

HLU Committee

From: Katherine Wilson <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 24, 2025 4:44 AM
To: HLU Committee
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Housing Land Use Committee,

Aloha Councilmembers,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares.

NOW is the time to support our community.

House kanaka families before allowing STRs in our neighborhoods. COMMUNITY before 'investor\$'!!!

The latter only have their own interests at heart and that intere\$t is making money. Make second-home investor/owners portion over 50% to local fams/long term rentals..minimum.

KWWilson

Katherine Wilson
watersign73@gmail.com

Wailuku, Hawaii 96793

HLU Committee

From: Simon Windell <simon@simonwindell.com>
Sent: Tuesday, June 24, 2025 5:22 AM
To: HLU Committee
Subject: Written Testimony in Support of Bill 9

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

Aloha Chair Kama and members of the committee,

My name is Simon Windell. I serve as the Director of Finance for the Lahaina Community Land Trust. I'm also the CFO of a community land trust in a tourism-based mountain town in Washington, and I consult nationally with affordable housing organizations. Closer to home, I serve as a planning commissioner, chair the board of a regional social services organization, and act as treasurer for the Northwest Community Land Trust Coalition.

I'm here today in **strong support of Bill 9**.

And I'm also here with a full understanding that this decision is not easy. You have a tough job, and there's a lot to weigh. Thank you for your patience, diligence, and attention to detail.

My testimony has two main goals:

1. **Encourage long-term thinking.**

- a. Too much of our culture operates on a quarterly basis. But you can't make meaningful progress when your time horizon is three months long. Let's not stare at our feet—let's look where we want to go.

What decisions can we make today that will put us on the right path in 10, 20, or 30 years? What do we want the housing stock of West Maui to look like in 2045?

2. **Offer specific thoughts on how this decision impacts housing:**

a. **Who decides what's "suitable" for a local family?**

There's been a lot of speculation on this point by opponents of the bill. But shouldn't local families get to decide for themselves if a condo in Honokōwai works for them?

b. **Don't underestimate local families' financial commitment to stay.**

In our Insurance Gap program, we routinely see families paying \$3,000–\$5,000 per month in mortgage payments—and in some cases, \$7,000–\$12,000 in rent; cost burdening themselves to ensure they have a roof over their head and can stay. Don't assume these condos are too expensive. Let's not make those decisions for them.

c. **These units fill a missing segment in the housing stock.**

Many of these condos provide an option between homelessness and an unattainable \$2 million single-family home. Let's give families something in between.

d. **Reusing existing housing is more cost-effective than building new.**

It's extraordinarily expensive to build new housing: we expect to invest \$600–\$800k per unit. Making use of what already exists is far more efficient and faster. Which are the strategies one employs in a crisis.

And just two final points:

With investment comes risk.

These condos have benefitted from a short-term rental exception. That exception being overturned is not an attack—it's the realization of a risk inherent in any investment tied to a policy exception.

The job loss argument is shaky.

Much has been made of the potential economic impacts, but I'd urge caution. The UHERO study being cited was *not* peer-reviewed and relies heavily on the classic economics flawed assumption of "holding all else constant." But what's held constant—things like social determinants of health and opportunity—are the very variables we should be changing.

So yes, this is a difficult short-term decision. But if we focus only on the short term, we will miss the opportunity to shape a better, fairer, more opportunity-filled future for West Maui.

Mahalo for your time and consideration and service to the community.

Simon Windell

Simon Windell
Unwind Housing
(c) 206.612.3978

HLU Committee

From: County Clerk
Sent: Tuesday, June 24, 2025 7:18 AM
To: HLU Committee
Subject: fwd: Testimony
Attachments: Support for Bill 9 to Phase Out the Minatoya List!; Support for Bill 9 to Phase Out the Minatoya List!; Support for Bill 9 to Phase Out the Minatoya List!; Support for Bill 9 to Phase Out the Minatoya List!; Support for Bill 9 to Phase Out the Minatoya List!; Support for Bill 9 to Phase Out the Minatoya List!; Testimony for Bill 9 regarding timeshares; Support for Bill 9 to Phase Out the Minatoya List!; Support for Bill 9 to Phase Out the Minatoya List!; support mayor STR

HLU Committee

From: Katherine Wilson <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 24, 2025 4:44 AM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Councilmembers,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares.

NOW is the time to support our community.

House kanaka families before allowing STRs in our neighborhoods. COMMUNITY before 'investor\$'!!!

The latter only have their own interests at heart and that intere\$t is making money. Make second-home investor/owners portion over 50% to local fams/long term rentals..minimum.

KWWilson

Katherine Wilson
watersign73@gmail.com

Wailuku, Hawaii 96793

HLU Committee

From: Lexi Figueroa <noreply@adv.actionnetwork.org>
Sent: Monday, June 23, 2025 11:23 PM
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 Lexi Figueroa. I'm writing today to express my strong support for Bill 9 to phase out short-term vacation rentals on the Minatoya list.

I may not be from Lahaina, but I stand firmly in solidarity with the Lahaina community—and with all who choose to put people over profit.

I live in Wailuku and volunteered at the War Memorial shelter immediately after the fires. I'm also a substitute teacher. I've taught students who lost their homes, their sense of safety, and in some cases, even family members. As a Native Hawaiian, I carry the history of our people and our 'āina with me daily—including the impacts of exploitation and displacement my ancestors endured.

Maui was already facing a housing crisis. The wildfires only deepened that crisis—and our people are still living in the aftermath, even if it's not making vast headlines anymore.

Yet hundreds of units on the Minatoya list are still being used as short-term rentals—many owned by people who only visit Maui just for a few months out of the year—while many Lahaina families remain houseless, living in cars, bouncing between relatives' homes, or on waiting lists for help that for some, rarely seems to come.

We've heard arguments that these STVR's are "not suitable" for long-term occupancy. But I question those who agree with this sentiment: Is a car more suitable for a family to live in? Is constant instability and uncertainty more acceptable than returning these units to serve the people who actually live here? Whose families have lived in Lahaina- in Maui-for generations. I question those opposing Bill 9—have you ever had to wonder where you'll sleep next week? Have you ever had to choose between rent and groceries? It's not luxury. It's survival.

I support Bill 9 because I've seen the need firsthand. I've looked into the eyes of families who lost everything. I've listened to kids in my classroom talk about what they've gone through. And I've seen how deeply this crisis continues to affect our community—long after the news cameras left.

I urge you, council members, to stand alongside your constituents in strong support of Bill 9, and remind those who are opposed to this bill that money should never outweigh the value of community.

Mahalo

Lexi Figueroa
lexikfigueroa@gmail.com

Wailuku, Hawaii 96793

HLU Committee

From: Maximus Paschoal <noreply@adv.actionnetwork.org>
Sent: Monday, June 23, 2025 9:33 PM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Councilmembers,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares. He wahi leo 'ōiwi kēia mai ke ahupua'a 'o Paeahu i ka moku 'o Moku'ula ma kēia mokupuni 'o Maui. Do the right thing.

