

HOUSING AND LAND USE COMMITTEE

Council of the County of Maui

MINUTES

June 23, 2025

Online Only via Teams

RECONVENE: 9:03 a.m.

PRESENT: Councilmember Tasha Kama, Chair
Councilmember Nohelani U‘u-Hodgins, Vice-Chair (In 9:13 a.m.)
Councilmember Tom Cook, Member
Councilmember Gabe Johnson, Member
Councilmember Alice L. Lee, Member
Councilmember Tamara Paltin, Member
Councilmember Keani N.W. Rawlins-Fernandez, Member
Councilmember Shane M. Sinenci, Member
Councilmember Yuki Lei K. Sugimura, Member

STAFF: James Krueger, Senior Legislative Analyst
Ellen McKinley, Legislative Analyst
Carla Nakata, Legislative Attorney
Jennifer Yamashita, Committee Secretary
Jean Pokipala, Council Services Assistant Clerk
Ryan Martins, Council Ambassador

Residency Area Office (RAO):

Zhantell Lindo, Council Aide, Moloka‘i Residency Area Office
Roxanne Morita, Council Aide, Lāna‘i Residency Area Office
Mavis Oliveira, Council Aide, East Maui Residency Area Office
Bill Snipes, Council Aide, South Maui Residency Area Office
Clyde “Buddy” Almeida, Council Aide, Makawao-Ha‘ikū-Pā‘ia Residency Area Office

ADMIN.: Chris Nāhulu Nunokawa, Deputy Corporation Counsel, Department of the Corporation Counsel

OTHERS: Testifiers
Jake Carton
Marnie Masuda-Cleveland
Jackie Keefe
Greg Rylsky
Justin Hughey
Amy Ramos
Lonnie Newman
Courtney Lazo
Alfredo Villas-Boas
Charles Nahale
Rick Beck

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Nicole Huguenin
De Andre Makakoa
Andrew Church
Mike Marquez
Alan Lloyd
Kelsey Mapa
Eli Mapa
Davileigh Kahealani Naeole
Rick Viebahn
Kiley Adolpho
Pamela Tumpap
Lauren Palakiko
James Van Blarigan
Pat Borge
Peter deAquino
Spencer Headley
Susan Pu
Jackie Naeole
Kanani Higbee
Eli Nelson
Mahealani Bright-Wilhelm
Serena Alexander
Trinette Furtado
Cloe Cadiz
Victoria Zupancic
Lala Johnson
Julie Monroe
Yvonne Bosch
Nalei Pokipala
Maya Marquez
Shaka Doug Corbin
Stephanie Pytlinski
Sanoë Kaaihue
TESTIFIER 1
Okali'i Kawaakoa
Jonavan Asato
Janice Herrick
Sandi Resheske
Amy Joyce Chang
Khara Jabola-Carolus
Ronnie Pahukoa Inagaki
James Langford
Glenn Foster
Doratee Bandy
Evan Weber
Paul Hugel
Magdalena ODonnell
Hi'ialoa Kahekili Palakiko

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Pahnelopi McKenzie
Kaleo Waiau
Rebecca Briber
Ho'o Cabanilla
Alexandra Puchereli
Simon Windell
Others (250)

PRESS: *Akakū: Maui Community Television, Inc.*

CHAIR KAMA: . . .*(gavel)*. . . Will the recessed meeting...Housing and Land Use Committee meeting of June 9th, come to order. It is now 9:03 a.m. on June 23rd, 2025. I am Tasha Kama, Chair of the Housing and Land Use Committee. This online meeting is being conducted in accordance with the Sunshine Law.

COUNCILMEMBER LEE: Test.

CHAIR KAMA: Members, when your name is called, if you are not with me in the Council Chamber, please identify by name who, if anyone, is in your workspace with you today, and minors do not need to be identified. Members, any questions before we begin? Thank you. Committee Voting Members, aloha kakahiaka, and buon giorno...bonjour --

COUNCILMEMBER LEE: Bonjour.

CHAIR KAMA: -- bonjour to Committee Vice-Chair Nohe U'u-Hodgins, who will be here shortly after she does her errands. And then good morning and bonjour to Council Chair Alice Lee.

COUNCILMEMBER LEE: Bonjour, Chair. Bonjour is from the French language, and it's a greeting during the daytime, so we can't say that tonight. Thank you.

CHAIR KAMA: Good to know. Want to say aloha kakahiaka and bonjour to Council Vice-Chair Yuki Lei Sugimura.

COUNCILMEMBER SUGIMURA: Bonjour, Chair. Looking forward to your productive meeting. Thank you.

CHAIR KAMA: Absolutely. Want to say aloha kakahiaka and bonjour to Councilmember Tamara Paltin.

COUNCILMEMBER PALTIN: Bonjour, and aloha kakahiaka kākou.

CHAIR KAMA: Maika'i. Want to say aloha kakahiaka and bonjour to Councilmember Gabe Johnson.

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COUNCILMEMBER JOHNSON: Bonjour, Chair, Councilmembers, community members. There's no testifiers at the Lāna'i District Office, and I'm alone on my side of my workspace. Thank you. Thank you, Chair.

CHAIR KAMA: Thank you. Want to say aloha kakahiaka and bonjour to Councilmember Keani Rawlins-Fernandez.

COUNCILMEMBER RAWLINS-FERNANDEZ: Aloha kakahiaka kākou. There are currently no testifiers at the Moloka'i District Office. Happy to be here in person. Mahalo again to everyone for filling the galleries.

CHAIR KAMA: Thank you. Want to say aloha kakahiaka and bonjour to Councilmember Tom Cook.

COUNCILMEMBER COOK: Aloha kakahiaka, bonjour. There's no...currently no testifiers at the Kihei Regional Office, but we have people on standby. Looking forward to today's meeting. Thank you.

CHAIR KAMA: Thank you. Want to say aloha kakahiaka and bonjour to Councilmember Shane Sinenci.

COUNCILMEMBER SINENCI: Aloha kakahiaka, Chair, and buon giorno. Here at my home office in Hāna, and there are no testifiers, Chair, at the Hāna District Office.

CHAIR KAMA: Thank you. And we have with us this morning, from the Department of the Corporation Counsel, Nāhulu Nunokawa. Aloha kakahiaka, and bonjour.

MR. NUNOKAWA: Aloha kakahiaka, and bonjour.

COUNCILMEMBER LEE: Thank you. Chair?

CHAIR KAMA: Yeah.

COUNCILMEMBER LEE: Just to clarify, buon giorno is Italian, and we can use that tomorrow. Thank you.

CHAIR KAMA: Oh, okay. Is that a nighttime or a daytime greeting? Because...

COUNCILMEMBER LEE: Oh, that's...you can use it anytime in Hawai'i.

CHAIR KAMA: . . .*(laughing)*. . . Okay. So, Members, since we expect to continue to take testimony for the entire time set aside for this meeting, we're not permitted to ask questions of the Administration until we have concluded our testimony. To respect the time of the Administration Staff, their attendance in person is optional. They may be in attendance virtually, and welcome their attendance if their schedules allow. So, I want to say good morning and bonjour to our Committee Staff, our Senior Legislative Analyst James Krueger.

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MR. KRUEGER: Good morning, Chair and Members.

CHAIR KAMA: I want to say aloha kakahiaka and bonjour to our Legislative Analyst, Ellen McKinley.

MS. MCKINLEY: Good morning, Chair and Members.

CHAIR KAMA: Want to say aloha kakahiaka and bonjour to our Committee Secretary Jennifer Yamashita.

MS. YAMASHITA: Good morning, Chair and Members.

CHAIR KAMA: And we want to say aloha kakahiaka and bonjour to our Legislative Attorney Carla Nakata.

MS. NAKATA: Aloha, Chair and Members.

CHAIR KAMA: I want to say also aloha kakahiaka to our Assistant Clerk, Jean Pokipala, out there taking our testifiers. So, thank you, Members, for attending today's HLU Committee meeting.

ITEM 4: BILL 9 (2025), AMENDING CHAPTERS 19.12, 19.32, AND 19.37, MAUI COUNTY CODE, RELATING TO TRANSIENT VACATION RENTALS IN APARTMENT DISTRICTS

CHAIR KAMA: We have a single item on the agenda today, Amending Chapters 19.12, 19.32, and 19.37 of the Maui County Code Relating to--whoops, hold on...oops--Transient Vacation Rentals and Apartment Districts. We are scheduled to meet today until 4:30 this afternoon. And given the interest in this bill, we may still be hearing testimony up until that time. If we complete our testimony list before the scheduled time, or if we still have testifiers on the list, I will recess this meeting to June 24th at 5:00 p.m. This evening meeting will permit those who haven't been able to testify during daytime hours, perhaps because they're at work during the day, to come and provide their testimony. And new attendees to this meeting and tomorrow's meeting will be placed on the bottom of the testifier list. I will recess this meeting for lunch at 12:00 p.m. to 1:30 p.m. I'll also plan to recess for a mid-morning break at 10:30 a.m. for ten minutes, and a mid-afternoon break at 3:00 p.m. for ten minutes. I hope that by providing this information now that Members and the public are better informed as to how I will be managing our meeting time, and I ask for your full cooperation and participation. So, in accordance with the Sunshine Law, as Chair, I'll be calling for testimony for a single agenda in the following order. Those who were called on June 18th, but who did not respond to that call for testimony. Those who are on the list at the time of recess on June 18th, but not had been called to testify. And new testifiers who signed up today to testifier...since...to testify. Since this is a recessed meeting, if you have already provided your oral testimony, you'll not be able to testify again. You're always welcome to submit written testimony via eComment. So, Members, the matter before us represents a substantial shift in land use, with potentially dramatic economic and social

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effects. It will not be a decision that will be taken lightly, and we will consider all the arguments--those who support, and those who oppose. So, please address your comments in favor or against the bill to Chair...to the Chair of this Committee, not to others in office, or other members of the public. I will probably need to enforce decorum in this meeting, and in all future meetings of this bill, and to respect this space as a safe place for all voices to speak. And again, I ask for your kokua. So, let's proceed with public testimony. For individuals testifying in person, you can sign up to testify with the Staff members in the 8th Floor lobby. For Microsoft Teams participants logged in via web or the Teams app, please indicate that you'd like to testify by clicking the raise-your-hand icon in the top right of your window. Staff will add your name to the testifier list. If you are joined by telephone, star-5 will raise your virtual hand, and Staff will put your name on the testifier list. Please keep your audio and video muted until you're called to testify. Written testimony is encouraged, and...and can be submitted via the eComment link at maucounty.us/agendas. Oral testimony is limited to three minutes per item. When you reach the two-minute mark, you will hear an audible notice. James, could you play that notice for people so that it's loud, and they can hear it?

. . .*(timer sounds)*. . .

CHAIR KAMA: Thank you. If you're still testifying when the notice sounds, please complete your testimony within the remaining minute. Given the volume of expected testimony, I will have to be holding you firmly to those limits. When testifying, we ask that you state your full name for the record. Anonymous testimony is also accepted. For those on Microsoft Teams, please ensure your name appears in Teams as the name you prefer to be referred to, or as anonymous if you wish to testify anonymously. If you're in person, please notify Staff if you'd like to testify anonymously. Otherwise, please state your name for the record at the beginning of your testimony. Decorum will be maintained throughout this meeting, and a violation of decorum may result in being removed from the Chamber or the online meeting. Again, this is a public space, and must be a safe space for all voices to be spoken and heard. And I'm believing that we'll conduct ourselves in a professional manner, but I will still need to enforce the rules of decorum only when a testifier breaks decorum. A testifier will be reminded the first time I see the rules of decorum have been violated. Any additional reminders, I will then direct Staff to silence the microphone and your testimony time will be considered complete. You can also view the meeting on *Akakū* Channel 53, Facebook Live, or maucounty.us/agendas. Members, the purpose of clarifying questions is just that, clarifying what the testifier stated. It's not an opportunity to effectively extend the testifier's allotted time by asking them to elaborate on their testimony. It is definitely not to engage in debate. Our meetings will be long, and I would like to be...like us to be efficient with our time. So, thank you all for your cooperation.

UNIDENTIFIED SPEAKER: . . .*(inaudible)*. . .

CHAIR KAMA: Okay. Thank you. At this time, I will ask...I'll ask Staff to call our testifiers wishing to testify on Bill 9 according to the current list of testifiers.

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MS. MCKINLEY: Chair, returning to folks that did not respond in the last call. We'll go through them quickly. If you are on the call and we don't see you, please raise your hand on Teams. The first testifier is Jenny, to be followed by Tovio Tufuga, to be followed by Charles Andrion, John Simpliciano, and then Jacqueline Tavares. If any of you are on the call, please raise your hand. *(pause)*

CHAIR KAMA: Okay.

MS. MCKINLEY: Chair, seeing no one, we'll go on to the next. Ron Siciliato *(phonetic)*, Jim Walsh, James Van Bleringen *(phonetic)*, Peter Davis, *(pause)* Kelli Keahi, Charles Nahale, Taytum Herrick, Brian Banks, *(pause)* Alfredo Villas-Boas, *(pause)* Jackie Keefe, Peter deAquino, Austin. Oh, sorry, Chair. In the Chamber, we have Jake Carl...Carton --

CHAIR KAMA: Okay.

MS. MCKINLEY: -- to be followed by Marnie Masuda-Cleveland, and then Brandi Corpuz. *(pause)*

CHAIR KAMA: Okay. Good morning.

. . . BEGIN PUBLIC TESTIMONY . . .

MR. CARTON: May I?

CHAIR KAMA: Yes.

MR. CARTON: Thank you. Aloha, Honorable Councilmembers. My name is Jake Carton, voting resident of Wailuku. I speak in favor of returning all apartment districts to long-term rental use, and in opposition of all delaying and weakening amendments. Bill 9 is not a long-term solution, but it's one immediate improvement. We really live in interesting times. I thought I'd never see the day when official real estate voices on Maui would be speaking here on so many principles that benefit our community. For example, the organized real estate industry over the last year has spoken on the well-being of apartment cleaners they employ. But during their entire oppressed cleaners campaign, I have heard...I haven't heard one mention of how they're going to get the industry to set living wage standards, or provide decent health benefits, or really support the cleaners to form an independent voice of their own. To clarify, I'm not talking about paying cleaners to say what the industry wants, or recruit cleaner bosses to testify about job security. I'm talking about an authentic, independent voice in which cleaners are free from retaliation, can secretly vote on their spokespeople, and negotiate with owners and bosses. It seems like the, quote, "organic micro-fixing model" to solve the housing crisis doesn't really work after all, or you would have started last year when you began speaking on behalf of cleaners. Instead, this last year shows that investors keep maximizing profits until there's a crisis, and then maybe concede something in desperation. But you know what really knocked me out of my slippers? When I heard short-term landlords start testifying protecting...for protecting County tax revenues. Imagine that...wealthy and . . . *(timer sounds)*. . . property investors, mostly who don't

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live on Maui, want robust tax revenues. Many of these same investors hire fancy accountants to minimize their tax payments, and pay a lower tax percentage compared to their wealth than most of us residents. Weird, right? What I've heard through all this testimony is a unanimous, full-throated indictment of the real estate and banking industries for designing such a broken housing system, the one they call the free market. Just listen to the stories of rows of falling-apart apartment buildings, of investment schemes with unsustainable operating costs. So, you want to speculate on a public necessity, or as the Mayor would say, a human right? Well, mess around, and find out. Thank you.

CHAIR KAMA: Thank you. Members, any questions for our testifier? Seeing none. Thank you so much. Staff?

MS. MCKINLEY: Chair, the next testifier is Marnie Masuda-Cleveland, to be followed by Brandi Corpuz.

