing Maui resident property owner to be granted an additional tax exemption to any new tax increases created consequently if Bill 9 is passed.

Guest User

Location:

Submitted At: 7:45am 08-20-25

I support a Temporary Investigative Group related to Bill 9 and TVR's. As a Hawaii resident and Maui small business owner outside the tourism industry, I am already seeing the negative financial effect the downturn in tourism in Maui is having on my business as well as my employees. No jobs will mean you can't afford housing. I think if the elected officials understand the significant impact the loss of income and jobs is already having on locals, they might pause the approval of Bill 9.

Guest User

Location:

Submitted At: 7:38am 08-20-25

There is so much evidence that this bill will (and already has) negatively impacted residents and our economy. There is ZERO evidence that the bill will provide housing for fire victims or other residents. Tourism is our industry. If you want to get rid of that industry, you must first establish a new industry to take its place. Maui County has failed to show ANY evidence of their PLAN of how this will work..... because it WONT.

Guest User

Location:

Submitted At: 6:16pm 08-19-25

When elected officials refuse to take a stand, and instead create investigative groups as cover, they show that their loyalty lies with donors, not voters.

Guest User

Location:

Submitted At: 6:05pm 08-19-25

Every councilmember knows this industry thrives because of political protection — not because it was ever the intent of our zoning laws.

Guest User

Location:

Submitted At: 5:47pm 08-19-25

I want to clear up a misunderstanding about what A-1 and A-2 apartment zoning was meant for. These areas were always created for people to live in — families, k_puna, young workers — not for tourists.

The County’s zoning law says the purpose of apartment districts is to provide housing close to jobs, schools, and services. The list of permitted uses includes apartments, townhouses, boarding houses, and similar housing.

Nowhere does it say these districts were designed for vacation rentals.

The only reason some condos in these zones ended up as short-term rentals is because of a narrow exception from the past. That exception was meant to protect a few existing uses, not to open the door for thousands of units to become hotels. Over time, real estate marketing and weak enforcement turned that loophole into a business model — but that was never the original intent.

People sometimes argue that these condos are too small for long-term living. But that's not true in Hawai'i. We don't live locked inside during long winters. Life here is mostly outdoors. A studio or one-bedroom can absolutely work for residents. These apartments were built as entry-level housing stock, not hotel rooms.

When we say A-1 and A-2 were "meant for vacationers," that's rewriting history. The reality is they were always meant to house Maui residents. Allowing them to stay as vacation rentals takes homes away from the people who live and vote here, at a time when we're already in a housing crisis.

The law is clear, the history is clear, and the ethical responsibility is clear: Apartment districts are for housing our people, not for tourism.

Geri Anne Cabato
Kahului

Guest User

Location:
Submitted At: 4:32pm 08-19-25

When corporations threaten lawsuits to preserve speculative profit, and elected officials entertain those threats, what we are witnessing is not governance — it is surrender.

Guest User

Location:
Submitted At: 4:07pm 08-19-25

When multinational corporations like Airbnb and VRBO threaten to sue our County for passing housing laws, that is not democracy. That is economic intimidation.

Janel Cozzens

Location:
Submitted At: 2:54pm 08-19-25

Aloha Chair Kama and Members of the Housing and Land Use Committee, attached is written testimony providing comments on the establishment of a TIG. Mahalo for your time and consideration.

Guest User

Location:
Submitted At: 2:23pm 08-19-25

By entertaining stall tactics, the Council robs residents of their right to stability while rewarding absentee owners with more time to profit.

Guest User

Location:
Submitted At: 12:10pm 08-19-25

Aloha Council Members and Committee Chair

The TIG is not about transparency; it is about delay. Bill 9 has already been reviewed and approved by the Mayor, the Planning Commission, and the Housing and Land Use Committee. To now create a TIG is not responsible governance — it is an abdication of duty and a stall tactic to buy time for investors.

Ethics demand that conflicts of interest be avoided. The Realtor associations and their leadership are on record as being vehemently opposed to this bill. Opposition has been so intense that the former association president

resigned after threats tied to Bill 9. Allowing realtor associations into a TIG would not only create the appearance of bias, it would be a direct violation of Article 13 of the Maui County Charter, which prohibits special treatment for private gain. Realtors are not neutral parties; many are already advising STVR owners and condominium associations to sue the County. Their participation would erode public trust and expose this Council to more ethics complaints.

Integrity requires consistency. Councilmembers cannot claim to serve residents while indulging stall tactics that benefit absentee investors over Maui families who live here year-round. Most short-term rental owners in the Apartment District are not registered Maui voters and spend only a few weeks per year on island. To weigh their speculative investments equally — or above — the needs of residents undermines the purpose of this Charter and this Council.

The real solution is already available under the law: approve Bill 9 as written. If condominium associations believe they deserve exceptions, they can apply to the County for zoning variances or amendments. In doing so, they must pay the proper fees, fines, and taxes. That is the transparent, lawful process, and it ensures that speculative use compensates the public rather than draining it.