Maximus Paschoal
saomin03@gmail.com

Kihei, Hawaii 96753

HLU Committee

From: Wai'ala Ahn <noreply@adv.actionnetwork.org>
Sent: Monday, June 23, 2025 8:52 PM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Councilmembers,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares.

This bill will set a precedent for all of Hawai'i Nei; ensuring homes for our keiki and community. Keeping what little remains of our true Hawai'i intact so that we can be here to for future generations. In a time where native people and local communities are being erased, displaced and marginalized; this bill will not only slow the wheels of exploitation in our island home but it will halt so much devastation, heartache and sorrow that has taken root not just in Lahaina or Maui. But all of Hawai'i if these developers and investors get their way.

They want Hawai'i, they want our culture, but they don't want our people - unless we're cheap, studious servants, upholding their paradise for profit.

Please Support Bill 9; for the people, for the community, for Hawai'i. Mahalo.

Wai'ala Ahn
waiala.ahn@gmail.com

Ocean View, Hawaii 96737

HLU Committee

From: April Willing <noreply@adv.actionnetwork.org>
Sent: Monday, June 23, 2025 8:37 PM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Councilmembers,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares.

I am a transplant. I moved to Moloka'i in May 2022 to teach, where there is such a housing shortage for long term renters. I ended up renting a unit at Wavecrest in Ualapu'e on the mana'e end of Moloka'i, and Wavecrest is on the Minatoya list. There are over 100 units at Wavecrest, yet only a handful of owners or permanent residents call Wavecrest home year round. The overwhelming majority are short term renters who come for a week or two then go back home, spending upwards of \$200+ a night to stay. During my time there, more than half of the units were completely empty and more so during the down season. Meanwhile, locals and Kanaka from Moloka'i struggled to find housing of any kind, let alone affordable housing. I can speak from personal experience that living full time in a predominantly short term rental area is stressful, irritating, disruptive, and saddening. It's stressful because there are constantly new people coming and going, making it hard to trust your neighbors or get to know your immediate community. They don't know the buildings or accommodations and often end up damaging communal spaces or disrespecting the grounds and beaches, whether consciously or unconsciously. It's irritating because of this constant change and the unknowns. It's disruptive because a community develops a certain rhythm with its citizens. Talking stories and catching up with your neighbors isn't an option with new people coming and going constantly. Finally, it is heartbreakingly sad. Knowing there are so many families and locals who need housing, so many keiki that need a constant home instead of shuffling around, so many 'ohana that call that very 'āina their home yet can't live on it or mālama it makes me beyond sad. To have units sit empty, unoccupied, unloved, unlived in, while people from there or working there cannot find housing is the biggest injustice in our communities. And there are many!

I recently moved to the west side of Maui in January, and I faced similar challenges yet again. This time, housing options were far more expensive and just as limiting as I experienced on Moloka'i. I took the only apartment somewhat in my price range and available the time I

needed it, and that means spending over \$2000 each month for just under 300 sq ft. That is absurd! How can we expect teachers who make less than \$60000 a year to pay almost half of their entire salary just to live? How can we expect any worker or employer making minimal wage or government wages to afford to live in Maui county? There is such a shortage of teachers and health care professionals in Hawai'i, yet the priority is clearly taking care of tourists and outside investors with the housing and rental markets unchecked the way they currently are.

Lastly, the most important reason of all, always, is to bring Hawaiians back to Hawai'i and keep Hawaiians in Hawai'i! The 'āina is not separate from kanaka, and it is the kuleana of every malahini and every transplant and every settler to be an ally in support of creating ample space and opportunity for every Hawaiian to be one with their 'āina. I am so privileged and honored and grateful to be able to learn about the beauty of the Hawaiian history and culture. I am now more than ever aware of the importance of using my voice to acknowledge whose land I am on and always seeking ways to right the wrongs of those who stepped foot on foreign lands before me.

Mahalo nui for your time, and please support bill 9.

Sincerely,

April Willing

April Willing

aprilwilling82@gmail.com

Lahaina, Hawaii 96761-8945

HLU Committee

From: Blair Toulouse <blair4hire@yahoo.com>
Sent: Monday, June 23, 2025 8:25 PM
To: County Clerk
Subject: Testimony for Bill 9 regarding timeshares

You don't often get email from blair4hire@yahoo.com. [Learn why this is important](#)

Aloha e kakou County of Maui Council. My name is Blair Goldberg and I live in Hana. Thank you for taking a moment to read my testimony. Over the 25 years I've been a Maui resident, I see how the county of Maui specifically continues to drive tourism business to the cooperations while putting many many blockages towards small businesses. It is absolute madness! And sadly these continued assaults on small business, family owned business, and owner operated business destroy the local economy. Just the taxes lost from these vacation rentals is massive and could drive the county of Maui into bankruptcy. Then there are the lost jobs, the lost tourism revenue and of course the law suits. An entire local economy impacted negatively. Every family owned, local business drying up, while county of Maui pushes the visitor to the resorts, where all the money spent enriches mainland and foreign cooperate interests, not local interests. Meanwhile, county of Maui gives the resorts and hotels tax breaks so less accommodations taxes are collected. County of Maui charges the resorts less for water and doesn't enforce the water rationing during droughts at the resorts. Massive resorts, giant companies providing meager wages and little benefits, ready to cut wages and positions to better their bottom line. It's a vicious downward spiral. County of Maui pays for studies and ignores the results. County of Maui gets massive federal funding and won't be able to manage it or use it in time. County of Maui creates programs, like the one to fund building Ohana houses but puts the money in the wrong place, can't get the program going people waiting years for their award to come through, nothing happening. We are told Maui can't build its way out of its housing crisis, but taking vacation rentals that were never meant for families to live full time in and trying to make those units affordable seems an impossible solution. A studio, with \$1200 per month in condo fees alone not even "rent" can never be affordable or help a family, and what the resorts pay their employees means they can't afford to rent there. Please focus on building affordable housing complexes like the ones in Kihei and quit creating and supporting policy that threatens small family owned businesses. Look for housing solutions elsewhere, as vacation rentals are not an appropriate solution.

I know it is a hard job you do. Mahalo for your continued efforts.

Aloha,
Blair Goldberg

[Yahoo Mail: Search, Organize, Conquer](#)

HLU Committee

From: Joji Munemitsu <noreply@adv.actionnetwork.org>
Sent: Monday, June 23, 2025 8:03 PM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Councilmembers,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares. My name is Joji Munemitsu and I am third generation born and raised in Lahaina, forced to leave Maui and family and friends, because I couldn't keep up with the cost of living. I support Bill 9 and hope to move back to Maui one day. Mahalo.

Joji Munemitsu
jojisurfs@gmail.com

Henderson, Nevada 89052

HLU Committee

From: Meghane Hernandez <noreply@adv.actionnetwork.org>
Sent: Monday, June 23, 2025 7:54 PM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Councilmembers,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares.

STR's should not be prioritized over LTR's. House locals first. Mahalo.