MS. MASUDA-CLEVELAND: Aloha kakahiaka, and bonjour to our Council. Thanks so much for waiting for everyone to testify. Bringing up the rear a little here. I am speaking in strong support of Bill 9. And I just want to say, I'm haole, I'm a transplant, and my grandparents came to Maui in the early '60s. My grandpa got a job as a...as the printer for *The Maui News*, and like they later moved to O'ahu, where my grandma helped open a Safeway store. And my dad surfed Pipeline, and then later moved to California, where I was born. When I moved here in the '90s, to teach, I knew that I was going to live here at the grace, and stay here at the grace of the Hawaiian people, whose land was stolen from them illegally. I knew that. I understand that. I told my...tell my children, who were born here in their fourth generation, Maui, that at some point, if the Hawaiian people, if...if...if the arc of history bends toward justice, the Hawaiian people will get their land back, and I will give it back to them. I own my home, but I don't own my home. It's a decision I made with my husband, who was born here. We...we own land, but it is not our land. And that is the risk that we take. And we honor Hawaiians who do own this land. Bill 9 is a small step toward justice. And it galls me to hear extractive haoles talk about their investments, and passive income, and retirements, and not understand the tone deafness of moving here to make sure that they have wealth . . . *(timer sounds)* . . . and complaining when something happens, and the people, whose land this is, say, enough, there's too many tourists. We can't live here. Our people are leaving, and they don't gracefully concede. And I just want to say, I hope Bill 9 passes, and I hope it's just a first step. And all along the way, I hope that people who move here start understanding what they're undertaking when they move here, and what they're taking away when they move here. So, I hope Bill 9 passes, and I hope it's just a first step. Thank you.

CHAIR KAMA: Members, any questions for our testifier? Seeing none. Thank you so much. I'd like to now take the time to recognize Member Nohe U'u-Hodgins. Aloha kakahiaka, and bonjour.

VICE-CHAIR U'U HODGINS: Bonjour, Chair. Bonjour, everyone.

CHAIR KAMA: Staff?

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MS. MCKINLEY: Chair, the next testifier is Brandi Corpuz, to be followed by Jackie Keefe...and then Wendy Anderson, Jessica Taguiped, and Kirsten. Chair, one moment. I believe Brandi may be on the call, signed in as someone related. Hold on.

CHAIR KAMA: What is your name? I'm sorry.

MS. KEEFE: I might have missed it. I'm Jackie. I was kind of scrambling.

CHAIR KAMA: Okay. No, no, no, that's okay. Is she on the call?

MS. MCKINLEY: Chair, we've just enabled Crystal Corpuz, thinking that might be Brandi.

CHAIR KAMA: We have Jackie at the podium. Okay. Let's go to Jackie. Go ahead. I'm sorry I missed you.

MS. KEEFE: Not at all. Thank you. Aloha, Chair and Committee Members. My name is Jackie Keefe, and I'm a settler to this place, testifying in strong support of Bill 9. I'm a transplant from Massachusetts who recognizes that Hawai'i is an illegally-occupied sovereign nation. The United States admitted this over three decades ago. I am horrified at last week's attempt to censor our community for stating these facts, simply because it causes discomfort to the Western mindset. If you are brave, discomfort can lead to growth. This Committee has had this bill since November, seven more months that you have added to a crisis years in the making. A three-year phase-out is already a compromise. Extending it to five only rewards delay, and gives investors more time to profit off our suffering. This bill responds to years of local outcry, even before the August 2023 wildfires. Bill 9 doesn't go too far. It doesn't go far enough. It's a crucial first step to correct a loophole that's harmed our people for too long. Housing should shelter our community, not serve offshore profit. Let's be clear. This is not a ban. We're asking that commercial operations be removed from residential neighborhoods where they never belonged. No carve-outs for timeshares. Those aren't housing. They're corporate tools to extract wealth and should not be protected. Opponents say whether we like it or not, our economy is based on tourism, but that's not destiny, that's a political choice. And we, the people who live here, have a better vision, one rooted in dignity, sustainability, and care. They argue locals couldn't afford these units due to high HOA fees. But who controls those boards? Investors. They vote down pets, but fund koi ponds and fountains. They've commodified our housing, and erased what makes it home. The UHERO report that they love to cite ignores community well-being, ecological health, and the fact that we have hundreds of open jobs across sectors. STR-specific job loss is not a crisis, our families being priced out is. They worry about budget travelers, but why should our community suffer so visitors can save money? This is our home, not their discount getaway. . . .(timer sounds). . . I worked in West Maui restaurants from 2016 to 2023, from casual spots to fine dining. Our guests mostly stayed in hotels. STR visitors mostly shop big box, cook at home, and spend less, so let's not pretend they're a cornerstone of our local economy. Investor HOAs don't just hurt people, they hurt our place. They build seawalls over sand dunes, prioritizing views over climate resilience. Owners always admit that they can't afford to rent long-term, proving that our housing market is artificially inflated by commercial investment. They

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refuse to name their realtors, who either misled them, or fully disclosed that they would be operating their new investment under a loophole that had been codified into law. But guess what? Laws change. We do need a clear, efficient rezoning application process. If someone believes their STR is in the wrong zone, they should be able to apply transparently, and the County should evaluate that through a timely, public, accountable process. This line from a video I was watching this weekend about Hawaiian sovereignty hit me because I've heard my Maui community members say it many times before. It's not give and take, it's take, take, take. People blame FEMA . . . *(timer sounds)*. . . for raising our housing...raise our rents, but it's due...it's really due to the STR owners --

CHAIR KAMA: Thank you, Ms. Corpuz [*sic*].

MS. KEEFE: -- refusing to open their homes--yes, this is my last line --

CHAIR KAMA: Thank you.

MS. KEEFE: Thank you. -- open their homes to fire survivors for less than they felt they were owed. They would literally have rather let people live on the street than take a financial hit. You have a kuleana to us, as our elected representatives, to listen to our voices, and I believe that it's past time for these STR owners to change course and give...

CHAIR KAMA: Members, do you have questions for Ms. Corpuz [*sic*]? Ms. Corpuz [*sic*], Tamara has a question.

MS. KEEFE: Sorry, this is Jackie Keefe, for the record, not Ms. Corpuz. So, thank you.

COUNCILMEMBER PALTIN: Thank you, Chair. Thank you, Ms. Keefe. My clarifying question--I mean, I used to work restaurants in my 20s to my 30s...well, 30 and below. How would you tell that they are from the hotels and not from the STRs? I know when timeshare started, like, my tips went way down, but how do you know?

MS. KEEFE: Yeah. So, there's different ways of telling. So, having worked in management for a long time, you have certain timeshares that have like the coupons that they give as an incentive to be able to go to the restaurants, so you know when those folks are staying in timeshare. But there's also the expansion of most people these days are paying with their hotel credit card. So, Marriott credit cards were like a super, super common one that I would see. But also just the conversation. Because I worked...whether you're managing, or as a bartender, or a server, like you're having conversations with those people, and it comes out. And yeah, it's...it's very clear who's staying where, and it's not short-term rental owners, especially Kapalua, which is where I worked a lot of the time.

COUNCILMEMBER PALTIN: Thank you.

CHAIR KAMA: Interesting. Member Rawlins-Fernandez?

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COUNCILMEMBER RAWLINS-FERNANDEZ: Mahalo, Chair. Aloha, Ms. Keefe. Mahalo for your testimony. I couldn't hear the last three lines of your testimony because of the bell, if you could.

MS. KEEFE: Yes, I apologize. I was watching a video on Hawaiian sovereignty, and there was this line--and this was an O'ahu-based, it was about Pohakuloa--but it was talking about how it's never give and take, it's always take, take, take. And so, we've heard that a lot from our community consistently for years now, and I think it's time for them to give because they were unwilling to...oh, FEMA was the other piece of it. People love to blame FEMA for raising the rent, but FEMA had to raise our rents because these people refused to take anything less than they felt that they were entitled to. That was how FEMA raised our rents. It was the STR owners, period.

COUNCILMEMBER RAWLINS-FERNANDEZ: Mahalo, Ms. Keefe. Mahalo, Chair.

CHAIR KAMA: You're welcome. Thank you, Ms. Keefe.

MS. KEEFE: Mahalo.

CHAIR KAMA: Staff?

MS. MCKINLEY: Chair, if Brandi Corpuz is on the call, please unmute yourself now. She would be followed by Roger Williams, John Webb, Paul Belshoff, Lauren Palakiko. *(pause)* Chair, the next testifier would be Justin Hughey, to be followed by Lonnie Newman on Teams, and then Theresa O'Toole. *(pause)*

CHAIR KAMA: Next?

MS. MCKINLEY: I believe Justin Hughey was in the Chamber.

CHAIR KAMA: I don't see him. *(pause)*

MS. MCKINLEY: Chair, the next testifier is Lonnie Newman on Teams. *(pause)* Whoops. Lonnie, you are unmuted on our end. If you are having trouble finding the microphone icon to unmute, you can briefly leave the meeting and rejoin on the page that shows up when you leave. Chair, the next --

CHAIR KAMA: Yes.

MS. MCKINLEY: -- testifier would be Theresa O'Toole, to be followed by Bonnie, and then Gregory Wilson, and Arthur C. *(pause)* Chair, not seeing anyone responding to those names. The next testifier would be George Fulton, to be followed by Bryant Ocasio, and then Owen Kahahane, and then Cliff K. *(pause)*

CHAIR KAMA: Okay.

MS. MCKINLEY: The next testifier would be Leni English, to be followed by Amy Ramos, Sara Anne, and then Anne Barber. *(pause)* Then Courtney Lazo, to be followed by Rick Beck,

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and then Andrew Church. Oh, sorry, I...I skipped. Greg Rylsky is on Teams. Greg, we will unmute you shortly, and it will be your turn to testify. *(pause)*

CHAIR KAMA: There you are.

MS. MCKINLEY: Greg, you've been unmuted on our end. Greg Rylsky, go ahead and testify, please.

MR. RYLSKY: Aloha. And thank you, Council, for hearing me. I'm a transplant and resident of a Minatoya property outside of the Apartment zone, currently a guest in a primarily vacation rental property in the Hotel zone. This is clearly a challenging situation with so much testimony, and a clear past regarding this housing situation, with even a few end-of-the-world scenarios presented. With the Mayor's support, and no matter how small the number, any housing is more than we have today. Even the Governor has voice concerns about the high percentage of vacation rentals. Maui currently exceeds the visitor and resident ratio per the Mayor's report, and Maui has no shortage of visitor accommodations. Passing Bill 9 provides an opportunity for change. Failing to pass Bill 9 guarantees the status quo. Rezoning is an available option, as much of the written testimony has supported. Lāhainā Shores and Aina Nalu already rezoned. There's also the STRH route. Perhaps we can increase the STR licensing to help those 352 locally-owned TVRs, the 6 percent of the locally-owned units that will be affected by Bill 9. Many of these units are described as too small, aging, and in disrepair. Testimony from current owners is clear, they are a terrible place for a residence. But for a vacation rental, they're the best. They go on to say, Maui locals cannot afford them anyway. They're just too rundown and expensive. So, these nonresident speculative investors describe themselves as members of the community with deep connections, are attempting to convince this Committee they're doing the less fortunate Maui community a favor by owning these TVR properties. Quite a few testifiers own not just one, but multiple burdensome and unprofitable properties. I'd like to talk a little bit about what it's like to live in a Minatoya property. We were originally primarily Residential. Today, we're over 80 percent TVR. You know, less than 10 percent of our units were TVR'd in the '70s, but now everybody can do it. . . .*(timer sounds)*. . . Quality of life is definitely degrades *[sic]*. The...the investors control the boards. They prioritize vacation rental amenities over anything for the residents. There's a constant flow of visitors. All of the expenses are artificially increased. HOA dues go up to cover resort-like amenities, really, for...for...for the visitors. Taxes, of course, for non-owner-occupied are crazy high. Then we get to the water usage. We've seen 12 people in a two-bedroom unit, right? It's not just all the people, and all the showers, and the flushing. Every time somebody checks out, they wash down the whole unit. All of the laundry is done. All of the...the dishes get done. They...they hose down the lanai. Sometimes they hose down the...the driveway, right? And even...you know, it's coming to the pools. We're filling the pools. We're hosing down the decks. And whether the water comes from the County or comes from a well, either way, we're...we're taking a lot more water than any resident . . .*(timer sounds)*. . . would normally take. Thank you very much.

CHAIR KAMA: Thank you, Mr. Rylsky. Member Paltin has a question for you.

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COUNCILMEMBER PALTIN: Thank you, Chair. Thank you, Mr. Rylsky. Just clarifying, you're in support of Bill 9, and...and you would love to know your neighbors, it sounded like?

MR. RYLSKY: Yes. All of our neighbors that we knew all moved away, and I'm in strong support of Bill 9. And like others have said, this is the first step. There's further...there's further to go after this passes.

COUNCILMEMBER PALTIN: Thank you. Thank you, Chair.

CHAIR KAMA: You're welcome. Member Rawlins-Fernandez has a question for you.

COUNCILMEMBER RAWLINS-FERNANDEZ: Mahalo, Chair. Aloha, Mr. Rylsky. Mahalo for your testimony. I just wanted to clarify. You said that when you first bought, there were less than 10 percent of the units being used as an STR, and now it's like 80 percent?

MR. RYLSKY: Correct.

COUNCILMEMBER RAWLINS-FERNANDEZ: And I'm sorry, what complex?

MR. RYLSKY: Puamana.

COUNCILMEMBER RAWLINS-FERNANDEZ: Oh, okay. It's Puamana. Oh, did I lose somebody? Okay. And then...I'm sorry, the...the bell went, and I...I heard you say that they're shooting off the deck, and what was that last line?

MR. RYLSKY: About the water usage, how we use all kinds of...like every few days, people come and go, and so they hose down lanais. Every day at the pools, they're hosing down the pool deck, and washing all the furniture off. It's...it's just a crazy amount of water usage that we see every day.

COUNCILMEMBER RAWLINS-FERNANDEZ: Mahalo. Mahalo, Chair.

CHAIR KAMA: Sure. Thank you. Thank you, Mr. Rylsky. Staff?

MS. MCKINLEY: Chair, the next testifier is Justin Hughey, to be followed by Lonnie Newman.

MR. HUGHEY: Aloha. Aloha, esteemed Councilmembers. My name is Justin Hughey. Short-term rentals compound an already existing long-term problem. I taught at King...King Kamehameha III Elementary in Lāhainā since 2006, and I was hired...well, Hawai'i had long suffered a gapping [sic] wound, a desperate shortage of teachers. We aren't paid competitive salaries. A teacher in Los Angeles that has the same cost of living, on average, obtains \$70,000 more in salary. We're forced to rely on teachers from the mainland, and now the Philippines to come here. This isn't a statistic. It's a crisis that chips away at our future of our keiki. Now, home ownership for teachers here feels like a crucial joke, an impossible dream. Most of my colleagues work second jobs just to go paycheck to paycheck. I was one of the lucky ones, winning the affordable housing lottery in 2010, thanks to Nā Hale O Maui. Now, teaching here, I was stunned to my

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core when one of my substitutes confessed that he was sleeping at the Kahului Self Storage, then in his car. But the true punch to the gut came when my fellow teachers from King Kamehameha III were forced to move to the mainland because they simply could not find a rental unit. Every long-term rental was being snatched up and converted. When the housing crisis rips teachers from our classrooms, when it steals the very foundation of our children's education, then you, County Councilmembers, must intervene. Housing must be absolute, non-negotiable imperative. With the looming threat of another Republican economic depression, we don't have the luxury of time. The clock is ticking. Please pass Bill 9, prioritize our people, our precious water, our children's future, and the very soul of Maui. Thank you very much. . . .(timer sounds) . . .

CHAIR KAMA: Member Paltin has a question for you, Mr. Hughey.

COUNCILMEMBER PALTIN: Thank you, Chair. Thank you, Mr. Hughey. I just wanted to clarify, are you still able to teach at King Kamehameha III Elementary School in Lāhainā?

MR. HUGHEY: No, because it's burned down.

COUNCILMEMBER PALTIN: Or the new one, or the...the one at...

MR. HUGHEY: When...when it was moved to Princess, 2,000 feet from a major burn zone, and all of the State recommendations of not being within 2,000 feet of a burn zone, I said...I asked if I could be transferred to Kahului Elementary. So, I moved. And now, on the West Side, we have a differential because it's even harder to get teachers to come to the West Side now.

COUNCILMEMBER PALTIN: So, you're...you didn't make the shift when they went to the Pulelehua site?

MR. HUGHEY: No, because my...thank...thank the lucky lottery of affordable housing, a market price home at 275,000 is just a couple blocks away. So, it just didn't make any sense for me to...to make the commute, and especially when my health was at risk.

COUNCILMEMBER PALTIN: And then you said, you started teaching at King Kamehameha III Elementary in 2006?

MR. HUGHEY: Correct.

COUNCILMEMBER PALTIN: Do you recall what year it was that the teachers had to leave because there wasn't...