Every day of delay is another day of displacement. With the two-year memorial of the 2023 wildfires now behind us, the urgency is greater than ever. Thousands remain without permanent housing, while the County debates whether to protect the investments of absentee owners. That is not leadership; it is negligence.

The TIG is not a safeguard — it is a backroom deal waiting to happen. Ethics and integrity demand that this Council reject it. The duty of this body is clear: uphold the Charter, follow the Sunshine Law, and approve Bill 9 as written, without carve-outs, without delay, and without bowing to special interests. Anything less will be remembered as a failure of courage, integrity, and duty to the people of Maui.

Anthony Simmons
Kula Resident
STVR Owner

Deleted User

Location:
Submitted At: 11:49am 08-19-25

Ethics demand that conflicts of interest be avoided. Realtor associations that openly oppose Bill 9, and whose members are advising owners to sue the County, cannot be allowed to dictate policy under the pretense of neutrality.

Deleted User

Location:
Submitted At: 11:43am 08-19-25

The TIG is not about transparency — it is about delay. Bill 9 has already been vetted and approved by the Mayor, the Planning Commission, and the Housing and Land Use Committee. Anything further is an abdication of responsibility.

Lore Menin

Location:
Submitted At: 9:16am 08-19-25

To the Maui County HLUC;

The recent suggestion that certain community groups should be excluded from participating in the TIG process is rooted not in law but in fear and the politics of lost income, wealth extraction, transient housing policies and special interests.

Hawai'i's Sunshine Law (HRS Ch. 92) is unambiguous: public business must be conducted openly. Every resident and registered voter has the right to be heard, regardless of how their testimony is received. To silence one group because their approach is uncomfortable or unpopular is to set a dangerous precedent that undermines democracy itself.

It must be noted that most short-term rental owners in the Apartment District (A-1 and A-2 zones) are not registered voters in Maui County. Many spend only a few weeks a year on island, while the people bearing the brunt of this crisis live here year-round. To weigh their voices equally, or even more heavily than residents, would be to ignore the spirit of the Charter and the duty of this Council to serve its constituents.

The Maui County Charter (Art. 4, Sec. 4-2) requires the Council to legislate by ordinance “in the manner and subject to the limitations provided in this charter.” Article 13 further requires all officials to avoid conflicts of interest and prohibits granting special consideration, treatment, or advantage to any person beyond what is available to the public. Forming a TIG without first adopting clear, written standards for exceptions to the short-term rental ban is a direct invitation to favoritism, backroom influence, and potential ethics violations. The people of Maui have already seen councilmembers come under ethics review. If this process is not handled openly and appropriately, more complaints will follow.

With the two-year memorial of the 2023 wildfires behind us, this Council cannot continue to delay or distract. The County has not yet issued a formal acknowledgment of its failures in wildfire prevention and response, despite its clear duty under the Hawaiʻi State Constitution’s public trust doctrine to protect life, property, and natural resources. Continued silence erodes public trust and undermines healing. To now compound that by allowing special interests to dilute Bill 9 behind closed doors would only deepen the perception that this Council protects investors over residents.

The duty of this Council is not to indulge slander, delay, or political games. Councilmembers have the authority under the Charter to raise points of order, appeal rulings of the chair, or call for recess when the process slips into dictatorship. The tools exist to keep government honest. What is required now is the courage to use them.

The people of Maui deserve clarity and accountability. The Council must act under the Charter, the Sunshine Law, and the highest ethical standards to ensure that Bill 9 is implemented for the benefit of residents—not to preserve the speculative investments of absentee owners.

Lore Menin
STVR Owner
Maui Bus Rider
Senior Citizen

Guest User

Location:
Submitted At: 6:10pm 08-18-25

I support TIG. Need thorough investigation on proposed bills and its negative effect. Bill 9 economic impact can not be ignored. Fact needs to be told prior any major decisions.

Guest User

Location:
Submitted At: 12:43pm 08-18-25

The suggestion by at least one other comment that the TIG should not be formed until the council has determined the factors that should be considered in implementing exceptions to the TVR ban is putting the cart before the horse. The TIG could assist in guiding the council on what factors should be considered. CLEARLY exceptions should be made based on original usage intent. As has been stated in many instances, the original purpose of the ban was to reclaim what was otherwise originally allocated as workforce housing. Some properties simply do not satisfy that intent. There is no more risk in excluding certain properties as exceptions as there is to include those same properties when their inclusion is beyond the stated intent of the legislation. At this stage we don’t need further delays. The TIG is the proper next step. Bruce Busch

Lynn Peabody

Location:
Submitted At: 11:21am 08-18-25

Chair and Members of the Housing and Land Use Committee,

I support the proposed establishment of the Temporary Investigative Group (TIG) On Policies and Procedures For

Transient Vacation Rental (TVR) Uses In The Apartment Districts.