Sincerely,

Meghane Hernandez

Meghane Hernandez

xx_meg@yahoo.com

Makawao, Hawaii 96768

HLU Committee

From: Syl Cabral <sylviacabralmaui@gmail.com>
Sent: Monday, June 23, 2025 4:53 PM
To: County Clerk
Subject: support mayor STR

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please be reminded workforce housing was a rule and condition for developers to qualify to build hotels housing projects etc

On Mon, Jun 23, 2025 at 4:42 PM Syl Cabral <sylviacabralmaui@gmail.com> wrote:
ask yourselves . “how did Mantonya have the authority to take the workforce housing away from the working people?”

On Thu, Jun 12, 2025 at 4:38 PM Syl Cabral <sylviacabralmaui@gmail.com> wrote:
Thinking there might be an exception to some residents if that is their only income on a case by case decision w requirements. That might reduce the banter 15 or 20%.

Syl Cabral
808 879 9007

HLU Committee

From: County Clerk
Sent: Tuesday, June 24, 2025 7:19 AM
To: HLU Committee
Subject: Fw: Support of Bill 9

From: Ashley Saskiw <ashleysaskiwmakeup@gmail.com>
Sent: Tuesday, June 24, 2025 1:02 AM
To: County Clerk <County.Clerk@mauicounty.us>
Subject: Support of Bill 9

You don't often get email from ashleysaskiwmakeup@gmail.com. [Learn why this is important](#)
Aloha mai kakou,

My name is Ashley Kong, I am a settler on Maui who is married to a Kanaka Maoli, who is about to give birth to my first son who is Kanaka Maoli. We currently reside in Wailuku, where we live in an Ohana with our family in Hawaiian homes.

My families lineage can be traced to the early 1700s, and it makes me sick and sad that here we are in 2025 and it has become increasingly impossible to build a future for our keiki here on Maui.

What does my child have to look forward to? We're at a crossroads and there are two very clear paths. Support the people of Maui and build a sustainable future, or continue outdated extractionist, colonialist practices with grave consequences.

My husband and I both work and we make great money, however it's still not enough to afford a home on Maui.

The exploitation of Maui's resources and people has gone too far and the grave effects are showing. Water shortages, fires, the Aina cannot sustain the current level of tourism. Being reliant on tourism is not our fate, we can choose a different path.

Every day another Kanaka / local family moves away, becoming part of the ever increasing diaspora population, which is now much greater than those struggling to remain on island. There is no Hawaii without Hawaiians.

We ask for your support in creating a sustainable future for our keiki. I want to raise my son knowing that there is a viable future for him, in which he is afforded opportunities to thrive. Part of thriving is access to affordable housing.

By phasing out the Minatoya list from short term to long term resident housing you will show us that you believe in this same future for our keiki. You believe that Kanaka and local families come first before profit and the enjoyment of outsiders.

A lifetime of struggle is not worth a week of joyful vacation for a tourist. Enough sacrifices have been made by the people of Maui.

This bill has the opportunity to stabilize the rental market / condo market in West Maui. Ideally we will see the prices of condos go down in a few years allowing locals to rent or purchase these units.

Please give us a chance to raise our children in a place where they can have a good job, own a home and not worry about a roof over their head.

Mahalo
Ashley Kong

HLU Committee

From: Mika Zupner <mikaleilaniz@gmail.com>
Sent: Tuesday, June 24, 2025 8:24 AM
To: HLU Committee
Subject: Bill 9 opposition

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

I am writing you today to let you know I am opposed to Bill 9. I have lived on Maui my whole life. I am 27 years old and a resident of Maui County. I have been a dog groomer for the last 10 years. And I do not own any property here on Maui. Many of my clients work in the short term rental industry – everything from housekeepers to maintenance people to property managers. They are already feeling the crunch of the lack of tourism. This trickles down to my business as a dog groomer. Bill 9 will not create more affordable housing. I hope the County sees how devastating this will be for everyone except hotels.

Mahalo,
Mika Leilani Zupner

HLU Committee

From: adam venit <alvenit63@gmail.com>
Sent: Tuesday, June 24, 2025 8:34 AM
To: HLU Committee
Subject: I am writing you about my opposition to Bill 9.

You don't often get email from alvenit63@gmail.com. [Learn why this is important](#)

Opposition to Bill 9

I am writing you about my opposition to Bill 9.

I am a County of Maui resident, I live in a condo where I am an owner occupant. I do not own a minatoya property.

Bill 9 will adversely affect the economy and will not create affordable housing solutions.

I oppose Bill 9.

Adam venit

Sent from my iPhone

HLU Committee

From: Javier Barberi <info@dthmaui.com>
Sent: Monday, June 23, 2025 11:24 PM
To: HLU Committee
Subject: Testimony on Bill 9

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

Aloha,

My name is Javier Barberi, I am one of the owners of Mala Restaurant in Lahaina. I have been running restaurants on Maui for the last 18 years of my life and one of the biggest challenges in West Maui is labor. For my entire working career on Maui I have had challenges hiring staff in order to run a business. The number one factor that always seems to be reoccurring is that there is nowhere to live for the working class.

And now I know why, west maui is filled with apartments owned by mainland investors instead of local people which is ruining our housing and that bleeds into the local workforce. If this bill passes and someone is out of work, call me, I have an ad on Craigslist year round.

My house in lahaina that burnt down was an old hostel that used to be a short term rental. I converted it to long term housing for my staff. Had a mainland investor kept this property they would have used it as an STRH and our local workers would have had to look elsewhere for a home.

I think back to right after the fires when I would go to the War Memorial or Kings Cathedral everyday and check on my staff, they were sleeping on blow up mattresses in the gym if they were lucky as some slept on the outside of the building. Where were all these mainland investors then? Why didnt you folks open your doors to the local community and take us in for refuge? You had your chance to do the right thing and you chose not to help Lahaina.

I support Bill 9 because it is the right thing to do to help Lahaina

--

Javier Barberi

Owner | [Down the Hatch](#), [Breakwall Shave Ice Co.](#), [Mala Ocean Tavern](#), [Coco Deck](#), [Pizza Paradiso](#), [Pineapple Robot](#)

m: [8084194113](tel:8084194113)



HLU Committee

From: Grace Bertolozzi-Pierce <gracebertolozzipierce@gmail.com>
Sent: Tuesday, June 24, 2025 8:49 AM
To: HLU Committee
Subject: Decendants of Maui want to share some facts on Bill 9

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

My husband has ancestors as the first burials at St Anthony's with graves so worn, we only know of them thru talk story. My husbands first cousins are the large and economically strong Matsukas of Oahu and the Kahooohanohano's of Maui. My husband's parents had to leave the island for work when the pineapple plantations closed back when there was a large migration of Maui born to San Jose and Monterey California (back when the agricultural and fishing work was still strong in these areas). My husbands family never forgot their Ohana and regularly sent money to support family on Maui and Oahu. My Caucasian looking children have the classic Maui DNA—Polynesian, Portuguese and Japanese. I would bet they have more Maui blood and history in them than those claiming rights to our hard work legacy. My husbands Oahu based uncle provided construction materials for the vacation condo resorts on South Kihei Rd. We have literature from proud uncle displayed at his going home celebration showing these were marketed as vacation rentals. They were never work force housing and the only people living in them long term are retirees after using them as STRs prior to retirement.