MR. HUGHEY: It was after 2010, I think it was around 2000...I don't know. It was after 2010, because it was after I got my home. And I just couldn't fathom...I was like, what do you mean you can't find rentals? That doesn't make any sense. I mean, I...I always worked two jobs to be able to afford rent on the West Side. I had to work like four nights a week at Sansei, as well as teaching.

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COUNCILMEMBER PALTIN: So, you...

MR. HUGHEY: And rentals were always hard to find, but then I had people that were calling me, they're like, we're leaving, we can't even find rentals.

COUNCILMEMBER PALTIN: So, after 2010, and then continuously on since 2010?

MR. HUGHEY: Yeah. Yeah.

COUNCILMEMBER PALTIN: Okay. Thank you.

MR. HUGHEY: Yeah.

CHAIR KAMA: Any other questions, Members? Seeing none. Thank you so much, Mr. Hughey.

MR. HUGHEY: Thank you.

CHAIR KAMA: Staff?

MS. MCKINLEY: Chair, the...the next testifier is Lonnie Newman, to be followed by Amy Ramos, and Courtney Lazo. *(pause)*

COUNCILMEMBER PALTIN: Sorry, we can't hear you. Maybe you might have to call in, or log in, or log out. *(pause)*

COUNCILMEMBER RAWLINS-FERNANDEZ: Chair, we see that she is unmuted on her end as well, but the audio is just not working.

CHAIR KAMA: Um-hmm.

MR. KRUEGER: Ms. Newman, if...you might not have a microphone selected or enabled, like connected to your computer. It might be easiest for you to just call in. We can put the call-in information in the chat for you to use, and we can be on the lookout for your phone.

CHAIR KAMA: She'll be right back, she said. Okay.

MS. MCKINLEY: Chair, the next testifier is Amy Ramos, to be followed by Courtney Lazo, and then Rick Beck.

MS. RAMOS: Can you hear me?

CHAIR KAMA: Yes.

UNIDENTIFIED SPEAKER: It's on, it's on.

MS. RAMOS: Hang on a second.

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CHAIR KAMA: Is this Amy Ramos?

MS. RAMOS: I'm not very good at Teams. Can you see me now? Can you see me too?

CHAIR KAMA: No.

MS. RAMOS: Can you hear me?

CHAIR KAMA: Yes.

MR. KRUEGER: Chair?

MS. RAMOS: Can you hear me?

CHAIR KAMA: Yes.

MS. RAMOS: Okay. I guess...sorry, I've never done Teams, so... One moment. Okay. So if you can hear me, I'll just go ahead.

CHAIR KAMA: Yes. Thank you.

MS. RAMOS: Aloha, Chair and Councilmembers. Thank you for giving me the opportunity to speak on Bill 9. I'm a resident of Maui. I'm an unpaid volunteer on the Board of Maui Vacation Rental Association, but I'm testifying on my own behalf. I own, manage, and run one permitted...one legal permitted short-term rental home now for 13 years, and have had no neighbor complaints, that supports my family of five, along with my husband, who works full-time as a contractor as well. Although I'm not on the Minatoya list, I oppose passage of this bill. There is no guarantee that any of these units will be converted to long-term rental. Folks will let them sit open so that they can still use them themselves. The bill that will benefit...this bill will benefit the hotel industry. Unless the condo market's value drops to under 200,000, I don't see these becoming affordable housing. In 2002, I bought a Kihei Shores condo for 145,000. Now those units are valued over 600,000, and those are not vacation-rentable. I no longer own that unit. The escalation of real estate is not just due to the rise of short-term rentals, but an issue of supply versus demand, with demand outpacing the supply. What is upsetting me is the blatant disregard to all the folks that work in tourism that are not employed by the hotels. I am part of this group of local residents who support...I'm sorry, who owns STRs, who work in multiple facets of tourism, and we should be recognized and supported for our hard work, these entrepreneurial businesses. I watched an ad campaign launched for the mainland that included the Mayor and his beautiful wife, and they were advocating for tourism to the big five hotels on Maui, citing how each hotel has a cultural advisor, how the flow of the water begins from the front of the hotel to the ocean, and how beautiful and inviting it is to see. These hotels are catering to the wealthy rich to come to Hawai'i and spend their thousands of dollars on a vacation at one of these resorts, even though local folks can barely afford one night. As I listened to the testimony last week regarding the use of water in STRs, I thought how convenient not to discuss the water . . .(timer sounds). . . usage in . . .(inaudible). . .

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where watering and keeping the grass green and landscaping lush are required, and not cite how much water is used by hotels, which are purely only for tourist enjoyment, whom are all owned by off-island corporations. The Grand Wailea uses enough water to supply over 1,600 single-family homes a day. How about \$2 billion the hotels have spent on lobbyists over the last five years? This makes the hotels the largest spenders on lobbying. Maui County has allowed the expansion of Maui Coast Hotel, and the other new one in Kahului. How many more hotel renovations and expansions will be allowed? How much more land in Wailea will be allowed to be developed for the wealthy? Any small businesses that are supporting folks that live here should be protected. I'd like to add that I'm open to participating or volunteering on any housing committee to help brainstorm to create affordable housing in future discussions. Please reach out to me if my help is needed. Once again, thank you for . . .*(timer sounds)*. . . your time.

CHAIR KAMA: Thank you. Ms. Ramos, Member Paltin has --

MS. RAMOS: Thank you.

CHAIR KAMA: -- a question for you.

MS. RAMOS: Sure.

COUNCILMEMBER PALTIN: Thank you, Chair. Thank you, Ms. Ramos. I...I...I wasn't clear. I was wondering if you could clarify the part that you said about Kihei Shores, 2,002...145,000, and then you said something, it's not suitable for long-term rentals?

MS. RAMOS: No, I didn't say that it wasn't suitable. I said it was not vacation-rentable property. It's only long-term rental or owner-occupied property.

COUNCILMEMBER PALTIN: Oh. And then...and then how...I didn't...I guess I didn't connect that, how...how that's relevant to this, like that's...

MS. RAMOS: That's...that's...that was a condo in 2002 that sold for 145,000, and now those are valued over 600,000, and those...they're not vacation-rentable. They're...you have to own, or you have to...it's long-term rentable, and that they're...you know, how much...they've gone up over 600,000. So, it's...it's really...it's not just vacation-rental properties. It's the...it's the properties just across the board, across, you know, the whole island. You know, it's just --

COUNCILMEMBER PALTIN: Okay. I see.

MS. RAMOS: -- I feel like it's just...

COUNCILMEMBER PALTIN: Thank you.

MS. RAMOS: Yeah, that's all.

COUNCILMEMBER PALTIN: Thank you.

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MS. RAMOS: Thanks.

CHAIR KAMA: Thank you, Ms. Ramos. Staff?

MS. MCKINLEY: Chair, we believe that Lonnie Newman is now connected --

CHAIR KAMA: Okay.

MS. MCKINLEY: -- by phone call. *(pause)*

CHAIR KAMA: Go ahead, Ms. Newman.

MR. KRUEGER: Chair, Ms. Newman is connected by phone. We don't hear her. I think you need to unmute your phone, Ms. Newman. That would be star-6. Try it one more time.

MS. NEWMAN: Can you hear me now?

CHAIR KAMA: Yes.

MR. KRUEGER: Yes, we can hear you.

MS. NEWMAN: Okay. . . .*(echoing)*. . .

MR. KRUEGER: Ms. Newman, we're getting feedback from your phone.

MS. NEWMAN: Yes.

MR. KRUEGER: You might need to turn down the speaker on your computer.

MS. NEWMAN: Okay. On the computer? Hold on. Okay. How about now?

CHAIR KAMA: Yeah.

MR. KRUEGER: Sounds great. Thank you.

MS. NEWMAN: Is that good?

CHAIR KAMA: Yes.

MS. NEWMAN: Okay. Thank you. I'm so sorry. . . .*(laughing)*. . . Yeah, I've been listening to the testimonies, and I testified last year when the first meetings happened. I'm a part-owner of a small family-run property management company. We've been here almost 50 years now. And we employ about 25 people. And of course, these people's jobs and my livelihood would be decimated by this bill. So, I am opposing the bill. We...it is very difficult for me because I've been coming here for 50 years, and I can see the changes on the island. I was renting myself at one point, and they...they kicked me out and turned it into a vacation rental. So, I got a studio, and fixed it up, and sold it, and then I was able to buy a one-bedroom because I knew that was the only way I was

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going to have stability. I've heard people talk about budgets. The budgets are set. There...there really isn't a way to get around...insurance costs went up 40 percent. The...the cost of the property manager that, you know, takes care of the property, there's different things. It's not like you can just set them up and down to...for whatever reason. So, that...that part is not true. The water usage is minimal. And as far as the water usage for vacation rentals, those people are out most of the day. So, I don't really understand how they could use more water than a long-term. I...we had the Airbnb survivors after the fire, and they told us to reach out to the tenant and ask if they were willing to have a long-term lease. Only one accepted it, and that was based on market rates. And you can look...I looked all across what there was available, and there are units available on Craigslist, Sunset Terrace, Nāpili Ridge. There's lots . . . *(timer sounds)* . . . of...there's not a lot, but there are some. And as far as Nāpili Ridge, that is a house...workforce housing. They have 66 short-term units right now out of 132. And I wrote a letter to the Council a few years ago, and when I started noticing these historical apartments that were being turned into short-term rentals because I was concerned...because they were apartments for...for the local people. And so, I oppose this bill. And it's...it's very difficult, it's a no-win situation, but two wrongs are not going to make a right. So, thank you, everybody, for your hard work.

CHAIR KAMA: Thank you. Thank you, Ms. Newman. We have a question from Chair Lee, and Member Paltin, and Member Cook.

COUNCILMEMBER LEE: Ms. Newman --

MS. NEWMAN: Thank you.

COUNCILMEMBER LEE: -- could you repeat --

MS. NEWMAN: Yes, ma'am.

COUNCILMEMBER LEE: -- the...the various rental amounts that you mentioned that are available, units that are available in West Maui, or were you talking about in other places?

MS. NEWMAN: Okay. Well, at...at Sunset Terrace, they have studios starting at 1,950, and then they have one-bedrooms that start at about 2,500. And that doesn't include water, sewage, and garbage, but they're...and electric and Internet. So, that puts you up to about \$3,000. When I offered a fully-furnished one-bedroom oceanfront to my tenants, they said they couldn't afford it. And I asked them how much they could afford, and they said 1,500. So, clearly, there's a disconnect between what's available and what's, quote/unquote, "affordable."

COUNCILMEMBER LEE: Okay. Thank you.

MS. NEWMAN: Thank you.

CHAIR KAMA: Go ahead, Member Paltin.

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COUNCILMEMBER PALTIN: Thank you, Chair. Thank you, Ms. Newman. I wanted to clarify what year it was, and what property you were forced to leave because the owner was changing to a short-term rental...if you remember?

MS. NEWMAN: That was the Kā'anapali Plantation, and that was about seven years ago.

COUNCILMEMBER PALTIN: Thank you.

MS. NEWMAN: And another point...the 'nother point was that something about being grandfathered if you rented before 2020, and a lot of these units started buying cheap...

COUNCILMEMBER PALTIN: Thank you, that wasn't my question. My question was answered. I think Member Cook --

MS. NEWMAN: Okay.

COUNCILMEMBER PALTIN: -- has a question for you though.

CHAIR KAMA: Member Cook, go ahead.

COUNCILMEMBER COOK: Thank you. My...

MS. NEWMAN: Thank you.

COUNCILMEMBER COOK: Thank you, Chair. Thank you, Ms. Newman. My clarifying question, briefly, what...what units where you said that they...they've started converting to short-term rentals, and what date was that?

MS. NEWMAN: Next door to me, where I live, Maui Lani started renting...and the reason I know is because I search on Airbnb to see what other units are renting, and I started seeing these units pop up. Probably about three or four years ago--before the fire--I sent emails to the Councilmembers, and I said, here's part of your problem. You've got Kahana Manor, Maui...Maui Lani, and Nāpili Ridge renting short-term, and they could...that could free up, you know, at least 100 units right there.

COUNCILMEMBER COOK: Thank...thank you for your answer. If...if you wouldn't mind, if you could send that to Committee, those names of those...of your experience with the ones that were converting after the date and that you sent to the County. Thank you for your testimony.

MS. NEWMAN: Thank you.

CHAIR KAMA: Thank you. Staff?

MS. MCKINLEY: Chair, the next testifier is Courtney Lazo, to be followed by Rick Beck, and then we would like to see if the caller...or the person on Teams signed in as Hi'ialo Palakiko is the person that was signed up as Lauren Palakiko.

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CHAIR KAMA: You may proceed, Courtney.

MS. LAZO: Aloha, Chair and Councilmembers. My name is Courtney Lazo, and I'm standing in strong support of Bill 9. About a month ago, we threw my son's first birthday party on our family property in Lāhainā where our multi-generational home once stood. In my head, I was thinking we'd have maybe 200 people or so show up, but everyone was ready to come home. People were eager to create positive memories in a space where we had grieved the loss of everything we've...we've ever known as a result of the August 8th fire. We had almost 400 people show up to his party. Aside from seeing everyone in one space, celebrating, smiling, catching up with each other, and enjoying ono food, one of my favorite parts of the celebration was having over 30 immediate family members and our closest friends fly in from as far as New York and Texas. We got a glimpse of what it would be like to have everyone back home--sorry--to feel what it would be like to have our village reunited, to have my kids growing up with their grandparents, aunties, uncles, and cousins all on-island, what it would be like to call them up and say, hey, we go beach, but that's not a reality. As the day approached when everyone had to fly in, first party, go back to wherever it is they moved to, I could feel the weight of how we had failed our community. We had prioritized outside financial gain over the needs of our local community, the very people who make Maui and Hawai'i feel like home. Something many of us can unfortunately relate to is how hard it is to pull up curbside at Kahului Airport, say your goodbyes, give long, lingering hugs while holding back tears so we're not crying in front of everyone. I can't tell you how difficult it is to pull away and watch family members walk through TSA, turning back to wave one last time and blow kisses before disappearing up the escalator towards their gate while holding back tears. These are members of our community, people who spent their lives in service to this community, who have roots here, who . . . *(timer sounds)*. . . will not be able to live the rest of their lives here with their family, raising their grandchildren and great-grandchildren here. I often fantasize about what it would be like if our family could move back home. For those who have been priced out watching this unfold, there is hope that this could be a chance to come back. I fantasize what it would be like for me to show up at my mom's doorstep for Sunday dinners if she could move back home. I think about what it would mean for my 83-year-old grandma to come back and be dancing hula and Zumba with her friends, sewing leis to sell, and raise money for our Lahainaluna seniors on Front Street, what it would be like for her to cook her famous pork adobo again. Bill 9 is hope. Bill 9 is a chance to keep our community home. Bill 9 is an opportunity to bring our people back, and it's one small step in the right direction to house our people. And for the first time in a long while, many of us feel like there's a chance for us to stay, or a chance for us to move back home. That's what this means to us. This is what your vote and your decision on this bill means to us. While it's not the only solution, it's part of it. On one side, you have...you have members of our community, those who live here and those who've been priced out, pleading with you to choose . . . *(timer sounds)*. . . community over profit. Thank you.

CHAIR KAMA: Thank you.

UNIDENTIFIED SPEAKERS: *(Applause)*

CHAIR KAMA: Members, questions for our testifier? Seeing none. Thank you very much.

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MS. LAZO: Thank you.

CHAIR KAMA: Staff?

MS. MCKINLEY: Chair, the next testifier is Rick Beck. And then we see that Alfredo Villas-Boas is in the Chamber, and then to be followed by Andrew Church. *(pause)*

CHAIR KAMA: Mr. Beck, you're next. We can't hear you.

MS. MCKINLEY: Mr. Beck, you're unmuted on our end. If you can find the microphone icon on the top right of your screen. Okay. If you could quickly leave the meeting and rejoin, or you could use the call-in information. Chair, the next testifier is Alfredo Villas-Boas, to be followed by Andrew Church.

CHAIR KAMA: Okay. Alfredo?

MR. VILLAS-BOAS: Aloha kākou.

CHAIR KAMA: Aloha.