This is a positive proposal providing an opportunity to focus on specific properties and areas requiring the elimination of TVRs to be FACT BASED, as opposed to random. It also allows an opportunity to better evaluate and understand the Economic Impacts of TVRs being phased out related to those specific properties and areas.

Thank you for the opportunity to express my support for the TIG proposal.

Lynn Peabody President Wailea Ekahi Board of Directors

Edward Codelia

Location:

Submitted At: 12:43pm 08-15-25

Attached please find my written testimony on the Temporary Investigative Group proposal for Transient Vacation Rentals in the Apartment Districts. At this stage, I remain neutral on the matter but have outlined in my testimony several considerations regarding legal consistency, stakeholder balance, and potential impacts on phase-out enforcement. I encourage the Committee to review the testimony for a more detailed analysis.



Maui County Council
Housing and Land Use Committee (HLU) Committee
August 20, 2025

**Re: TRANSMITTAL OF LEGISLATIVE PROPOSAL RELATING TO TEMPORARY
INVESTIGATIVE GROUP (TIG) ON POLICIES AND PROCEDURES FOR TRANSIENT
VACATION RENTAL USES IN THE APARTMENT DISTRICTS - COMMENTS**

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

Mahalo for the opportunity to provide **comments** on behalf of Airbnb relating to the creation of a Temporary Investigative Group (TIG) relating to transient vacation rental uses in the Apartment Districts.

Creating a TIG provides the County with the time and structure needed to carefully research the impacts of phasing out the Minatoya List and transient vacation rentals in apartment districts. Given the complexity of this issue, the TIG process will ensure that decision-making is informed, transparent, and grounded in accurate data.

This approach allows for further education for both policymakers and the community. By taking a deliberate and research-based path, the County can fully evaluate the economic, housing, workforce, and cultural impacts of this policy change. More importantly, it builds public trust by demonstrating that decisions are being made with diligence, balance, and openness to multiple perspectives.

We encourage and support your continued commitment to thorough research and education before final decisions are made.

Mahalo,

Janel Cozzens
Sr. Policy Manager, Hawai'i
Airbnb

Regarding the Temporary Investigative Group on Policies and Procedures for Transient Vacation Rental Uses in the Apartment Districts

Chair and Members of the Housing and Land Use Committee,

While I recognize the stated intent of the Temporary Investigative Group (TIG) — to examine policies and procedures related to Transient Vacation Rental (TVR) uses in Apartment Districts — I have concerns that the structure and scope of this proposal could unintentionally undermine the objectives of any phase-out ordinance adopted by this Council.

1. Risk of Carve-Outs that Undermine the Phase-Out

Purpose item #1 directs the TIG to “identify... properties where continuing Transient Vacation Rental uses may be appropriate.” Without clearly defined, objective criteria for “appropriateness,” this process risks becoming a selective exemption list that favors certain owners or projects. Such carve-outs could erode the impact of Bill 9 or any future phase-out measure, perpetuating housing displacement and market distortion in high-demand areas.

2. Imbalanced Stakeholder Input

While the scope includes interviews with industry stakeholders, property owners, and real estate professionals, it does not require proportional input from residents directly impacted by TVRs, displaced tenants, or workforce housing advocates. This imbalance increases the likelihood of findings that prioritize economic return over housing stability.

3. No Clear Eligibility Standards

The proposal lacks measurable benchmarks for determining which properties should be allowed to continue TVR use — such as historic use patterns, impact on long-term housing inventory, percentage of resident occupancy, or compliance history. Without these safeguards, determinations could be arbitrary or politically influenced.

4. Delay of Implementation

The TIG's December 31, 2025, reporting deadline could delay enforcement of any phase-out ordinance by creating a study period during which TVRs continue to operate without certainty of future restrictions. This benefits operators while prolonging housing shortages.

5. Streamlining Land-Use Changes Without Guardrails

While improving efficiency in land-use application processes can be positive, doing so without corresponding safeguards could expedite zoning changes that convert residential units into tourist accommodations, counteracting the County's stated housing goals.

Recommendations

1. Establish objective, pre-defined eligibility criteria for any TVR continuation before the TIG begins work.
2. Require equal representation of housing advocates, displaced residents, and community stakeholders in interviews and deliberations.
3. Incorporate measurable housing impact metrics into the evaluation of each property.
4. Clarify that the TIG's work does not delay the enforcement timeline of any adopted phase-out ordinance.
5. Ensure full transparency — public access to meetings, deliberations, and draft findings, with opportunities for public comment before final recommendations are submitted.

While a procedural review of land-use policies can have merit, the current TIG framework risks functioning as a mechanism to weaken or delay meaningful TVR reform. The Council should adopt clear safeguards now to ensure the TIG's work supports — not undermines — the County's housing priorities.

Thank you for your consideration.

Edward Codelia