Those legally operating Minatoya resorts were built in the 60s thru 80s in fields of kiawe—in some places my husband remembers a dirt road where South Kihei goes now— before much residential housing existed and vacation condo development was strongly encouraged by the county of Maui. These STRs took housing away from nobody and were always intended as vacation rentals. And for years they have paid the highest tax burden on Maui.

Fact: These STRs have been operating legally since their inception and subsequently were codified by the Minatoya List. There have been no private STRs added since the 80s that have not been hotel constructed. Hotels pay some of the lowest tax burdens on Maui. Residents pay some of the lowest property taxes on Maui due to the over taxation of STRs. Due to poor governance of that tax income, the County of Maui now wants to take away legal vested rights to my property? NO, you can't force a property owner to rent at a loss. If the County of Maui wants our STRs so badly, Zillow is exploding with hundreds of devalued Minatoya List condos sitting more than 30 days due to this poorly thought out and researched bill. Maui County should buy those for LTR use if they want them so badly--It will certainly be cheaper than the legal battle that will come.

Our condo represents hard work and family legacy to return to the island and our Ohana. Fact: Most STR's are Mom and Pop owned and barely break even. To call us "greedy outside investors" shows little insight. Like most owners, we are usually in the red. Like most owners, we could've made better investments than Maui but we come for love of Maui. Until this divisive ugliness, I strived to give more than I took from Maui. For example, I volunteered for a month in the nursing tent on the beach after the fires reconnecting elders to their lost medications/treatments and until this ugliness my family donated heavy into Maui causes. We offered to host a family after the fires who turned down our condo as the loft bedroom design made it unsafe for their toddler and cats, and it was too far from elderly family. Any money we may earn—and we have never earned more than \$10,000 at it's peak-- but currently in the red

for two years running-- goes back into upkeep of the condo Fact: Any STR income is more likely to stay on Maui than hotel income and could hardly be considered income investments by the majority of Mom and Pop owners who operate at barely break even or in the red.

I am a travel nurse for Maui who lives in our condo part time, I can only provide my nursing skills if I can also rent our condo when I am not here. My condo helps support a housekeeper and a property manager who employs over 50 locals. We gladly pay our large tax bill expecting that the income goes to the people of Maui some of which includes our cousins. We have beloved Multigenerational Ohana that still lives on the island and we want homes for their children whom we love with all our hearts. But everyone with critical thinking skills knows there will be NO long-term housing coming from Bill 9. This taking of our legal vested property rights is really antitourism and racism fed by hotel dark money; this along with the lack of foresight to anticipate a legal battle at great loss to us all. At this point we would never trust our property in the hands of people who have been so glib with our family hard-work legacy. I would rather sell at a loss to an off-island purchaser who can afford to keep my condo empty for personal use. Fact: In a tourism economy, to make so many units go dark where tourist want to stay is shooting your nose to spite your face.

Fact: There are currently 106 homes for rent in Maui for under \$3,000 per month; no Minatoya condo will rent for \$3,000 per month. This is not about housing and we know it. We are painted as “greedy outside investors” when most of us barely break even and Maui earns off our hard work legacy, when we have more love and connection to Maui than those claiming what is ours for pennies on the dollars. We will fight to keep our vested property rights and the US constitution is on our side.

Grace Pierce

Pays over \$20,000 in property tax per year not counting GET/TAT, pays over \$20,000 a year in HOA (hard wired as it's mostly insurance and upkeep/there is no way to reduce HOA or decline assessments on aging facilities)

Will never be a landlord and has never made a profit. Will sell to an outside investor at a loss before ever becoming a landlord after the ugly lies and divisive comments. With children who also face affordable housing shortages in California and have had to move far away, and who have likely more Maui history and connection than many people wanting our to destroy our biggest investment and family hard-work legacy.

HLU Committee

From: Pamela Polland <mele@pamelapolland.com>
Sent: Tuesday, June 24, 2025 8:49 AM
To: HLU Committee
Subject: Testimony Regarding Bill 9

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

To All In the HLU Committee,

I've been wanting to participate in the testimony process for Bill 9, but my work keeps me close to home where I manage both a BnB and an STRH upcountry.

I'm an 80 year old single woman who relies solely on the income from my two vacation rentals to survive.

When my husband and I separated 14 years ago, I was lost and unsure how to keep my house with a large mortgage. I pretty much lived off my savings for a couple of years until someone suggested I turn part of my house into a vacation rental. I got my BnB permit in 2014, and it was the start of recovery, but I still had to rent out my own bedroom and sleep on the floor of my office in order to make all ends meet. So in 2017, I got the STRH permit for my rental house which had only been paying for its own mortgage from being a long term rental.

And that's when I FINALLY achieved a place of true financial stability. Since then, I have hired carpenters, painters, landscapers, plumbers, electricians, etc. to do tons of improvements, and I regularly hire housekeepers, yard workers, spa maintenance, handy man, and less often but still with some regularity plumbers and electricians.

In 2023, my rental house burned to the ground in the Kula wildfire, and I had to move out of my residence for 6 months, but I immediately set about the business of rebuilding, and I was the first in my neighborhood to be completely rebuilt. I used up every penny of my savings to rebuild, but I am finally "back in business", and it would be nothing short of devastating to have my business ripped away from me. Because I'm too old to work in other income producing jobs, I don't have children to support me, and I still have hefty mortgages, I would become destitute without my vacation rental businesses. I pay all my taxes regularly, so I have supported both state and county for years, and I hire so many workers - ALL would be severely hurt if you take away my right to run my business. At least three people who work for me regularly are fire victims, and I bought a tiny house for two of them, and gave them a permanent place to live. I could not have done this without the income I receive from the vacation rentals.

So I plead with you... do not pass ANY bills that would hurt local businesses like mine. I know there are people who have vacation rentals who do not live in Hawai'i - I can see the sense in disallowing that. But for those of us who live here and give back to the community with our income, we are locals supporting other locals, and supporting the tourism which benefits Maui as well.

Please allow us to continue.

Mahalo,

Pamela Polland

226 Kulalani Drive, Kula 96790

808/280-4248

mele@pamelapolland.com

HLU Committee

From: Daniel Skousen <dskousen@gmail.com>
Sent: Tuesday, June 24, 2025 10:00 AM
To: HLU Committee
Subject: Fwd: Vote NO against Bill 9!

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

Aloha,

I am employed as a teacher with the DOE and am able to provide for my family of 6 because I have a small vacation rental cleaning business on the side. My wife is busy with our 4 young kids (and one on the way) while I work two jobs to pay the bills. (No welfare programs for us).

Most of the units I clean are zoned "Apartment"? But yet have been used as short-term rentals since inception.

The idea that county government has legal authority to strip these private property owners rights from choosing how to use their property is a massive overreach of government.

Many of the building plans that were authorized for theses developments in the 60s and 70s specifically mentioned short term and vacation properties. They were not designed or marketed as long term housing.