MR. VILLAS-BOAS: I am in support 100 percent for this Bill number 9. To end the suffering. Ancestors work hard. I look upon these people over here. They work hard. Forget where we are today. Our conscience is to help others. Our conscience is to house the people. It's a long uphill of suffering, and loss of lives. I ask you folks, when you sign the pen, look into your heart, forget about your wallet. Because these people, they have heart, and they here stand together to ask you folks to please house them. They never ask for be in this situation. This situation, it's been brought upon themselves. By whatever reason, I don't want to speculate right now. But the right thing to do, it's house the people. It's our people.

CHAIR KAMA: Yeah, you're right.

MR. VILLAS-BOAS: That's all I have to say. Thank you.

CHAIR KAMA: Thank you. Could you state your name for the record, please?

MR. VILLAS-BOAS: Alfredo Villas-Boas. Thank you.

CHAIR KAMA: Thank you. Staff?

MS. MCKINLEY: Chair, I don't see that Rick has returned to the meeting yet. I am informed that Charles Nahale is in the Chamber, and then Andrew Church online. *(pause)*

CHAIR KAMA: You may proceed.

MR. NAHALE: Aloha, Council.

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CHAIR KAMA: Aloha.

MR. NAHALE: I'm here today to express my profound and unwavering support of this bill to terminate short-term rentals in Residential-zone areas. First, I'd like to acknowledge Mayor Bissen, whose informative presentation of facts, and figures, and graphs powerfully demonstrate the overdue necessary of terminating short-term rentals in Residential-zone areas. Isn't it astounding that over 90 percent of STO [*sic*] owners don't live here? Isn't it equally disturbing to learn STRs are...use considerably more water than a local household, when the community is being asked to ration and conserve water? That's a major problem. We've...we've heard repetitively from STR owners and their rental agents that...that the contributions they're making to the economy employing workers. Do these STR owners provide 401(k) to their workers? How about paid vacation, healthcare, dental, free lunch, clean uniforms? They offer none of these, while paying minimal wages. You know who does provide these things are the hotels, who understand that tourists like seeing familiar faces when they return, and so they offer these benefits and incentives to retain them. We likely know people presently working in hotels 20, 30, 40 years, and has been able to raise their family on that employment. So, there's enough room in the hotels for tourists. . . .(*timer sounds*). . . Go enjoy our beautiful hotels, and beaches with lifeguards to protect you. The only people who make money in the STRs are the owners, and the rental agencies they employ. We all know when...when one makes an investment in...in real estate, there are risks involved, and sometimes you lose. And when you do, you put on your big boy pants and big girl pants, and act like an adult, and deal with the situation responsibly, even if it's difficult and unpleasant. Through a democratic process, Mayor Bissen, like all of you, was elected by the majority. The majority have spoken, placed their trust in him to lead. His introduction and recommendation of this bill carries the weight of the majority. Pass it. Mahalo nui 'oukou.

CHAIR KAMA: Mahalo. Members, any questions?

UNIDENTIFIED SPEAKERS: (*Applause*)

CHAIR KAMA: Oh, and could you please state your name for the record?

MR. NAHALE: Charles Nahale.

CHAIR KAMA: Thank you. Questions, Members? None? Thank you so very much. Staff?

MS. MCKINLEY: Chair, I believe we have Rick Beck on Teams, maybe calling in as well, and to be followed by Andrew Church, and then Nicole Huguenin, and then De Andre Makakoa.

CHAIR KAMA: Mr. Beck? (*pause*) We can't hear you.

MR. KRUEGER: Mr. Beck, we're unable to hear you at this time. If you're calling in, you'll need to hit star-6 in order to unmute yourself. (*pause*) I'll try one more time. It looks like you're on mute.

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MR. BECK: Can you hear me now?

MR. KRUEGER: Yes, we can hear you.

MR. BECK: Okay, excellent. Thank you. Aloha and bonjour, Chair, Councilmembers, and our community listening. My name is Rick Beck, and I'm speaking in strong opposition to Bill 9. I've served on the Kā'anapali Royal Board of Directors for 15 years, including 12 as president, and now as vice-president and treasurer. I'd like to share some...share some background on our property, and what's at stake. Kā'anapali Royal has operated as resort rental since it was built in 1980. That use is written into our certificate of occupancy and our bylaws. We're located in the heart of the Kā'anapali Beach Resort and part of the Kā'anapali Operators Association, known as KOA, which comes with its own set of rules, responsibilities, and required dues. We can't make big changes without KOA approval, and usually a vote from our owners. So, even if we wanted to scale back or reduce expenses, we couldn't. This is a Resort-zone complex built to Resort standards, and we have to maintain that. Even eliminating amenities, such as the pool, requires a 100 percent vote of all the owners. In recent years, our operating costs have gone up sharply. Insurance costs tripled after the fires. Electricity is up. We are committed to paying our staff of nine a fair, livable wage, and our aging buildings need constant investment. This year alone, we're replacing the roof at a cost of \$2.6 million. We rely in part on parking revenue from vacation guests to help fund these costs. If short-term rentals are taken away, there's no way we can make up the difference without dramatically increasing HOA dues. I urge you to vote no on Bill 9. Short-term rentals and designated resort areas, like Kā'anapali, offer visitors more options to support our tourism economy, and help keep residential neighborhoods residential. This bill doesn't solve the housing crisis, it just shifts the burden unfairly to communities like ours. We hope...my hope is that the Council and all of our community can come together, bring new eyes...ideas to solve . . .(timer sounds). . . the housing problem that is equitable to all. Mahalo for your time.

CHAIR KAMA: Thank you, Mr. Beck. Members...Member Paltin has a question for you.

COUNCILMEMBER PALTIN: Thank you, Chair. Thank you, Mr. Beck. We had heard that some of the Kā'anapali properties were giving [sic] community plan designation of Hotel. Are you aware if that was your property?

MR. BECK: Our property is not designated as Hotel.

COUNCILMEMBER PALTIN: In the community plan?

MR. BECK: Although it was a...well, as far as the zoning. I'm not sure about the community plan. You know, the entire area of Kā'anapali is zoned essentially as a resort.

COUNCILMEMBER PALTIN: Okay. So you don't know what your community plan designation is?

MR. BECK: Not right offhand, no, I don't.

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COUNCILMEMBER PALTIN: Okay. All right. Thank you. Thank you, Chair.

CHAIR KAMA: You're welcome. Members, none? Thank you very much, Mr. Beck. Staff?

MS. MCKINLEY: Chair, the next --

MR. BECK: Thank you. Appreciate your time.

MS. MCKINLEY: -- testifier is Andrew Church, to be followed by Nicole Huguenin, and then De Andre Makakoa. *(pause)* Mr. Church, you're unmuted on our end. *(pause)* Chair, it appears he may be rejoining the meeting. If Nicole Huguenin is on, please raise your hand or make yourself known to Staff. De Andre Makakoa?

CHAIR KAMA: I think Nicole's at the Chambers.

MS. HUGUENIN: I'm here. . . .*(inaudible)*. . .

CHAIR KAMA: Go ahead.

MS. HUGUENIN: Aloha mai kākou, Chair and Council. I am Nicole Huguenin. I'm a community care organizer, a settler of Maui, and I'm also here from the perspective of Maui Rapid Response today. I am also born and raised in Silicon Valley, the home base of Airbnb, so I'm going to give a little bit of that perspective today as well. I actually wrote about five different testimonies today from various perspectives I could bring, and I scrapped that about five minutes ago, and I'm going to tell you why at the end. I'm going to briefly give you sentences from each one. The first testimony I wrote was about the advocate that I am for the unsheltered and our kūpuna on Maui. I think we all know that 53 percent and under are either ALICE and/or in poverty, and the nonprofit work that we do answers all of that, so we can give you plenty of data to...in follow-up if you would like that. The next perspective I'm going to give is right after the fires. We had eight volunteers immediately start calling 2,134 STR owners to see if they would house people. Within two weeks, 11 said yes to house people for free. Four said yes for a fee. The rest said we'll wait, and they did, until we got an Airbnb grant and paid them at market rate. The next perspective I have is being raised in Silicon Valley. This is the second time I have lived through an escalation of short-term rentals. In Silicon Valley, my rent went from \$1,400 to \$2,020...2,020...\$2,200 in two years' time. I was a teacher at the time, and was forced to leave. There is no longer any person I grew up with in San Francisco...zero. I'm going to move on to when I was a teacher, a high school teacher. I had the honor of being an economics teacher. . . .*(timer sounds)*. . . And I think what we've been hearing lately is...is actually the effects of something called market saturation, not that there...that it is holding up tourism. It's actually the effects of market saturation. I'm happy to give the definition from a Hawai'i State economics book on that. So, that was what I was all going to present on. What I want to present right now is that...something that you guys are already doing, which is helping people purchase these homes when they come back to Maui. You...you did that with a home that Maui Rapid Response is currently purchasing from a short-term homeowner. You gave \$250 *[sic]* towards the purchase of that in this last budget. That home, as of tomorrow, will house 43 people in the past three years that are in transition, and are

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absolutely not able to live anywhere. One of those people that is in that home right now is a former County Councilmember who cannot afford to live anywhere . . . *(timer sounds)* . . . as a kūpuna. That's all. Happy to answer questions.

CHAIR KAMA: Thank you for those perspectives. Members, any questions for our testifier? Member Rawlins-Fernandez?

COUNCILMEMBER RAWLINS-FERNANDEZ: Mahalo, Chair. Aloha, Ms. Huguenin. Mahalo for your testimony. Sorry, that last part hit a little hard.

MS. HUGUENIN: Yeah.

COUNCILMEMBER RAWLINS-FERNANDEZ: In the context of your testimony, what do you mean by market saturation?

MS. HUGUENIN: Market saturation is when there's too many things, too many of the product on the...on the market. So, the free market works in supply and demand. It's based in that thing. So, we're in a...we're in market saturation. I looked up some facts from when I was still in San Francisco. In 2015, they hit market saturation. San Francisco City, market saturation for them was 12,000 short-term unit rentals. I believe we're at 13,000 as an island.

COUNCILMEMBER RAWLINS-FERNANDEZ: Mahalo. And then do you recall market rate when the STR owners finally rented after the fire?

MS. HUGUENIN: What the rate was? We just were told, as volunteers, they were going to wait to be paid what they...what the cost was to rent the home. So, I'm hearing a lot of owners, and I want to...I want to mahalo my current landlord, who used her STR profits to pay for three people's affordable rates of rental here on Maui. It can be done, but there was 11...11 of them that were willing to give just two weeks of free...free...free things. All the others said, I have to make...I have to break even. I don't know what their rate of break-even was. I imagine, though, it was what the Airbnb rates were because they were giving out 21-day things, and then we ended up in FEMA rates.

COUNCILMEMBER RAWLINS-FERNANDEZ: Mahalo, Ms. Huguenin. Mahalo, Chair.

CHAIR KAMA: Member Paltin, you had a question?

COUNCILMEMBER PALTIN: Thank you. Two questions. So, you said market saturation for San Francisco City was 12,000, and that hit in --

MS. HUGUENIN: 2015. So they --

COUNCILMEMBER PALTIN: -- 2015.

MS. HUGUENIN: -- Airbnb, I actually know the owners of. They...they started the...the company in 2008 with renting out a couch in their home during a convention, and made a couple bucks to help pay them their rent.

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COUNCILMEMBER PALTIN: So, my question is --

MS. HUGUENIN: Yeah.

COUNCILMEMBER PALTIN: -- what happened after market saturation in San Francisco City?

MS. HUGUENIN: I believe they started to pass legislation similar to this. But San Francisco now is a ghost town, if you've been.

COUNCILMEMBER PALTIN: The other question I had was, so when the people that you called up got paid, the longest that they let folks stay was 21 days?

MS. HUGUENIN: We passed the program off to others that ran the Airbnb program. We gave that list to those other nonprofits that were running that. But it was 21 days, and then --

COUNCILMEMBER PALTIN: . . .*(inaudible)*. . .

MS. HUGUENIN: -- they moved into the FEMA programs.

COUNCILMEMBER PALTIN: Do you know the reason why the voucher was 21 days? I mean, that's hardly enough to get your feet under you.

MS. HUGUENIN: I think that they were waiting for the government to have a better answer for housing everyone.

COUNCILMEMBER PALTIN: Okay. Thank you.

MS. HUGUENIN: Um-hmm.

CHAIR KAMA: Anyone else? None? Thank you very much, Ms. Huguenin.

MS. HUGUENIN: Thank you.

UNIDENTIFIED SPEAKERS: *(Applause)*

CHAIR KAMA: . . .*(inaudible)*. . .

MS. MCKINLEY: Chair, the next testifier is Andrew Church, to be followed by De Andre Makakoa, and then Pat Borge.

CHAIR KAMA: Go ahead, Mr. Church. *(pause)*

MR. KRUEGER: Mr. Church, it looks like you're still unmuted on...you're unmuted on our end, but not yours. You might be still having that error. It might be best for you to try and call in instead. We've posted the call-in information in the chat. Chair, at this time, we can --

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CHAIR KAMA: Yes.

MR. KRUEGER: -- proceed with De Andre Makakoa.

CHAIR KAMA: Yes, let's do that. Thank you.

MR. MAKAKOA: Aloha, Chair, and aloha, Council.

CHAIR KAMA: Aloha.

MR. MAKAKOA: My name is De Andre Makakoa. I'm testifying in support of Bill 9, and I appreciate you allowing us the opportunity to speak on this. Since you've heard the data and numbers from experts on both sides, and since I'm a camera person, I'm going to be just speaking on my own lived experience, having been born and raised here on Maui. So, growing up, we moved constantly. Almost every single year, we were switching schools. I went to school in every district on this island except for Hāna. I...the first time I ever lived in one place for longer than two years was as an adult in my 20s. I moved into a place with four other friends from high school so we could, you know, go to college together, and that was a two-bedroom, one-bath, one-parking condo that five of us crammed into, and we made it work, and we loved it, had so much fun. But my mom, she was priced out of paradise, right? When I was 16 years old, she fled the hardships here and moved to Oregon, seeking better opportunities. But after a lifetime of me being uprooted from town to town, I refused to make a move like that. So, I stayed with my father, who, a few months later went homeless, and then after that, I was couch surfing--uncle's house, aunty's house, friend's houses--until my ex-girlfriend's mom, she found out my living situation, and she took me in so that I could get accepted...or finish high school and get accepted to my top three university picks, and then leave for college. But that...that upbringing created this deep-rooted insecurity around housing that's crippling today. Like hearing other people talk about their struggles makes me...I tear up in the back because it's...it's hard to listen to because so many of us have been through it. I full-on bought into the grind mentality because of it. I read all the books, right? 10X Factor, Millionaire Next Door, Rich Dad, Poor Dad. I...I've trained myself to operate on four hours of sleep a day. I gave up watching sports and video games, stopped hanging out with friends, I gave up pursuing hobbies, and I started just starting businesses, whatever would catch, I would try and...I was under the impression I had to have an income stream for every single bill that I have . . . *(timer sounds)*. . . or else I'm not going to make it here. And so, I did that. And I had to instill this toxic work ethic into my own self that bleeds onto my family and my friends. And...but nobody should have to live like that. Even like my sister and my brother-in-law, they run multiple businesses. My brother-in-law sleeps less and works more than I do, and their teenage sons have a successful business. But it doesn't matter how hard we grind because every time we try to take a step forward, we get knocked three steps back. And I don't want my sons and their generation to have to sacrifice their health and their happiness for financial stability like our generation is having to. A parent should be able to take their kids out to the movies, or take a day trip to O'ahu without financial breakdown. You know what I mean? My grandfather was a postman, and he bought a three-bedroom, two-bath house with a giant yard, and they raised four

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kids and eight dogs, and my uncle still owns that property to this day. That should be the normal. People like us . . . *(timer sounds)*. . . who grind as hard as we do, honestly, in my opinion, we deserve a lot more. But we're grinding that hard for the bare minimum, and that's not okay. And I just ask...this bill, we know it's not a fix-all, but it's a huge step in the right direction --

CHAIR KAMA: Thank you.

MR. MAKAKOA: -- and it's a step that we need to be taking right now.

CHAIR KAMA: Thank you, Mr. Makakoa.

MR. MAKAKOA: Mahalo nui for your time.

CHAIR KAMA: Members, questions --

UNIDENTIFIED SPEAKERS: *(Applause)*

CHAIR KAMA: -- for our testifier? Seeing none. Thank you very much. Staff?