For examples, Maui Sands in Honokowai, is a lease hold property with massive overhead. Even if you owned a one bedroom outright, without a mortgage, you would still pay \$3-3500 a month. A two bedroom would be about 4K a month.

This is way to expensive for the typical person or small family of 1-4 that could occupy these types of properties. There also is only 1 parking spot per unit and almost no street parking.

This is the same situation for most of the properties that Bill 9 proposed by the Mayor, would eliminate.

The county has already abused these owners for years with drastically massive property tax hikes and high tvr taxes that drives tourists to other destinations outside of the state and make it difficult to break even.

Some units pay 10xs more property tax than units occupied by owners. This is an evil scam that I hope gets litigated at some point to the federal courts as it's highly unfair and unethical taxation.

Please preserve property rights and honor precedent that was set forth upon permitting authorization given by the county decades ago.

I moved back to Maui in 2005, I had no money and just graduated from university on Oahu. I worked hard and saved, i eventually was able to afford my own home, (and support a wife and 4 kids).

Why wouldn't anyone who has deeper roots and local privilege have a better chance of having success and home ownership?

Many Pacific Islanders from Hawaii have relocated to where I was born in Utah, and have been received with open arms and given the same respect as the native residents.

Through hard work and personal responsibility the Hawaii transplants have found great success and happiness in Utah, just like they could have here on Maui.

Life is expensive all over America and many desirable place in the world. THE victim mentality and blame game does not help anyone in the long run and should not be the counties guide for policy decisions.

We must not continue to dived our community by blaming those that work hard for what they have. Even if some owners of these properties are off island they are still members of our community and help provide business for residents.

Prior to the internet most of these types of properties sat vacant when the owners were not vacationing in them. They were designed as second homes and owners paid big money to have them, mostly on the ocean front with expensive association and lease fees.

I hope that you will vote No against this Bill.

Thank you for your time. The counties response to the fire has been so hurtful to our community. We need permits to rebuild!! My neighbors 25 feet out my front door have been waiting almost two years and still the county won't give them permits to build... so wrong..

Approving Bill 9 is another slap in the face for those of us trying to recover and support ourselves.

Thank you for reading and considering my input.

Daniel Skousen
808-248-8286

HLU Committee

From: Rachel Remsen <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 24, 2025 11:14 AM
To: HLU Committee
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Housing Land Use Committee,

Aloha Councilmembers,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares.

Rachel Remsen
rskbailey17@gmail.com

Waipahu, Hawaii 96797

HLU Committee

From: Talia Owens <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 24, 2025 11:29 AM
To: HLU Committee
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Housing Land Use Committee,

Aloha Councilmembers,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares.

Talia Owens
taliaowens10@gmail.com

honolulu, Hawaii 96813

HLU Committee

From: Lana Mitsumura <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 24, 2025 11:49 AM
To: HLU Committee
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Housing Land Use Committee,

Aloha Councilmembers,

I am the 4th generation of Japanese & Portuguese plantation families that came here over 100 years ago. My family is from Kula, but that does not mean that we are not all connected throughout this 'āina. Being from Hawaii, Maui specifically, you get to know your neighbors, you help one another, you support community and You correct community when something doesn't sit right because that's what aloha truly means. It means being pono- it means standing up for what is right.

Over the years I have witnessed many of my family, friends, and loved ones move away due to the increase of cost of living here in the islands. I have watched business owners, and transient visitors come to Hawaii, fall in love with our 'āina, culture, and people, And purchase property without second thought. These purchasers most of the time live off Island, and rent out for vacation rentals, or condos to those who are also coming to visit our Islands. In turn, these buyouts, and types of rentals, increase the cost of living for kānaka Maoli & REAL kama'āina, who are already struggling day-to-day just to exist in our homelands.

When the fires in Lahaina, and Kula happened, we saw how devastating it was to our community, but also saw the lack thereof for affordable housing, or for housing in general. Many families moved away while many STR Buildings stayed empty to supply on demand housing for visitors, as well as income and revenue to those property owners. I will say during that time some STRs and condos were utilized for fire survivors, But I don't believe that it was willingly done..

When you put profit over people, especially in a place so connected to our 'āina, you lose the very aspect that makes Hawaii so special. It will and should always be people over profit. If something is not done to address the STRs & minatoya list, many more kānaka 'ohana & kama'āina Will be forced to move away.

Hawaii will never be Hawaii, without Hawaiians and our culture. If people are not put over profit in Hawaii, the very thing that makes Hawaii so special, dies.

I urge you to SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares.

Lana Mitsumura

khaos808@gmail.com

Makawao, Hawaii 96768

HLU Committee

From: Paulina Oldmen Kam <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 24, 2025 11:56 AM
To: HLU Committee
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Housing Land Use Committee,

Aloha Councilmembers,

My name is Paulina Oldmen Kam & I live in Pahala, Hawai'i Island. My folks moved from California to Hawai'i in 1992, when I was in third grade. I was raised here & came home after college.

The world is watching Maui. After the most devastating fire America has seen, these STR owners kept their places empty instead of housing the Lahina community. Disgusting. I implore you: choose our people over profit.

Hawai'i is not the same place I grew up in & right now we, YOU, have the opportunity to do what's right & restore dignity to our community. The time is now to get real & choose a Hawai'i where the people that live here full time & work full time can thrive here, where we belong.

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares.

I mahalo you for your time.

Paulina Oldmen Kam

Paulina Oldmen Kam
oldmenkam@gmail.com

Pahala, Hawaii 96777

HLU Committee

From: Alexander McNicoll <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 24, 2025 12:12 PM
To: HLU Committee
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Housing Land Use Committee,

Aloha Councilmembers,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares.

Malihini have profited for many years. It's time now for that to be reconciled.

Mahalo for your time, attention and aloha to the important and just matter at hand.

Mahalo,
Alexander McNicoll
Nānākuli, O'ahu

Alexander McNicoll
alikamc@gmail.com

Waianae, Hawaii 96792

HLU Committee

From: Lily Gavagan <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 24, 2025 12:35 PM
To: HLU Committee
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Housing Land Use Committee,

Aloha Councilmembers,

My name is Lily Kukui Gavagan, and I was born and raised on this island. I have cousins that grew up with me in this very place, unfortunately most of them including a majority of my friends have moved off island. I probably would have to move off island too if it was not for my parents. Unfortunately, I see a common pattern taking place throughout this pae 'Āina of Hawai'i, especially Maui. More and more people from the continent, however, seem to be taking their place. With more and more of our kānaka being phased out of this island, Maui seems to be loosing its soul, its life, the life that resides in kānaka.

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares.

If there is no phase out, Maui will no longer be Maui, and our economy in the long run will suffer with more and more locals moving off island due to exorbitant rental prices brought about by these short term rentals.