MS. MCKINLEY: Chair, returning to Andrew Church, to be followed by Pat Borge, and then Alan Lloyd.

CHAIR KAMA: Mr. Church?

MS. MCKINLEY: Mr. Church, if you're calling in by phone on the number 2473, we've enabled you. You could hit star-6 to unmute. *(pause)*

MR. CHURCH: Hello. Can you hear me now?

CHAIR KAMA: Yes.

MR. CHURCH: Hello?

CHAIR KAMA: Yes --

MR. CHURCH: Okay.

CHAIR KAMA: -- we can hear you.

MR. CHURCH: Aloha, Council Chair. Yeah, thank you. Aloha, Council Chair. My name is Andrew Church. I live on Maui. I'm here to express my strong opposition to Bill 9. My daughter and her mother were born in Maui. Her grandmother and great-grandmother were born in Moloka'i. Her great-great-grandfather was born on O'ahu. My family survives solely on the income from our short-term rentals in Kihei. Our properties are on the Minatoya list, a word I never heard before the Mayor's press conference in May 2024. This ban would essentially wipe out our primary source of income. The Mayor's flawed attempt to provide housing for one family could potentially leave my

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family homeless. Please understand three things. Our ability to short-term rent is the legally-codified use. The declarations for our properties clearly state that they allow for short-term rental use. These declarations were approved by the County of Maui when they were built. When we purchased our condos, I had no knowledge of the Minatoya list. My intentions were to never hurt or displace any residents of Maui. Before buying our condos, I checked the property tax historical assessments for my properties from 2015 to 2017. It says Hotel-Resort. From 2018 to 2025, it's the TVR/TR...STRH. In 2022, I visited the Property Tax Division and the Planning Department, where I confirmed my properties were 100 percent legal vacation rentals. I was never told about the Minatoya list by either department. I bought these properties out of frustration in dealing with the County and the permitting process. It took me almost two years to get a building permit for a seven-foot by seven-foot outdoor shower. Yes, two years. After experiencing this excruciating slow process, I decided I could not build, and sold my property to...to...to buy these...these condos because no permits were needed. I purchased another property in Kula in 2017. The Planning Department provided me with a zoning confirmation form that stated this property was zoned Rural half-acre. In 2019, the building inspector, Stan Gavin (*phonetic*), told me that I could build a second accessory dwelling. This property was--due to the new ADU Ordinance 4936. In 2023, after submitting my building plans for the second ADU, the Planning Department told me that I could not build a second ADU because . . .(*timer sounds*). . . they had adopted a new digital mapping system. My property was zoned...was now zoned Ag, even though the State still calls it Rural. That parcel has water, septic, electric, yet it still sits empty with the plans were...because the plans were stopped by the Planning Department. After the Lāhainā fires in 2023, I went back to the Planning Department and asked them if I could build on that empty parcel to help with the housing crisis. Again, they said no. After giving up trying to build, I was in shock when the Mayor announced his plans to now take away my legal codified right to short-term rent my condos. Bill 9 will be catastrophic for my family, and all the local residents that we employ. This ban will eliminate those jobs and income for their families. Again, I strongly oppose Bill 9. Thank you for your time. Aloha. Andrew Church.

CHAIR KAMA: Member Paltin has a question, as does Member Cook.

COUNCILMEMBER PALTIN: Thank you, Chair.

MR. CHURCH: Hello?

COUNCILMEMBER PALTIN: Thank you, Mr. Church. Just clarifying, you said you have three vacation rentals in South Maui?

MR. CHURCH: That's correct.

COUNCILMEMBER PALTIN: And do you mind disclosing who your realtor was? You said they never --

MR. CHURCH: . . .(*inaudible*). . .

COUNCILMEMBER PALTIN: -- let you know that these were on the Minatoya list?

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MR. CHURCH: The selling agents were Brandon James (*phonetic*) and Landin Gentry.

COUNCILMEMBER PALTIN: Thank you.

MR. CHURCH: One was Keller Williams. I don't know...I don't know who the other one was.

COUNCILMEMBER PALTIN: Thank you.

CHAIR KAMA: Member Cook?

MR. CHURCH: Those were the selling agents, yes.

CHAIR KAMA: Member Cook?

COUNCILMEMBER COOK: Thank you, Mr. Church. My clarifying question is, have you been able to build on your property yet?

MR. CHURCH: No.

COUNCILMEMBER COOK: How long have you been trying?

MR. CHURCH: Well, I...I've been...I...I was...I was trying since 2019, but in 2023, my plans were held up by the Planning Department because they...they clarified that the Dead Sea Scroll--I believe it was called the Dead Sea Scroll system, paper system, was no longer a law, and the new digital system was law. And...but I have a stamped and...I have a stamped and...what do you call it?...zoning....zoning and flooding confirmation form, stamped and signed by the County.

COUNCILMEMBER COOK: Okay. Thank you...thank you for...thank you, sir, for coming and sharing that today. And hopefully, we can get a permit. Thank you.

CHAIR KAMA: Okay. Oh, Member Paltin has another question.

COUNCILMEMBER PALTIN: Sorry. Thank you, Chair. Thank you, Mr. Church. For your Rural-zoned property, was it the same realtor?

MR. CHURCH: I'm sorry? No, for the...I didn't understand the question.

COUNCILMEMBER PALTIN: The property that you said that you thought was...you said you were told it was Rural, but then the Planning Department...

MR. CHURCH: Oh, that's a different property. That's...that's...yeah, that's...that's in Kula. That property's in Kula. It's not a short-term rental.

COUNCILMEMBER PALTIN: And...and did...do you have the same realtor, or a different realtor?

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MR. CHURCH: No, no, no. That was...I bought it in 2017. I haven't talked to that realtor since.

COUNCILMEMBER PALTIN: Who was the realtor?

MR. CHURCH: Actually, the realtor...I don't remember the name. To be quite honest with you, the realtor told me to go to the Planning Department and get a zoning...zoning and flood confirmation form, which I did. I followed their instructions.

COUNCILMEMBER PALTIN: Okay. Thank you.

CHAIR KAMA: Any other questions, Members? Seeing none. Thank you very much, Mr. Church. Members, it's getting to that time now.

MR. CHURCH: Thank you.

CHAIR KAMA: And instead of going into another testifier, I want to be able to call our morning break at 10:28 a.m. until 10:40 a.m. Recess. . . .*(gavel)*. . .

RECESS: 10:28 a.m.

RECONVENE: 10:50 a.m.

CHAIR KAMA: . . .*(gavel)*. . . Will the recessed...will the recessed HLU Committee meeting of June 9th, 2025, come back to order. It is now 10:50 a.m. Staff, would you please call the next testifier, please?

MS. MCKINLEY: Chair, the next testifier is Pat Borge, to be followed by Alan Lloyd, and then Mike Marquez. *(pause)* Mr. Borge, you're unmuted on our end. *(pause)* Mr. Borge, you might need to leave the meeting and come back, or call in on the phone number listed in the chat. Chair, we could go ahead with --

CHAIR KAMA: Yes.

MS. MCKINLEY: -- Alan Lloyd, once I --

CHAIR KAMA: Yes.

MS. MCKINLEY: -- unmute him. *(pause)* Mr. Lloyd, if you could go ahead, please?

CHAIR KAMA: There, I see him. *(pause)* We can't hear you.

MR. KRUEGER: Chair, Mr. Lloyd might be encountering that same issue where his microphone's grayed out. So, same thing, Mr. Lloyd, you might need to leave the meeting and rejoin quickly to...in order to...to fix that bug. If not, you can attempt calling in to the meeting, using the call-in information we've posted in the chat. *(pause)* Chair, we can attempt --

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CHAIR KAMA: Staff?

MR. KRUEGER: -- Mike Marquez, we've also unmuted him on our end.

MR. MARQUEZ: Hi. Can you hear me?

CHAIR KAMA: Yes.

MR. KRUEGER: Yes, we can hear you.

MR. MARQUEZ: Awesome. Thank you for your time today. My wife and I took everything we had, bought a condo on Maui a few years ago. I'll say that we are in opposition of the bill. We bought...we bought this place because we love Maui. We are very conscientious owners. We have a binder in our condo that is filled with recommendations for things to do, see, and places to eat. In it, we promote only local businesses, and local tour guides, and local drivers. We promote local restaurants. We recommend many activities, encourage guests to support local. We only employ locals to care for our home in between housekeepers and maintenance. If this bill goes through, she will lose her business, and have no way to support her family. Our housekeeper has chosen not to testify, as she is scared of repercussions. I feel there's more exploration needed for better resolutions to the issues at hand. For example, with thousands of properties currently on the market, what if the County was to help purchase those at fair market value? I feel the real winner in this is not the local residents, but the hotels that support this bill. By eliminating a good majority of their competition, they will be able to raise their prices, resulting in more money in their pockets, which many of the hotels are based on the mainland, which will...the...where...where the money will go. Our actual cost for the condo is slightly over five grand a month. And yes, I'm not to say what's affordable and not affordable for everybody involved, but we've had an over 25 percent increase in our cost to own since the fires, which I understand with insurance, special assessments, things like that. Then also, the...the surprise costs of, you know, water heaters going out and things like that. For us to rent long-term, we would have to come somewhere close to that, which I don't feel, especially from the testimonies before, would be anywhere near affordable of what everybody's saying. . . .(timer sounds). . . But the question I have is, what will the families of the locals that we employ be able to afford after losing their businesses that they worked so hard for? If this bill does go through, we will not consider long-term renting or selling our home. We purchased our condo, first and foremost, for our family. If we rent long-term, we would not be able to use it ourselves, and that is our primary purpose. After the fires, we personally donated a significant amount of money, in addition to loads of donations, including diapers, formula, baby formula, anything we could to really help. We also actively donate to Maui Humane Society, and occasional other charities. This bill will do nothing for the County or affordable housing, other than deprive STR tax funds, and tourism spending, and potential costs in litigation in the future. The big thing I worry about is the implications of what this really does, and I worry . . .(timer sounds). . . and question how many people are going to actually sell their properties if this does go into effect, and how many homes it's going to provide.

CHAIR KAMA: Thank you --

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MR. MARQUEZ: Thank you.

CHAIR KAMA: -- Mr. Marquez. I think Member Paltin has a question for you.

MR. MARQUEZ: Okay.

CHAIR KAMA: Thank you, Chair. Thank you, Mr. Marquez, for your testimony. I just wanted to clarify, you know, like when you were saying you promote local restaurants and local --

MR. MARQUEZ: Yes.

COUNCILMEMBER PALTIN: -- and you only use local housekeepers. Is there an --

MR. MARQUEZ: Correct.

COUNCILMEMBER PALTIN: -- option to get off-island housekeepers?

MR. MARQUEZ: No. So, that is a good question. What I mean by that is, the only people that we try to employ are people that are locals, that live on the island, that have businesses there, not big companies. Like, we don't use big management companies for any of the stuff like that that goes to big corporations. We use only people that are running their own personal businesses.

COUNCILMEMBER PALTIN: And...and so, then do you provide them with healthcare and things like that?

MR. MARQUEZ: No, we do not. But we pay a rate that they request.

COUNCILMEMBER PALTIN: Okay. Got it. Thank you for that clarification.

CHAIR KAMA: Any other...

MR. MARQUEZ: Thank you.

CHAIR KAMA: Member Tom Cook has a question for you, Ms. [sic] Marquez.

MR. MARQUEZ: Okay.

COUNCILMEMBER COOK: Thank you, Mr. Martin [sic]. My clarifying question, are the people that work...are some of the people that work for you, or do you understand, are they self-employed, are small businesses?

MR. MARQUEZ: They are, yes.

COUNCILMEMBER COOK: Okay. Thank you.

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MR. MARQUEZ: Thank you.

CHAIR KAMA: Any other questions, Members? Seeing none. Thank you so much, Mr. Marquez. Staff?

MR. MARQUEZ: Thank you.

MS. MCKINLEY: Chair, we'd like to go to the person calling in with the last four digits 9527, to see if that is either Pat Borge or Alan Lloyd rejoining.

MR. LLOYD: If you can hear me, my name is Alan Lloyd. Can you hear me?

MS. MCKINLEY: We can hear you. Go ahead. Thank you.

MR. LLOYD: Good. Thank you. Aloha, my name is Alan Lloyd. I'm a Wailuku resident, and a representative of the Maui Tenants and Workers Association. I've taken a member poll of our members, and the majority of the Tenants Association supports Bill 9. We do have a caveat. We do support Bill 9, but the caveat is, we're concerned that it will not control rents, which are still unaffordable to those with moderate- and low-income. For example, I just looked on Zillow, and at Sunset Terrace in West Maui, a one-bedroom is \$2,300 a month. So, we ask your decision...we ask after your decision on Bill 9 that this body consider legislation on rent stabilization. Now, the Mayor hypothesizes that if the County adds more rentals to the housing stock, assuming that the Minatoya owners will rent, that that will bring rents down to affordable levels. As I have presented, and the associates presented to this Council before, research on this...on this issue does not validate that hypothesis. Research shows that adding rental supply does bring rents down, but not enough for the moderate- and low-income to afford. An urban displacement project study by UC Berkeley and UCLA study the theory that just building more housing will eventually create more affordable rental units, and found there is no evidence to support this claim. Again, we support the passage of Bill 9. Mahalo for your time.

CHAIR KAMA: Members, questions for our testifier? Seeing none. Thank you. Thank you, Mr. Lloyd. Ellen?

MS. MCKINLEY: Chair --

MR. LLOYD: Thank you.

MS. MCKINLEY: -- the next testifier is Davileigh Kahealani Naeole, to be followed by James Harber, and Kelsey Mapa. *(pause)* Chair, seeing no response, the next testifier would be Ellie Mapa...or Eli, sorry, Mapa, to be followed by Rick Viebahn--and I believe he's on and we need to enable him--to be followed by Kiley Adolpho. *(pause)* Rick, can you unmute yourself and go ahead, please? *(pause)* Microphone icon at the top of the screen on the right.

MR. KRUEGER: Chair, Mr. Viebahn might be having that same error where the microphone is disabled, even though we've enabled it. So, Mr. Viebahn, you might need to leave the

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meeting and rejoin real quickly, or alternatively, you can call in. Chair, we do see Kelsey Mapa at the podium. Perhaps we can call her.

CHAIR KAMA: Okay. Go ahead.

MS. MAPA: Aloha, County Council. My name is Kelsey Mapa. I am here to stand with my community and testify in strong support of Bill 9. I was born and raised here, graduated from Maui High a few years after the legendary Matt Jachowski, and currently live in Pukalani with my husband and our two children. My children inspire me to be actively engaged in creating the more just and equitable world I wish to pass on to them and their peers, which is one reason why I am here today. The passage of this bill will affect all of us, but definitely some more than others. Over the last couple of weeks, I have heard opposition to this bill repeating the same arguments over and over, so before I share a little bit about myself and why this is important to me, I would like to reiterate key points from the Mayor's report and public testimony that I feel should guide this decision. First of all, construction is not a viable solution. Building 2,275 new resident homes in West Maui would take 73 years, and building 3,694 new resident homes in South Maui would take 208 years at current construction rates. Second, 94 percent of lost lodging revenue will be lost by nonresident owners, money that was never going to circulate and help our local economy anyways. Third, the water used by the 6,000 TVRs proposed to be phased out is enough to support 6,000 resident homes, and an additional 3,600 to 7,200 new resident homes. Fourth, with the phase-out, condo prices on Maui are expected to decrease by 25 percent by 2027, making the units attainable to 49 percent of Maui households. And lastly, in regards to sustain...suitability of these units, several unhoused community members stated that they would rather be housed in these condos than in their cars. Many other community members, including Kānaka Maoli, mentioned that they would rather live in these units than be forced to move away. I also think it is important for all of us to remember that people existed here for hundreds of years without short-term rentals. If you are a millennial like me, or older, this includes part of your lifetime. We will be okay . . .(timer sounds). . . without them. I am confident that our creative and resilient community will find a way to thrive as we transition to an economy that prioritizes meeting people's basic need for housing over profits and greed. Anyways, with the little time I have left, this is important to me because I left Maui to go to college and study economics nearly 15 years ago, and finally saved up enough to come home in June of 2023, just before the fires. We were and are still so lucky to be here, but the Maui my family came home to is vastly different from the one I grew up in. So many of my family members, friends, and classmates are no longer here, not because they don't want to be, but because they cannot afford to be. Something needs to change, and it needs to change now. Passing Bill 9 is our best, most realistic course of action. It is what is best for the collective. Please pass Bill 9 to ensure that the people of Maui have access to housing. Mahalo.