Thank you for your time,
Lily Kukui Gavagan

Lily Gavagan
lily.gavagan001@gmail.com

Kula, Hawaii 96790

HLU Committee

From: Jessica Crivello <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 24, 2025 12:59 PM
To: HLU Committee
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Housing Land Use Committee,

Aloha Council members,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares. Do it for the community. Do it for na pua a Hawaii, who are depending on you to pass this bill and ensure they have a home in their future. Do it because it's the right thing to do. I've read a lot about how this STR units affect Maui in a negative and one of the biggest impacts in my opinion is the water usage. It's insane how much more water STR units use versus long term rental units. For that ONE simple fact alone, I urge you to do what is right and pass this bill.

Mahalo for your support of the lāhui and the Maui community.

Jessica Crivello
kanoekauhi@gmail.com

Kula, Hawaii 96790

HLU Committee

From: michelle archuleta <seashellsmichelle@yahoo.com>
Sent: Tuesday, June 24, 2025 1:34 PM
To: HLU Committee; HLU Committee
Subject: Testimony in Support of Bill 9

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

Aloha Chair, Vice Chair, and Members of the Maui County Housing and Land Use Committee, I'm writing in **strong support of Bill 9**, which would phase out short-term rentals (STRs) in apartment-zoned districts. This bill is an essential component to addressing Maui's housing crisis and protecting our most vital resource: water.

The 2023 Lāhainā fire exposed long-standing issues—privatized water systems, diverted streams, and overdevelopment have pushed West Maui to the edge. STRs, originally meant for housing, now operate as commercial businesses, consuming high volumes of water while local families remain displaced. Returning STRs to long-term housing helps protect water access, push back against inequality, and put community needs first. With over 6,000 STRs on the Minatoya List, we have a clear opportunity to increase housing stock without using more water.

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

Ola i ka Wai — Water is Life.

Thank you,
Michelle Archuleta

HLU Committee

From: Savannah Aroyan <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 24, 2025 2:22 PM
To: HLU Committee
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Housing Land Use Committee,

Aloha Councilmembers,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares. For too many decades our people in charge have prioritized tourism over local community. A community so rich in culture that is more than an aesthetic or selling point. More than a room with a view. More than a vibe. This culture will soon become ancient history if we continue to price out the very people who come from it and perpetuate the living breathing thriving Hawaiian culture, in all its glory. It will be reduced to nothing more than an empty aesthetic if we continue to believe the lie that we need tourism. Tourism needs Hawaiians. Don't price them out anymore.

Savannah Aroyan
savannah.aroyan@gmail.com

Makawao, Hawaii 96768

HLU Committee

From: Ahlan cox <ahlan808@gmail.com>
Sent: Tuesday, June 24, 2025 2:37 PM
To: HLU Committee
Subject: Testimony in Strong Support of Bill 9 – Ending Minatoya-Listed STRs

You don't often get email from ahlan808@gmail.com. [Learn why this is important](#)

Aloha,

My name is Ahlan Cox, and I am a resident of Hilo, Hawaii, writing in strong support of Bill 9, which would phase out short-term rentals (STRs) operating under the Minatoya exemption in apartment-zoned areas of Maui County.

Although I'm not a Maui resident, I've witnessed firsthand how the displacement caused by the 2023 Lahaina fire has rippled across the islands. Families have been forced to relocate—separated not just from their homes, but from their extended family, support systems, cultural roots, and the communities they've known their whole lives. This isn't just a housing crisis, it's a human one. No one should be pushed off their home island when there are thousands of housing units currently tied up in short-term vacation rentals.

Bill 9 is a responsible and urgently needed step. The Minatoya list enables over 7,000 STRs to operate legally in apartment-zoned areas—units that could instead be housing displaced residents and local families. That includes more than 2,200 in West Maui alone. Reclaiming even a portion of these homes could drastically ease the pressure on families still living in hotels, temporary shelters, or away from their community altogether.

I urge the Council to pass Bill 9 and to support displaced families by returning housing to those who need it most. The aloha spirit means standing with each other in hard times, and right now, Maui's residents need bold, compassionate action.

Mahalo for your time, and for your commitment to housing justice on Maui and across our islands.

Sincerely,

Ahlan Cox
Hilo, Hawai'i

HLU Committee

From: Jowell Guerreiro <jowell@hawaii.edu>
Sent: Tuesday, June 24, 2025 2:39 PM
To: HLU Committee
Subject: Support for Bill 9 to Phase Out the Minatoya List!

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

Housing Land Use Committee,

Aloha Councilmembers,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares. This is to help the housing crisis on Maui from those displaced in the Lahaina fires who are now houseless. I urge you to please think about those that are in desperate need of housing.

Jowell Guerreiro
jowell@hawaii.edu

Kaunakakai, Hawaii 96748

HLU Committee

From: MIKE WEAKLEY <mweakley5@gmail.com>
Sent: Tuesday, June 24, 2025 3:09 PM
To: HLU Committee
Subject: Short term rentals

You don't often get email from mweakley5@gmail.com. [Learn why this is important](#)

Having been a short term rental owner for 47 years on west Maui, I can count in the hundreds of thousands of dollars that I have paid to the contractors of the island of Maui. In addition, the amount of income, TAT and GET taxes I have paid has added 10 of thousands to the treasury of Hawaii. The balance between hotel accommodations and condo rentals has given Maui tourists diverse options on where they would like to vacation. Don't be guilty of killing the goose that lays the golden egg!

Mike Weakley
Noelani Condo Resort #101

HLU Committee

From: County Clerk
Sent: Tuesday, June 24, 2025 3:13 PM
To: HLU Committee
Subject: FW: Support for Bill 9 to Phase Out the Minatoya List!

From: Jowell Guerreiro <jowell@hawaii.edu>
Sent: Tuesday, June 24, 2025 2:39 PM
To: County Clerk <County.Clerk@mauicounty.us>
Subject: Support for Bill 9 to Phase Out the Minatoya List!

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

Maui County Clerk,

Aloha Councilmembers,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares. This is to help the housing crisis on Maui from those displaced in the Lahaina fires who are now houseless. I urge you to please think about those that are in desperate need of housing.

Jowell Guerreiro
jowell@hawaii.edu

Kaunakakai, Hawaii 96748

▪

HLU Committee

From: County Clerk
Sent: Tuesday, June 24, 2025 3:13 PM
To: HLU Committee
Subject: FW: Support for Bill 9 to Phase Out the Minatoya List!

From: Savannah Aroyan <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 24, 2025 2:22 PM
To: County Clerk <County.Clerk@mauicounty.us>
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Councilmembers,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares. For too many decades our people in charge have prioritized tourism over local community. A community so rich in culture that is more than an aesthetic or selling point. More than a room with a view. More than a vibe. This culture will soon become ancient history if we continue to price out the very people who come from it and perpetuate the living breathing thriving Hawaiian culture, in all its glory. It will be reduced to nothing more than an empty aesthetic if we continue to believe the lie that we need tourism. Tourism needs Hawaiians. Don't price them out anymore.

Savannah Aroyan
savannah.aroyan@gmail.com

Makawao, Hawaii 96768

HLU Committee

From: Reiko Lilo <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 24, 2025 3:33 PM
To: HLU Committee
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Housing Land Use Committee,

Aloha all council members!

Please!!! SUPPORT Bill 9 to help us phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares. Please let Hawai'i be for Hawai'i! We need homes. We need our people. We want to be able to live at home in our islands! Please! Support Bill 9!

Mahalo for your time, consideration and support!

Reiko Lilo
reiko.lilo06@gmail.com

Kamuela, Hawaii 96743

HLU Committee

From: County Clerk
Sent: Tuesday, June 24, 2025 3:56 PM
To: HLU Committee
Subject: FW: ILWU Written Testimony Re: Bill 9
Attachments: Bill 9.pdf

From: Joyce Naruse <jnaruse@ilwulocal142.org>
Sent: Tuesday, June 24, 2025 3:55 PM
To: County Clerk <County.Clerk@mauicounty.us>
Subject: ILWU Written Testimony Re: Bill 9

You don't often get email from jnaruse@ilwulocal142.org. [Learn why this is important](#)

Please see the attached written testimony regarding Bill 9.

Joyce Naruse

Division Clerk

ILWU Local 142 – Maui

896 Lower Main Street | Wailuku, HI 96793

Main: (808) 244-9191 | Fax: (808) 244-7870



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LOCAL 142

INTERNATIONAL LONGSHORE & WAREHOUSE UNION

LOCAL OFFICE • 451 ATKINSON DRIVE • HONOLULU, HAWAII 96814 • PHONE 949-4161

HAWAII DIVISION: 100 West Lanikaula Street, Hilo, Hawaii 96720 • OAHU DIVISION: 451 Atkinson Drive, Honolulu, Hawaii 96814
MAUI COUNTY DIVISION: 896 Lower Main Street, Wailuku, Hawaii 96793 • KAUAI DIVISION: 4154 Hardy Street, Lihue, Hawaii 96766
HAWAII LONGSHORE DIVISION: 451 Atkinson Drive, Honolulu, Hawaii 96814

June 24, 2025

Maui County Council Members
County of Maui
200 S. High Street
Wailuku, HI 96793

Re: Bill 9

Dear Council Members:

The position of the ILWU Local 142 Maui Division is that this is a nonnegotiable position to phase out transit vacation rentals in apartment zones. According to the University of Hawaii Economic Research, since the year 2000, Maui County has experienced a 339% price growth for homes, the second highest in the state. With the 339% cost increase in homes, local families are affected by the price of rent being increased. Working families suffered while tourists were staying in our neighborhoods.

Maui County leads the state with the highest median asking rent, the highest median condominium price and is the most "severely rent burdened" in the state with renters paying more than 50 percent of their income toward rent, according to a recent report. The University of Hawaii Economic Research report states that Hawaii is the most expensive state in the nation for housing, where median costs are 2.7 times higher than the national level.

We ask the Maui County Council to consider the following:

1. Make the residence of Maui your top priority and find places for them to live. This must include passage of Bill 9!
2. The testimonies given at the recent hearings reflect a community united by the urgency of Bill 9. As Kuhio Lewis of the Council for Native Hawaiian Advancement stated, "The primary reason families leave is insufficient housing". The UHERO study confirms the feasibility of conversion, with 27,100 Maui households already positioned to afford these units at fair long-term rates. Legal challenges are anticipated, but as the County affirmed, "We are confident in [Bill 9's] legality" given explicit state authorization under SB2919.
3. Lahaina fire survivors sleep in cars while 2,200 vacant West Maui TVR's operate as tourist lodging units. FEMA confirms these vacant TVR's could shelter every displaced family today.
4. Teachers commute two hours from Upcountry to Lahaina schools because TVR-driven speculation inflated median condo prices of up to \$1.2 million, triple what local salaries afford.

5. Teachers commute two hours from Upcountry to Lahaina schools because TVR-driven speculation inflated median condo prices of up to \$1.2 million, triple what local salaries afford.
6. A nurse quit Maui Memorial Hospital after learning 72% of her income would cover rent for a one-bedroom near work, forcing her to relocate to Oahu.
7. Pre-fire data showed 11,600 Maui households spent 40% of income on housing; now displaced families are paying over \$4,000/month for moldy studios in Kihei's TVR-saturated zones.
8. Condo prices dropped 16% when Bill 9 was introduced - proof of TVRs artificially inflated housing costs beyond local reach.
9. Ownership Transparency: 85-95% of the Minatoya List units are owned by out-of-state investors.
10. Post-Fire Displacement: 91% of fire survivors remain without permanent housing.
11. Economic Viability: 27,100 Maui households can afford converted units at \$4,601/month - a rate already paid by cost-burdened residents. Most residents of Maui are paying over 50% of their income toward rent.
12. Ordinance 4167 (2014) violated original residential zoning. Bill 9 corrects this illegal "gift to investors."
13. In some TVR's enforcement is impossible. Forty plus short-term rentals in buildings ignore occupancy limits. Phase them out as this is the only fix.
14. Predatory LLCs own 40% of TVRs. They hide behind shell corporations while locals face eviction.
15. SB2919 gave authority over TVRs. Delaying Bill 9 defies state mandate.
16. The Minatoya List was a bureaucratic error. End this loophole now.

The passage of this bill is backed by unprecedented testimony. It would restore public faith in responsive government post-disaster and set a precedent for community-led policy in Hawaii.

The passage of this bill would deliver tangible protections aligned with Maui's unique cultural and ecological needs.

Maui County Council
June 24, 2025
Page 3

The overwhelming position of ILWU is the support for Bill 9. The true intention for tourism was to belong in designated areas. Apartment zones were intended for residents who live here. We ask that you please make Maui your top priority and pass Bill 9. We are counting on your vote!

Sincerely,

ILWU Local 142
Maui Division

A handwritten signature in cursive script that reads "Stephen West".

Stephen West
Division Director

SW:jkn

HLU Committee

From: mohalaaloha@yahoo.com <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 24, 2025 4:25 PM
To: HLU Committee
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Housing Land Use Committee,

Aloha Councilmembers,

I absolutely believe in housing for our Maui residents. I vote and I will watch you vote. Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares.

mohalaaloha@yahoo.com

,

HLU Committee

From: Kūlia Chadderton <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 24, 2025 4:52 PM
To: HLU Committee
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Housing Land Use Committee,

Aloha Councilmembers,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares.

My family and I have to move because there is no place for us to raise our family here in Lahaina. We cannot afford the places that are for rent and the places for rent on the other side are too far for my husband's work. Passing this bill 9 means that other families can stay and it gives me hope that one day my family and I can come back home to Lahaina. That's all I want in this life is to be able to come back home to Lahaina and live with my family. Please pass this bill.

Kūlia Chadderton
kuliamura10@gmail.com

Lahaina, Hawaii 96761

HLU Committee

From: allen msurf <allenmsurf@yahoo.com>
Sent: Tuesday, June 24, 2025 5:09 PM
To: HLU Committee; allen msurf
Subject: Bill 9 Testimony

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

I Do not Currently Own Maui Property , I have lived in Kihei for 33 years , I just retired , I love my home town and what it has grown to be The restaurants , The Surf Shops and the Choice of where I shop for food , I do Fear with out visitors that occupy the short rentals , Many Business will not survive , I could see one of the Grocery Stores Closing Down , Many Restaurants Disappearing , If the Current Mayor would spend a couple of Afternoons and Evenings in Kihei he would better understand what make this towns economy work , Look at who is in Line at Foodland , Look who is waiting for a table at Paia Fish Market. Look who is walking in the doors of Maui Built , All those Business have Local Employees with Rents , Mortgages , And Kids to Raise , Please Don't put them in the Unemployed Line , Fix the Problem by Building Affordable Single Family Homes , Where Kids have a Yard to play.