UNIDENTIFIED SPEAKERS: *(Applause)*

CHAIR KAMA: Thank you. Members, questions? Member Paltin has a question.

MS. MAPA: Oh, yes.

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COUNCILMEMBER PALTIN: Thank you, Chair. Thank you, Ms. Mapa. The part where you said millennials remember before short-term rentals were like the normal thing?

MS. MAPA: Yeah.

COUNCILMEMBER PALTIN: Just clarifying that you meant like through Airbnb, or online bookings, and things like that?

MS. MAPA: Yeah.

COUNCILMEMBER PALTIN: Because I guess they used to have it like before the Internet, but it wasn't like how it is now.

MS. MAPA: Yeah. I think growing up, I remember there were like some families that I knew that would have like their own little Airbnbs at their...or B&Bs at their homes, but they lived in those homes, and they're renting out like a room or something, and it wasn't like out of control, like how it is right now.

COUNCILMEMBER PALTIN: Like kind of faceless through the online platform kind of thing --

MS. MAPA: Yeah.

COUNCILMEMBER PALTIN: -- like you had a relationship with your travel agent, or something like that.

MS. MAPA: Yeah.

COUNCILMEMBER PALTIN: Okay. Thank you.

MS. MAPA: Thank you.

CHAIR KAMA: Any other questions, Members? Seeing none. Thank you so much, Kelsey.

MS. MAPA: Thank you. Eli's going to go next. Wish us luck.

MS. MCKINLEY: Chair, proceeding with Eli Mapa, to be followed by, I believe, the person online as Kahea might be Davileigh Kahealani Naeole, and then Rick Viebahn.

MS. MAPA: Are you ready? Go.

MR. MAPA: Aloha. My name is Eli. I'm from Pukalani. I support Bill 9. People deserve to have a home. I'm sad when I see people don't have a home. . . .*(inaudible)*. . . grown-ups seem to forget.

MS. MAPA: Please remember...please remember and fix this before I grow up.

MR. MAPA: And please remember and fix this before I grow up.

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CHAIR KAMA: Thank you.

MR. MAPA: Mahalo . . .*(inaudible)*. . .

CHAIR KAMA: ‘Ae.

UNIDENTIFIED SPEAKERS: *(Applause)*

CHAIR KAMA: Goodbye. Thank you. Thank you. Thank you.

MR. MAPA: I’m done. I’m done.

CHAIR KAMA: Staff?

MS. MCKINLEY: Chair, let’s go to Kahea, who is online, and please let us know if that is Davileigh Kahealani Naeole.

CHAIR KAMA: Davileigh Kahealani Naeole?

MS. NAEOLE: Aloha. Can you hear me?

CHAIR KAMA: Proceed.

UNIDENTIFIED SPEAKER: Yes.

MS. NAEOLE: Okay. Aloha mai kākou. My name is Davileigh Kahealani Naeole, and I’m testifying today to express strong support for Bill 9. I support this bill because my mom taught me to stand up for what’s right. She raised me to use my voice with purpose, and to recognize that as a Native Hawaiian, I carry a kuleana to stand with and advocate for my people. So, while Bill 9 isn’t perfect, it’s the strongest tool we have right now to confront the housing crisis with the urgency that it demands. It draws a much-needed line that housing on Maui should serve Kānaka Hawai’i and multi-generational local residents first. Not visitors, not speculators, not part-time residents, and not those who prioritize protecting their investment over the needs of our local community. This claim about division in our community missed the point. Our community is already divided. Our community is divided by wealth, by privilege, by an interpretation that has favored visitors over residents for decades. You heard hours of testimony about how we might lose with Bill 9. Well, let me be clear. If you don’t support this bill, we will absolutely lose something. We will lose more families. We will lose more of our future. And that’s not hypothetical, that’s happening right now. And in this moment of crisis, how can we justify allowing apartment buildings to function as hotels? How can we not act when thousands of units are used for tourism, while our local families live in cars on the beaches and in overcrowded homes? So, no doubt someone is going to bear the economic burden for the decision this Council makes on this bill. But too often, generation after generation . . .*(timer sounds)*. . . the brunt of that burden has fallen on Native Hawaiians and local families. Opposing Bill 9 preserve...preserves the status quo, and the status quo is not working. So, if you are considering opposing this bill, before you vote, I ask you to consider two question [*sic*], Councilmembers. One, why do

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our most vulnerable families end up carrying the heaviest load every time a policy changes? Why do we keep asking locals and Native Hawaiians to shoulder the cost of every possible downside? It's time for you folks to shift the weight off of our families. And I'm not ashamed to say that I expect you to put Kānaka and multi-generational local families first, and that I expect us to be prioritized over profits, and that I expect housing for our people to become first . . . *(timer sounds)* . . . before accommodation for our visitors. So, please keep those connected to this 'āina top of mind as you make this decision.

CHAIR KAMA: Thank you.

MS. NAEOLE: And let's be honest, no one piece of legislation is going to solve everything, but I think this bill is in the --

CHAIR KAMA: You're time is --

MS. NAEOLE: -- is one step in the right direction.

CHAIR KAMA: -- your time is up, Kahea. So, Members, any questions for our testifier? Member Rawlins-Fernandez has a question.

COUNCILMEMBER RAWLINS-FERNANDEZ: Mahalo, Chair. Aloha, Ms. Naeole. Mahalo for your testimony. What was that last line you said? Sorry, we couldn't hear. I couldn't hear.

MS. NAEOLE: I was just saying what I had before. This legislation's not going to solve everything, but the bill is a step in the right direction. And I just wanted to urge this Council to support it, not because it's perfect, because at least it'll demonstrate to our community that you folks believe in putting us first.

COUNCILMEMBER RAWLINS-FERNANDEZ: Mahalo for...

MS. NAEOLE: And somebody needs to start doing that.

UNIDENTIFIED SPEAKERS: . . . *(applause)* . . .

CHAIR KAMA: . . . *(gavel)* . . .

COUNCILMEMBER RAWLINS-FERNANDEZ: Mahalo for your testimony. Mahalo, Chair.

CHAIR KAMA: Members, any other questions for our testifier? Seeing none. Thank you.

MS. NAEOLE: Mahalo.

CHAIR KAMA: Staff?

MS. MCKINLEY: Chair, we'll try to return to Rick Viebahn online, and then Kiley Adolpho, and to be followed by Pamela Tumpap.

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CHAIR KAMA: Mr. Viebahn? Yes, proceed.

MR. KRUEGER: Mr. Viebahn, you're unmuted on our end still. You might still be having that issue where you can't unmute on your end. At this stage, we recommend that you call in. We'll be on the lookout for your phone number. We've...we've posted the call-in information in the chat.

MS. MCKINLEY: Chair, the next testifier is Kiley Adolpho, to be followed by Pamela Tumpap. *(pause)* Chair?

CHAIR KAMA: Yes, go ahead.

MS. MCKINLEY: I believe we still need to unmute Pamela Tumpap. Just a minute. *(pause)* She's unmuted on our end, Chair.

MR. KRUEGER: Ms. Tumpap, you might be having that same error where your microphone...we've enabled it on our end, but it's still not enabled for you. So, at this time, you could try leaving the meeting and rejoining quickly, or you could try calling in.

MS. MCKINLEY: Chair, the next testifiers are Brian Parris, to be followed by Susan Pu, and then Cloe.

CHAIR KAMA: Okay. While we're waiting for them, I just want to check in with Chair Lee. Chair Lee? Can you tell us where you are, and if there's anyone in the room with you?

COUNCILMEMBER LEE: Okay. Can you hear me?

CHAIR KAMA: Yes.

COUNCILMEMBER LEE: Okay. I am in my office. I came down here because I started coughing again. So, I'll be here, and there's no one here in my office. Thank you.

CHAIR KAMA: Thank you.

MS. MCKINLEY: Chair, seeing no response from those we've just called. *(pause)* There is a Cloe on the line with slightly different spelling. Oh, wait, I see Rick Viebahn. *(pause)*

MR. VIEBAHN: Hello?

MR. KRUEGER: Mr. Viebahn --

CHAIR KAMA: Yes.

MR. KRUEGER: -- we can hear you.

MR. VIEBAHN: Can you see me?

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MR. KRUEGER: Unfortunately --

MR. VIEBAHN: No?

MR. KRUEGER: -- we can't see you at this time, but we can --

CHAIR KAMA: It's...it's okay.

MR. KRUEGER: -- hear you. So, if you'd like, you can still proceed with your testimony.

MR. VIEBAHN: Actually, I think it's coming up. Good morning. My name is Rick Viebahn, and I'm a Kihei resident, and I strongly oppose the short-term rental bill. Actually, this is the third time I've tried to get on, as well as probably the fourth time today, because I keep getting kicked off, but that's another situation. Okay. First of all, I own a unit, the Milowai Condominiums, located in Mā'alaea. This condominium is on the Minatoya list. When it was built, it was meant to be used as a vacation rental. This property is listed as a condo hotel for property tax purposes. Not a lot of the other buildings are listed that way. I've seen that on my property tax bill. My property's not designed for long-term rental use. It'd be very hard to rent, or even buy it. Listen to these reasons carefully. If a local resident wanted to buy my unit, they can't get a loan. It must be a cash-only transaction. How many residents, including myself, have \$600,000 available? This building is on a land lease, and can only get...and only has 12 years left on the lease. Therefore, no banks can...will finance a loan. I have checked, I had to buy this with my own money. You can't even get a home equity loan on this property. So, no one's going to be able to buy it. Because I don't think...very few...well, mainlanders, of course. Okay. There's way too many rules to live in this condominium and be happy due to the HOA rules. No smoking anywhere on the property, outside or anywhere on the property. No visitors after 10:00 p.m. No pets, no cats, no birds of any kind can be on the property. No surfboards, no stand-up boards, no kayaks, no canoes can be stored anywhere on the property. No moped storage, which I have, anywhere on the property. You only get one parking spot, and my unit has less than 500 square feet. No children allowed in the pool without...without an adult, and no swimming after 9:00 p.m. There's very strict rules. Only one small closet with each unit inside the unit. Apartments are not handicap accessible. There's no bicycle storage, no large . . . *(timer sounds)* . . . plants on the lanai, and 95 percent of the building is one bedroom with a very small living room. It's way too expensive to rent here. My unit, a one-bedroom condo, has a very large HOA fee...it's \$2,500 a month. My insurance is \$3,000 a year. My property tax is 4,000 because I don't live in it. Plus, I have utilities, cable bills. In order to make...make payments and break even, I would have to charge \$4,000 rent. This is an ocean view, right on the beach, condominium. Across the United States, any property that has ocean view on the beach is usually out of...out of reach for local residents that have common jobs, such as nursing, police, office, contractors, et cetera, et cetera. Those types of places, location...locations in real estate, are never affordable to common citizens in any city unless you're rich. What local would ever want to spend that kind of money and live in those type of restricted conditions? If that bill goes through, I won't be able to rent my property to locals. It's too expensive

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for me. It's too small, too expensive, too restricted for me to live in it. I would have to sell it. . . *(timer sounds)*. . . No local's going to buy it, okay?

CHAIR KAMA: Thank you, Viebahn.

MR. VIEBAHN: But I have more.

CHAIR KAMA: Members, questions? Member Sugimura, and then Member Paltin, is your . . . *(inaudible)*. . . or is that...

COUNCILMEMBER PALTIN: Yeah, no questions.

CHAIR KAMA: Okay.

COUNCILMEMBER PALTIN: Sorry.

CHAIR KAMA: Member Sugimura?

COUNCILMEMBER SUGIMURA: Thank you. Thank you very much. And what was the name of your property?

MR. VIEBAHN: The Milowai.

COUNCILMEMBER SUGIMURA: I'm sorry, what?

MR. VIEBAHN: The Milowai in Mā'alaea.

COUNCILMEMBER SUGIMURA: Mililani [*sic*]. Okay. Thank you.

MR. VIEBAHN: No, not Mililani, Milowai.

COUNCILMEMBER SUGIMURA: Milowai. Okay. Thank you.

MR. VIEBAHN: Milowai. And it's a leasehold. You can't get a...you can't get a loan on it.

COUNCILMEMBER SUGIMURA: Thank you.

CHAIR KAMA: Member U'u-Hodgins?

VICE-CHAIR U'U HODGINS: Thank you, Chair. Mili...Miliwai [*sic*], what is it? Can you spell that?

MR. VIEBAHN: Milowai. I'll...I'll spell it. M-I-L-O-W-A-I.

VICE-CHAIR U'U HODGINS: Milowai. Okay. Thank you.

COUNCILMEMBER SUGIMURA: Milowai.

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VICE-CHAIR U'U HODGINS: And so, there's...

MR. VIEBAHN: Milowai. Milo.

VICE-CHAIR U'U HODGINS: There's --

MR. VIEBAHN: Sorry.

VICE-CHAIR U'U HODGINS: -- 12 years left on your leasehold, is that what you said?

MR. VIEBAHN: Yes. And therefore, banks will not finance it. I tried hard. I wanted to buy another unit, because I wanted to live there, but I could not afford. Obviously, I couldn't get a loan so --

COUNCILMEMBER PALTIN: Okay.

MR. VIEBAHN: -- I wanted to even use the home equity of my loan, and I couldn't even use that to purchase another property --

VICE-CHAIR U'U HODGINS: Okay.

MR. VIEBAHN: -- to live in it.

VICE-CHAIR U'U HODGINS: So, it was only cash. There's no mortgages. So...okay.

MR. VIEBAHN: No.

VICE-CHAIR U'U HODGINS: And --

MR. VIEBAHN: Well, for me...

VICE-CHAIR U'U HODGINS: -- for the record --

MR. VIEBAHN: Yes. Wait a second.

VICE-CHAIR U'U HODGINS: For the record...thank you, I heard what you have to say. For the record, my whole family grew up next to the ocean, so you might want to check what locals you know that live next to the ocean, but I appreciate your thoughts. Thank you.

MR. VIEBAHN: Okay.

CHAIR KAMA: Member Cook?

COUNCILMEMBER COOK: Thank you, Chair. Mr. Vetterbaum [*sic*], what happens...like when you bought your property, when you own it, what happens when the leasehold is pau, or finished?

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MR. VIEBAHN: Well, actually, if the leasehold is not renewed, and if the people want...the owners want to remove or not renew, they can actually have our property removed. They'll tear down the building, and they can keep the land.

COUNCILMEMBER COOK: Okay. Thank you.

MR. VIEBAHN: But it's been...it's been renewed like two or three times, but...

CHAIR KAMA: Thank you so much, sir. Staff?

MS. MCKINLEY: Chair, we'd like to return to Pat Borge, if possible. *(pause)*

MR. KRUEGER: Chair, we've enabled Mr. Borge on our end. They might be having that issue where...that bug where their microphone is...can't be unmuted on their end. At this stage, we'd recommend you could...you could try and leave and rejoin real quickly, or you can try calling in, Mr. Borge.

MS. MCKINLEY: Chair, we understand that Kiley Adolpho is in the Chamber, and then...to be followed by Pamela Tumpap.

CHAIR KAMA: Go ahead, Kiley.

MS. ADOLPHO: Thank you. Good afternoon. My name is...my name is Kiley Adolpho, and I support Bill 9. I wear different hats in the community, but today I am a mother of two, and a lifetime renter...a lifetime renter. Becoming a lifetime renter was never my plan. Never in my entire life have I thought that my hopes and dreams of owning and...and living in a home in my native birthplace would be unreachable, and that I would need to accept that my dream, and my parents' dream of me owning a home would never come true...never. But now I helping my children chase their dream for themselves. The presentation that was given by Mayor Bissen's Administration so vividly depicted the true stories of the lives of our island people. I'm working so that my grandchildren have the possibility of having a home with grass to play on, trees to climb upon, animals to raise, and land to farm. Not an apartment--and this has nothing to do with those who choose to be in an apartment--but this is what I want for my children. Our native island people should not be imprisoned by apartment buildings because that's the only choice we are given. Our native island people need land, need to touch ground, need to be close to the ocean. These things, my...my hopes and my dreams, my options, were bought from outside settlers, developers, and business owners. Over a lifetime of renting, and I give you numbers-- . . .*(timer sounds)*. . . you got to hear this numbers--I have given nearly \$500,000 to my landlords to pay for their mortgage, to build their credit, and then take the profit they made off of me and take another home off of the market, and raise my rent again to pay for it, while I take on two part-time jobs, which I just came from, on top of my own profession. I struggle to save money for a home, and contemplate homelessness as a way to save...and homelessness actually became a reality for me as a professional. In another ten years, when I could possibly, possibly retire, I would be paying \$730,000 in rent. By now . . .*(timer sounds)*. . . in ten years, I would have owned my own home.

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CHAIR KAMA: Thank you, Kiley. We're going to ask --

MS. ADOLPHO: Please support Bill 9. Thank you.

CHAIR KAMA: -- if the Members have questions. Members, questions --

MS. ADOLPHO: Thank you.

UNIDENTIFIED SPEAKERS: *(Applause)*

CHAIR KAMA: -- for Ms. Adolpho? Seeing none. Thank you so very much.

MS. ADOLPHO: Okay. Thanks.

CHAIR KAMA: Staff?

MS. MCKINLEY: Chair, we can try to return to Pat Borge if they're the one calling in on the last four digits 2320, to be followed by Pamela Tumpap. *(pause)* Ms. Tumpap, is that you...on 2320? Star-6 to unmute, please. *(pause)*

MS. TUMPAP: Aloha. Can you hear me now?

CHAIR KAMA: We can hear you. Proceed.

MS. TUMPAP: Wonderful. Thank you so much. Good morning. I'm Pamela Tumpap, President of the Maui Chamber of Commerce. I'm registered as a paid lobbyist for the Chamber of Commerce specifically, for the Maui Chamber of Commerce specifically, and I'm not an attorney. I know we all agree that Maui faces a severe housing crisis for our local families, and sadly, I wish we didn't have to be here because we've had...long had other options. The Chamber has championed affordable and attainable housing and rentals for residents, including the houseless, those struggling post-wildfires, local workers, and business owners, for children and grandchildren who would like to return home for decades. We face the same issues--permitting delays, lack of house building, which we could have done when interest rates was much lower, land, infrastructure, water, wastewater, and more--including, you know, how high we go on buildings, where many said we didn't want to go into multi-stories, but clearly we do, and need to today. Sadly, our problems are bigger than this bill, and, you know, our focus really needs to be on fixing these long-term problems. Because as we're creating new bills, the existing problems still remain, and will hamper us moving forward, you know...and not to mention rising construction rates that are a huge problem these days, and then tariffs, which are going to cause bigger issues as well. So, we understand why people feel this is a good solution because you're talking about already-built housing solutions. But there are many solutions we've looked at that have created unintended consequences. We fought for urgent housing solutions back in 2017 and 2019 with two housing forums. We offered FEMA locally-developed housing solutions, but unfortunately, they chose others after the wildfires. Today, as a result of their efforts, rental prices remain high as a result, and housing that could have been built with the money spent on rentals now has been lost. And, you know, in 2019, we indicated at our housing forum that

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valuations were going up significantly . . .(timer sounds). . . which would negatively impact our owners. I'm just going to say that we have many concerns about this bill. We have fought for things and fought for solutions. There are many other options that we would like to explore. We have some ideas, all of which I'm not going to get to cover in this minute, but just to say that we want to make sure that what we do doesn't create unintended consequences. And we feel there are many options that haven't yet been addressed that could be explored, and...and data that's needed as we move forward with exploring this bill. So, I just wanted to share that. And therefore, we cannot support it at this time, but we'd like to work with you on other options.

CHAIR KAMA: Members, any questions for our testifier? Member Paltin has a question for you.

COUNCILMEMBER PALTIN: Thank you, Chair. Thank you --

MS. TUMPAP: Yes, thank you.

COUNCILMEMBER PALTIN: -- Ms. Tumpap, for your testimony. It sounded like full support of Pulelehua?

CHAIR KAMA: Hey.

MS. TUMPAP: Well, we did...we have supported that project. There have been some issues with actually asking for increased funding for water. So, we have some concerns about that, but we are still open to that. But we do need all options --

COUNCILMEMBER PALTIN: So, that's like a maybe?

MS. TUMPAP: -- and over the past decade, many building solutions...

COUNCILMEMBER PALTIN: Was that a maybe, or...

MS. TUMPAP: I would...I would say yes, it's a...it's a maybe at this time. Well, we supported the first plan. It's the question of additional funding.

CHAIR KAMA: Yeah.

COUNCILMEMBER PALTIN: Okay. Because...working with the Mayor on something, so counting on your support. Thanks.

CHAIR KAMA: Any other questions, Members?

MS. TUMPAP: Thank you. I look forward to learning more.

CHAIR KAMA: Thank you very much, Ms. Tumpap.

MS. TUMPAP: Thank you.

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MS. MCKINLEY: Chair, if we could return to Lauren Palakiko. She's on Teams.

CHAIR KAMA: Okay.

MS. MCKINLEY: To be followed by Pat Borge, if they're there, and then Spencer Headley.
(pause)

MS. PALAKIKO: Hi. Can you hear me?

CHAIR KAMA: Yes.

MS. PALAKIKO: Aloha, Chair Kama, Vice-Chair U'u-Hodgins, Committee and Councilmembers. My name is Lauren Palakiko. I'm born and raised in Lāhainā, and a realtor here on Maui. We all know and agree that Maui lacks housing for our residents. The biggest truth that is not being understood by many is, we have been depleting our most precious finite resource, water. While being in the worker...while being a worker in the tourism industry for many years, I have witnessed and learned about the massive use of water to clean just one unit, to launder all the bedding, the towels, to fill the tubs, sinks and dishwashers, the pools and landscaping water usage on top of that. If you have read any articles, or attended any CWRM meetings, you know our aquifer on Maui is being depleted. This is our drinking water. You cannot see the source, so people don't understand it. The most obvious water issue you can see is our rivers getting lower and drying up. All of these factors have led to our land drying up, and massive wildfires igniting every time there's wind and one spark. Some like to toss out there that we need to develop, develop, develop, but we can't frivolously develop. Pulelehua, which I have personally been on the waitlist since 2004, over 20 years, is ready to develop and cannot start because there's not enough water. I would like to suggest the Land Use Committee hui up with the Commission of Water Resource Management to learn how dire our water situation on Maui is. There should be a partnership between you two to avoid a back and forth, making actual development productive, possible, and advantageous to our community. It is unfortunate to see the division between opposing sides of this bill. I stand with my community, knowing housing is a great contributing factor to our people's health, dignity, and ability to better ourselves. This is the reason I got my license and pursued real estate, to assist and enable our people to buy and own their own homes here, at home on Maui. Although I do not think every property on the Minatoya list should be banned . . .*(timer sounds)*. . . from short-term rentals, they should be well-scrutinized, and those that are truly best fit for STR should be rezoned to Hotel. I lived at the Spinnaker for years when I was a child before STRs ever started in there. I also lived in Polynesian Shores when there were quite a few long-term residents and owner-occupants there. The argument that all of these properties are unfit for long-term is simply not true. To make these properties more affordable for long-term rental, I suggest eliminating the pools, which may eventually cause more water to be available for development, and allowing owner-occupants to care for their grounds and maintenance. This should lower HOA maintenance substantially. The reason I got into my profession is to serve my community and be beneficial to them, not detrimental. I hope this is true for all of you as well, as Councilmembers. Mahalo for your time, and considering our voices.

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CHAIR KAMA: Members, questions for the testifier? Seeing none. Thank you so much, Ms. Palakiko. Staff?

MS. PALAKIKO: Thank you.

MS. MCKINLEY: Chair, there may be a couple of other individuals in the Chamber, James Van Blarigan, and Peter deAquino.

CHAIR KAMA: Okay. Peter's here.

MS. MCKINLEY: To be followed by Spencer Headley.

MR. VAN BLARIGAN: Aloha.

CHAIR KAMA: Aloha.

MR. VAN BLARIGAN: Yes, my name is James Van Blarigan. I started out living in Maui in a condo, which was in a short-term rental facility, and lived there for ten years. And then--this is in South Maui, of course--and then I...I moved to a regular single-family home. Still have the...the condo there, and have been renting it out in short-term rental. So, the Bill number 9, as many people have said, does not seem to solve the problem because, I mean, affordability is a big issue. And a lot of these people who you want to have rent there, they're not going to be able to afford the rents. Even as the Mayor's committee put out a figure of like \$4,500 a month, how many people can afford that? So, let's say you...you...this bill passes, you can't get anybody to rent your unit, and they'll have to be sold. Who's going to buy? It's going to be mainland buyers who are going to come in because they have the cash, and that's...and it seems like it's something you don't want to have happen is, you're not in favor of mainland buyers coming in and buying up more property, and that's what's going to happen. I'd like to see the County make improvements in the area of issuing permits, getting things done. They say, well, we can't build, it'll take forever. It shouldn't, if they could streamline the process more. I'm familiar with one project, which was a homeless shelter, and a contractor I know has got the contract for it. He's been waiting two-and-a-half years for the permit. Still doesn't have it. Now, you would think the County would be in favor of a homeless shelter addition, right? It's not happening. So, in the case, there are problems here. And there are also problems, of course, as we've seen with the zoning that was done. It was very haphazard zoning. It was like hopscotching down the coastline, like you have a hotel, apartment, hotel, apartment, hotel, apartment. And some of it just doesn't make sense because these are all like very similar units, all designed for a short-term vacation rental. And I know even the Mayor has said, well, you know, these complexes should probably apply for rezoning. And maybe they would get it, you know, it's a good chance, but that could take like three years or something like that for it to happen. Again, I would like to see the County kind of take the initiative . . . *(timer sounds)* . . . and move forward in that, and help for the rezoning to be corrected. Minatoya came up with the list to kind of help the correction that he saw was a problem. And so, if we could do that, of course, this wouldn't solve that problem. But the ultimate problem of finding housing--and housing is an issue, and it is a problem--I think the County really needs

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to look in a different direction, try to get more housing built, not be prohibitive in issuing permits, and moving ahead in that way. I think that's about it.

CHAIR KAMA: Members...Member Paltin has a question for you.

COUNCILMEMBER PALTIN: Thank you, Chair. Thank you, Mister...sorry, I didn't catch your last name.

MR. VAN BLARIGAN: Van Blarigan.

COUNCILMEMBER PALTIN: Van Blarigan.

MR. VAN BLARIGAN: Yes.

COUNCILMEMBER PALTIN: I had a few clarifications. So, you're saying you moved here ten years ago, and you lived in a short-term rental, but then you bought a house, and then you rented the short-term rental out short-term?

MR. VAN BLARIGAN: Yeah. I've been here 23 years.

COUNCILMEMBER PALTIN: Oh, 23 years. Okay. And then you said something about some are zoned Hotel and some are zoned Apartment, and you think it's haphazardly. I was wondering if you went through all of the properties, and seeing like which one had a front desk lobby, which one had mailboxes, which one had shopping carts in the hallway, or what. Did you inventory all of those that you thought were haphazard, and said like which ones have front desk lobby, which ones have, you know, no...no parking?

MR. VAN BLARIGAN: Yeah.

COUNCILMEMBER PALTIN: Did...did you inventory...

MR. VAN BLARIGAN: I did look down that list. And I was very interested, when they first came out with the list, to look at all the properties. And the majority of them were all designed with the front desk and all that. And the one I used to live in actually does have a 24-hour front desk. It's operated as a hotel, but it's --

COUNCILMEMBER PALTIN: Did you...do you have --

MR. VAN BLARIGAN: -- it's zoned as Apartment.

COUNCILMEMBER PALTIN: -- notes on that that you could send to the --

MR. VAN BLARIGAN: What?

COUNCILMEMBER PALTIN: -- do you have notes on that that you can send to the Committee, like which ones do have, and which ones do not?

MR. VAN BLARIGAN: Oh, I could get that. Yeah.

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COUNCILMEMBER PALTIN: You can get it?

MR. VAN BLARIGAN: Yeah, but --

COUNCILMEMBER PALTIN: Okay.

MR. VAN BLARIGAN: -- but...but --

COUNCILMEMBER PALTIN: That'd be great. Thank you.

MR. VAN BLARIGAN: -- I'm saying that it is kind of --

COUNCILMEMBER PALTIN: That concludes my question.

MR. VAN BLARIGAN: -- if you look at that, and then, of course --

COUNCILMEMBER PALTIN: Thank you.

MR. VAN BLARIGAN: -- Mā'alaea, the whole --

CHAIR KAMA: Thank you, Mr. Van Blargian.

MR. VAN BLARIGAN: -- stretch of buildings down there --

CHAIR KAMA: Any other questions --

MR. VAN BLARIGAN: -- they're all Apartment.

CHAIR KAMA: -- from [sic] our testifier? Seeing none. Thank you, sir.

MR. VAN BLARIGAN: All done?

CHAIR KAMA: Yes.

MR. VAN BLARIGAN: Okay.

CHAIR KAMA: Ellen?

MS. MCKINLEY: Chair, we believe that Pat Borge might be calling in on the phone number of the last four digits 6040. If you could go...return to him, and then...sorry, Peter deAquino, and then Spencer Headley. Thank you. *(pause)* Mr. Borge, it's star-6 to unmute the phone. *(pause)*

MR. BORGE: Can you hear me?

CHAIR KAMA: Yes. Welcome.

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MR. BORGE: Okay. I don't know I should say good morning or good afternoon, I've been trying to get on all day. But anyway --

CHAIR KAMA: . . .*(inaudible)*. . .

MR. BORGE: -- it's Monday, I understand it's Monday. Everybody moves a little slower. But I support...I support...my name is Pat Borge. I born...you know, I grew up in Pu'unēnē, and I watched Maui, how Maui developer destroyed this island, took all our beaches for the tourists from...from . . .*(inaudible)*. . . all the way to Makena. What's that? But Bill 9...hello, you guys hear me?

CHAIR KAMA: Yes, we can.

MR. BORGE: Okay. I support Bill 9, but the problem with Bill 9, eventually, it's going to end up in the courts, I mean, no matter which way you guys vote. But I'm going to be watching the voting because a couple of you Councilmembers, when the 670 came up, and there was a guy that was going to build several hundred affordable housing, and then five of you said, nah, you guys can only build half, no worry about the other half. And then you're going...they're going to build luxury homes, more luxury homes. How many of those luxury homes going to be short-term rentals, and this and that? And about this zoning. This...way back in the '80s, when I fought about B&Bs and short-term rentals coming into our neighborhoods, and one Councilmember said, by doing this, we are...we creating genocide on our own people, and that's what happened, and that's why we're here today. It's...it's sad that something happened, a disaster like in Lāhainā, to bring this to the forefront. But it's all the people of Maui, the kama'āinas, not just one group of people, it's everybody that's living with their parents. You know, I'd like to see a survey of how many construction workers still live with their parents, even though we have all this construction going on, you know. So, if I was you people, the people of Maui, you guys got to vote, you got to vote to the people who take care of this island. Because you know why? Because the developers and the...and the realtors . . .*(timer sounds)*. . . they all control our government here on Maui. You guys got to wake up. You guys want this future for the kids of Maui, you got to vote the people that's going to take care of us, and that's it, you know what I mean? Vote, vote, vote. Get out there, it's an island-wide vote, you don't need just to be in Lāhainā and vote Lāhainā, you vote all. And you watch how they vote, you watch how they vote, if they're not voting for you, get them out. Two years, that's your limit. If they're not voting for you --

UNIDENTIFIED SPEAKERS: . . .*(Applause)*. . .

CHAIR KAMA: . . .*(gavel)*. . .

MR. BORGE: -- . . .*(inaudible)*. . . get out. Anyway, God bless all of you. Aloha, and have a good day.

CHAIR KAMA: Members, any questions for our testifier?

UNIDENTIFIED SPEAKERS: . . .*(Applause)*. . .

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CHAIR KAMA: . . .*(gavel)*. . .

MR. BORGE: Oh, excuse me, I got one more thing.

UNIDENTIFIED SPEAKERS: . . .*(laughing)*. . .

MR. BORGE: You know that little bell that rings? Is there a guy on a bike going around the...the Chambers ringing that bell every time he makes a left turn? That's kind of a nuisance to me. I'm sure Amazon has the better bell on sale, yeah. Have a good day.