I OPPOSE BILL 9 !!

[Yahoo Mail: Search, Organize, Conquer](#)

HLU Committee

From: Robert Silvernagel <rsilvernagel@gmail.com>
Sent: Tuesday, June 24, 2025 5:15 PM
To: HLU Committee
Subject: Oppose Bill 9

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

Dear Council Members,

During yesterday's session, a local pastor presented a thoughtful and community-centered proposal: to develop housing on church-owned land that would serve both long-term residents and visitors. His plan outlined how income from short-term rentals could subsidize affordable housing for local families—including providing lump sums to assist with down payments on permanent homes. It was a creative, practical solution grounded in local needs and financial realities.

Unfortunately, the council appeared to dismiss the proposal almost immediately, cautioning the speaker about being associated with STRs. This response was disappointing. Rather than evaluating the plan on its merits, it seemed to be rejected purely because it didn't align with a broader, more oppositional stance against STRs. That kind of rigid thinking limits our ability to innovate and find collaborative solutions.

There is already deep tension around this issue, much of it fueled by frustration and fear. But we must be careful not to let that turn into blanket resistance or exclusion, especially when locals themselves are proposing ideas that could directly benefit other residents. Unity will not come from division—it will come from listening, flexibility, and a shared goal of supporting Maui's long-term future.

My family has strong ties to the island. We visit several times a year and intend to retire in Maui within the next decade. Our STR in Kihei consistently sees a 96% occupancy rate, contributing to the local economy through visitor spending, taxes, and local employment. Converting our unit to a long-term rental is not feasible for us, and selling is not currently an option. If this bill passes in its current form, our property may simply sit vacant—benefiting no one.

I urge the council to approach this decision with a wider lens. Please don't allow ideology or pressure to outweigh opportunity and reason. The people of Maui deserve nuanced, community-first solutions—and that includes those proposed by locals who see value in balancing responsible tourism with housing needs.

Mahalo for your service and your consideration.

Rob Silvernagel

HLU Committee

From: Emma Knight Markrich <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 24, 2025 5:31 PM
To: HLU Committee
Subject: In Support of Bill 9 to Phase Out STRs

Housing Land Use Committee,

Aloha Councilmembers,

My name is Emma Knight Markrich and I am writing to ask that you please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares.

I am a transplant to O'ahu who moved here to be closer to my husband's family, who were born and raised here. When we moved in 2023, I knew the cost of living would be higher, but nothing could have prepared me for how high the cost of rent is. We make it work, but as a self-employed person, some months I am stressed about making rent. To know the "high" rent we pay on O'ahu is a fraction of a typical family's rent on Maui is sickening. To know Maui families are paying \$5,000+ for a similar rental unit to mine is disturbing, and it should disturb you that residents you have the responsibility of representing are being gouged on rent after their town burned to the ground.

I worked on the USACE contract for the hazardous debris removal phase of work in Lahaina. One image that is permanently seared into my memory is of a child's tricycle, standing singed and sooty with ash, amidst the burned down properties. It brought me to tears and still does as I recall it, because it makes me think of the children of Lahaina and of Maui who will not have the chance to grow up in the community where their parents were raised, where their grandparents or great grandparents are from. Every day a local family moves away. The children of Maui deserve housing that is safe, affordable, and keeps them close to extended family members. Kids need to grow up in communities where they are protected by neighbors and aunties and uncles who know them. If their neighbors are short term renters who come and go week by week, it's not a real community or neighborhood.

Your decision on Bill 9 has serious consequences for local people. Please do the right thing by the people you represent, not the out-of-state investors who are buying up Maui's limited housing stock for their personal gain.

Mahalo for the opportunity to share this testimony.

Emma Knight Markrich

Emma Knight Markrich
emmaknight@gmail.com

Kailua, Hawaii 96734

HLU Committee

From: Brandon Kaina <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 24, 2025 6:30 PM
To: HLU Committee
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Housing Land Use Committee,

Dear Council Members,

Thank you for your time and patience listening to the community.

I urge you to support Bill 9, which aims to phase out short-term rentals on the Minatoya list without exceptions for timeshares. Here are the key points on how this bill will benefit our local community and address housing issues:

1. **Increase Housing Availability:** By reducing the number of short-term rentals, more properties will be available for long-term residents. This will help alleviate our housing shortage and provide stable living conditions for families and individuals.
2. **Affordable Housing:** Transitioning short-term rentals back into the long-term rental market can make housing more affordable for local residents. With more options available, we can help ensure that our community members can find housing within their budgets.
3. **Community Stability:** Supporting Bill 9 will foster a stronger sense of community. By promoting long-term residency, we create neighborhoods filled with invested residents who contribute to the local economy and culture.
4. **Preventing Displacement:** The rise of short-term rentals has contributed to the displacement of locals, as they face inflated rental prices. Phasing out these rentals will help retain our community members and prevent exodus.

By supporting Bill 9, we are taking a significant step toward protecting our local residents and ensuring that everyone has access to secure and affordable housing.

In conclusion, I want to express my heartfelt gratitude for your time and patience. As a resident of Lahaina for 29 years, I have witnessed firsthand the struggles our community faces due to the high cost of living and the lack of affordable housing. Many of my friends and families have

been forced to move away from the place we call home. I sincerely hope you will support Bill 9 to help our local community regain stability and ensure that we can continue to thrive here.

Thank you once again for your consideration.

Sincerely,
Brandon kaina

Brandon Kaina
bkaina53@gmail.com

Lahaina, Hawaii 96761

HLU Committee

From: elysha maya <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 24, 2025 6:57 PM
To: HLU Committee
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Housing Land Use Committee,

Aloha Councilmembers,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares.

I am transplant and I came to be a part of the amazing culture is has NOT to take it for profit

I am a teacher we must practice what we preach to our kids.

Mahalo

elysha maya
elysha.maya@gmail.com

Kilauea, Hawaii 96754

HLU Committee

From: Dominic Jaramillo <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 24, 2025 7:06 PM
To: HLU Committee
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Housing Land Use Committee,

Aloha Councilmembers,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares. We need this Housing for Hawaiians and those in need

Dominic Jaramillo
diverse808official@gmail.com

Honolulu , Hawaii 96815

HLU Committee

From: Marguerite Heart <noreply@adv.actionnetwork.org>
Sent: Tuesday, June 24, 2025 10:06 PM
To: HLU Committee
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Housing Land Use Committee,

Aloha Councilmembers,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares.

Please support the Hawaiian community and do what is right!

Marguerite Heart
margieheart@hotmail.com

Makawao, Hawaii 96768