CHAIR KAMA: Members in the galley [*sic*], when you clap and you make remarks, it disrupts the meeting, and it's a violation of decorum. So, I'm hoping that you folks won't do that because we want to be able to get through this, and get to the point where our Members can actually discuss the merits of the bill, and then vote. And it does take a lot of time when I have to pound the gavel to ask you folks to please control your emotions, control your happiness and your gaiety, and just let us get through this piece. Thank you. Staff?

MS. MCKINLEY: Chair, the next testifier is Peter deAquino, and then we'd like to see if the person signed in as Susie (*phonetic*) is Susan Pu, also calling of Brian Parrish...Paris, and then Spencer Headley. Thank you. . (*pause*)

MR. DEAQUINO: Readgy (*phonetic*).

CHAIR KAMA: Please proceed.

MR. DEAQUINO: Aloha, Council. First off, I want to mahalo you guys for listening to everybody, and giving me another chance. It's the third day, so I understand everybody's put a lot of time. I missed the other two because I had to go to work, but I'm going to get right into it. You know, we're talking about water and housing. There's other impacts that short...short-term rentals have on us as locals. I'm a lawai'a, and I'm a coastal lawai'a. I don't go on the boat, I'm all coast. So, we have these properties, and you have these guys renting. They think they know the rules, and they come up to me saying that I don't belong there. Because they're just coming for a few days, they don't know, and then now I got to argue with them while the fish run away, okay? Also, all the limu is going. It's literally gone. Why? Because get grass. They water the grass, it goes into the ocean. Everything flows downhill, yeah? And then I catch my fish, I go to the store, try to go shop at Safeway, see what get. No more nothing on the...on the shelves. Why? Because these guys get short-term rentals, they go Safeway, they go Costco, they buy all our stuff instead of going to the restaurant, where they should be going to support our economy. I'm a musician, and I'm playing songs about places that's not there anymore. Stuff that's not there. I don't like play songs about Hawaiians that's living in another place. I also own a workforce house that I luckily got in right before COVID. And these plans that you guys drawing up, it's like yeah, going to be workforce. There's a handful of us in there at Kahoma Village. That 90-day thing that you guys have on the workforce, then you can sell them on the market...you guys got to get rid of that because those houses are there for us, and we're not in there. The HOA

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goes up because they like make . . .*(timer sounds)*. . . nice landscaping. No, we need trees, fruit trees, stuff we can eat, where the water going to help us. I get two young kids over there. Breaks my heart thinking that they're not going to be able to live here because I almost no can afford the HOA. I almost can no afford the water. And I watch all my friends moving away. We just had our friend's celebration of life yesterday. So awesome to see everybody. Everybody hurting, everybody's showing aloha. That's who we are. Even though we're hurting, we going to show aloha. And for all you short-term mental people, you guys got to think about us because there's no Hawai'i without Hawaiians. I think that's all I got to say.

CHAIR KAMA: Thank you, Mr. deAquino.

UNIDENTIFIED SPEAKERS: *(Applause)*

CHAIR KAMA: Members, any questions for our testifier? Seeing none. Thank you so very much.

MR. DEQUINO: Mahalo.

CHAIR KAMA: Staff?

MS. MCKINLEY: Chair, the next testifier is Susan Pu, to be followed by Spencer Headley, and then Cloe. *(pause)* Susie, is that Susan Pu? You are unmuted on our end. There's a microphone icon in your upper-right screen. *(pause)* You may have to rejoin the meeting, or call in on the phone number with the meeting code in the chat. Chair, the next testifier is Spencer Headley, to be followed by Cloe, while we wait for Susie to rejoin.

CHAIR KAMA: Is he here? I don't see him.

MR. HEADLEY: Hello. My name is --

CHAIR KAMA: Oh, there he is.

MR. HEADLEY: Hello. -- Spencer Headley. I'm in...oh, can you hear me?

CHAIR KAMA: Go ahead, Mrs. [*sic*] Headley.

MR. HEADLEY: Okay. I'm in strong support of Bill 9. I'm testifying for myself. Yeah, it's been difficult watching our community be fragmented off over the past couple of years, especially the last 22 months since the fire, and then before that, COVID, and then before that, there was even a housing crisis too, still. So, it's just gotten escalating. It's escalated more so as the years have gone on, and with the fire, it's...it's...with Bill 9, it's...it's if not now, when? And I got into...11 years, I moved out here back in 2014. I've been out here 11 years, transplant. I went into public health to try to help serve the community, and I think that one thing that...just to echo some of the other testifiers' sentiments, is that we have a responsibility not as Kānaka, and not as natives or multi-generational locals, you know, Native Hawaiians or multi-generational locals, to try to serve the community as best we can, and not to take away, and to only take what

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you need, and to always give more than you take. And I think that when you're looking at public health, the...one of the founding tenets of, they call it the social determinants of health, is that your zip code is as important as your genetic code as to health. And so, I...you know, just looking through that frame of mind, it's the same thing that other people have been saying better than I have so far, about you can't separate Hawaiians from the land, you can't separate locals from the land. It's not sustainable for anything, and it's like pulling up the roots of a tree, and they are . . .(timer sounds). . . the roots, you can't replant that. And I say that with a large degree of hypocrisy. I...I moved out here and, you know, we've been working...I've been working two jobs to pay the rent--granted we have amazing landlords and everything--but I'm not in the same situation as a lot of people are who have lived out here for generations. And yeah, even my parents. They own a property that's on the Minatoya list, and it comes down to what is a want and what is a need. And if the investors...they're losing a want in a lot of ways, whereas if this bill doesn't pass, it is a continual loss of a need of the local community. And so, the...it's time to have a win . . .(timer sounds). . . because there's been a lot of . . .(inaudible). . .

CHAIR KAMA: Thank you, Mr. Headley.

MR. HEADLEY: Thank you very much.

CHAIR KAMA: Members, any questions for our testifier? Seeing none. Thank you so much, Mr. Headley. Let's go back to Ms. Pu.

MS. MCKINLEY: Ms. Pu, if you could press star-6 to unmute yourself on the phone? (pause)

MS. PU: Aloha. Can you hear me?

CHAIR KAMA: Yes.

MS. PU: Aloha, Chair Kama and County Councilmembers. My name is Susie Pu, and I'm the General Manager for Hāna Kai Maui. Thank you very much for the opportunity to testify today. I'm a lifelong resident of Hāna, and a member of the local Hāna community. Hāna is unique geographically, culturally, and economically. We ask that you consider the distinct nature of Hāna, and exempt the Hāna Community Plan area from this legislation. Our goal is to continue to operate in a way that supports our employees, community, and visitors, while honoring the unique character and needs of Hāna. Hāna is a tiny, remote community, with very limited employment opportunities, and a small number of businesses. Hāna Kai Maui provides year-round employment for 10 to 15 local Hāna residents, with competitive wages and benefits, including medical, dental, paid vacation, annual bonus, et cetera. And we've done so for 50 years. We strive to give back to our community through free accommodations for local events, silent auctions, charitable donations, and annual scholarships. When Hāna has large community events, we are the more affordable and often preferred option for Maui locals. It's also important to recognize unique challenges of the property. We're the only property in East Maui with a wastewater treatment plant. The current loan repayment and operating costs for this system exceed \$10,000 per month. And the current system would not support housing for families without major upgrades. Other challenges

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include limited parking, aging infrastructure, limited electric, and extremely high maintenance fees, averaging over \$2,000 a month for a one-bedroom unit due to . . .(timer sounds). . . the age of our buildings, our remote location, and corrosive oceanfront environment. Without subsidies, Hāna cannot offer...Hāna Kai cannot offer affordable housing. In recent years, many single-family homes right in our neighborhood that once housed local families have transitioned to short-term rentals. While we understand how this shift came about, placing families in units designed for visitors, and visitors in homes meant for residents, does not serve the best interest of the community. Affordable housing options, like the Department of Hawaiian Home Lands' proposed development of more than 75 residential lots in Hāna, seems like a more effective path for addressing Hāna's housing needs. Should this legislation pass, we ask that the Hāna Community Plan area be exempt, and that the Hāna community itself be consulted in the outcomes for Hāna Kai Maui. Mahalo. . . (timer sounds). . .

CHAIR KAMA: Thank you. Members, any questions for our testifier? Member Paltin has a question for you.

MS. PU: Yes.

COUNCILMEMBER PALTIN: Thank you. Did you mention the Hāna Habitat, or no?

MS. PU: No.

COUNCILMEMBER PALTIN: Okay. Never mind. Thank you.

MS. PU: Well, I mentioned that we...that the Department of Hawaiian Home Lands is...you know, is coming on with a development in Hāna that will have 75...over 75 lots, residential lots.

COUNCILMEMBER PALTIN: Oh, okay. Hāna DHHL, thank you, is over 75 residential lots. Do you know the time frame of that?

MS. PU: No, I do not. There was a very recent email that came out to the entire community announcing this development.

COUNCILMEMBER PALTIN: Thank you. And...and nothing came out about the Hāna Habitat project?

MS. PU: Well, that is also...you know, that's...that's also going through, the Habitat for Humanity project. Yes.

COUNCILMEMBER PALTIN: Okay. Thank you.

CHAIR KAMA: Members...

MS. PU: They are separate.

CHAIR KAMA: Member Sinenci, did you have something to contribute?

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COUNCILMEMBER SINENCI: Thank you, Chair. Just for clarification for Ms. Pu, that I believe Hāna Kai would be the only building in...in Hāna on the Minatoya list; is that correct?

MS. PU: That is correct. Yes.

COUNCILMEMBER SINENCI: Okay. And then, to Member Paltin's question, we're still working on the Habitat for Humanity project with Director Mitchell. Thank you.

CHAIR KAMA: Thank you, Mr. Sinenci. Chair Lee? *(pause)* We can't hear you, Chair.

COUNCILMEMBER LEE: How about now?

CHAIR KAMA: Oh, we can hear you now.

COUNCILMEMBER LEE: Okay. Ms. Pu, did the Hāna Advisory Committee review this proposal from the Mayor? Do you know?

MS. PU: No, they have not. We did request that when the...the legislation was before the department...the Planning Commission, but they made a recommendation to the Council...County Council without allowing that.

COUNCILMEMBER LEE: Did they give you a reason why?

MS. PU: No. No, we weren't --

COUNCILMEMBER LEE: Okay.

MS. PU: -- given a reason why. We...we had just requested that through testimony, et cetera. And, you know, we...we weren't really contacted, honestly.

COUNCILMEMBER LEE: Okay.

MS. PU: Not directly.

COUNCILMEMBER LEE: Thank you. Thank you.

MS. PU: Thank you.

CHAIR KAMA: Thank you, Chair. Any other questions, Members? Okay. It is 11:57, it's about that time for our lunch, so we're going to take a lunch recess from 11:57 until 1:30, and HLU is now in recess. . . .*(gavel)*. . .

RECESS: 11:58 a.m.

RECONVENE: 1:31 p.m.

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CHAIR KAMA: . . .*(gavel)*. . . May the recessed HLU committee meeting of June 9th, 2025, come back to order. It is now 1:31 p.m., and Staff, please call the next testifier, please.

MS. MCKINLEY: Chair, the next testifier is Cloe, to be followed by Jackie Naeole, and then Kanani Higbee. *(pause)* Cloe, you have been *(echoing)*--Cloe, you're unmuted on our side. If you're having trouble unmuted, we suggest you call in to the number in the chat. Chair, we could go on to Jackie --

CHAIR KAMA: Yes.

MS. MCKINLEY: -- Naeole. Oh.

CHAIR KAMA: She's here.

MS. MCKINLEY: To be followed by Kanani Higbee.

CHAIR KAMA: You may proceed.

MS. NAEOLE: Aloha mai kākou. My name is Jackie Naeole, and I was born and raised on Maui. You know, I have this whole thing written down, and I've revised it a million times, and practiced a million times, but I think I'm just going to scrap it. I am one of the very few Kānaka Maoli who actually are lucky enough to own where I live. I actually signed the papers for my condo like ten days before the fire, and so I have no sense of pride in this huge lifetime achievement of mine. When I was nine, my parents finished our house in Waiohuli, Kula, and we moved. And for six months, my mom drove my sister and I from Kula to Waihe'e Elementary School, where we were still enrolled, every morning. Since then, we have lived in that house. And since then, my parents have worked endlessly and tirelessly to keep that roof over our heads. And today, I own my own home, and that is by nothing but chance, I promise you. But I also know that if there's ever a moment in time where I couldn't make that mortgage payment, or I couldn't pay the electric, and I couldn't keep that roof over my head, that I would have some place to go. That is the reality of me, and the...not the reality of almost everybody else in this community. I have a huge family, born and raised here, spread all over the place. There's got to be about 200 of us by now, honestly. I can probably give you about five people who own a home in my family. Maybe ten...maybe, but I doubt it. To listen to all of the people who have testified in opposition of this bill on the basis of retirement homes . . .*(timer sounds)*. . . and second homes, when this community is fighting for people who have no home, has lit a fire in me, and many like me. I'm asking you to please make my reality the reality of more people here because I should not be in the few. Those with no home should be in the few. Those who are wondering where their next roof is going to come from, or where their next meal is going to come from, they should be the few. Mahalo.

CHAIR KAMA: Thank you.

UNIDENTIFIED SPEAKERS: *(Applause)*

CHAIR KAMA: Jackie, Member Paltin has a question for you.

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MS. NAEOLE: Sorry.

COUNCILMEMBER PALTIN: Thank you, Chair. Thank you, Ms. Naeole. There's tissues to your right if you need, but --

MS. NAEOLE: Thanks.

COUNCILMEMBER PALTIN: -- I was wondering, if...if you wouldn't mind, if you would also submit the written stuff, since you worked so hard on it. I'd...I'd love to read it.

MS. NAEOLE: Sure.

CHAIR KAMA: Members, any other questions for our testifier? Seeing none. Thank you so very much.

MS. NAEOLE: Mahalo.

MS. MCKINLEY: Chair, the next testifier is Kanani Higbee, to be followed by Eli Nelson and then Mahealani Bright-Wilhelm.

CHAIR KAMA: Proceed.

MS. HIGBEE: Aloha. 'O Kanani Higbee ko'u inoa. I'm Kanani Higbee, and I'm a Maui 'oiwi. I'm also a direct lineal descendant of Polanui Valley in Lāhainā, as well as several other valleys here on Maui. And I'm also a Lāhainā fire disaster survivor. All my family, we're all homeless. I'm also on the list of Hawaiian Homes, and I'm a descendant of a lot of kuleana lands. But the reason why I'm here today is to ask for your support to vote yes on Bill 9. And the reason why is because I don't believe the owners of the short-term rentals, it's not in it for them to want the community to thrive. I think they view us as cheap labor so that they can keep acquiring more and more...because they'll never be satisfied, and they just don't put much into the community. If they have the kuleana of owning so much, and they're...they claim that there's so much taxes that help us, then why is it that my grandparents died on the list of Hawaiian Homes, my mom's still on the list after 40 years, I'm on the list after 20 years, there's 29,000 Hawaiians on the list? In five to ten years, half that list will die on the list because half of that list are senior citizens, they've been waiting their whole life. And it doesn't matter you appropriate 600 million here or there, it's not enough to clear the list in time. So, what benefit do us Hawaiians have for like allowing people not from here to do business here if we don't get to reap any of the benefits? . . .(timer sounds). . . We...I don't want to be a slave in my own lands. When I raised my two children, there were many times we were homeless. And it wasn't for lack of work because I worked two full-time jobs, I sold short-term rentals, \$6,000 a night, I made barely...barely more than minimum wage. My children did child labor to help make ends meet. Why are Kānaka children having to work in order to survive out here when we're the direct lineal descendants of so much kuleana lands? When we're on the list of Hawaiian Homes? It's a system that works against us, and works for the short-term rental owners. So, that's why I ask, please vote yes, pass this bill, and work on helping us Hawaiians, as well as other locals, to

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not be cheap labor, and to be able to have a life here. We don't exist here . . . *(timer sounds)*. . . you know, to be slaves to other people, that's not...not the reason for our existence.

CHAIR KAMA: Thank you. Members, questions for Ms. Higbee? Seeing none. Thank you so very much.

MS. HIGBEE: Thank you.

CHAIR KAMA: Staff?

MS. MCKINLEY: Chair, we'd like to try to go back to Cloe, and then Eli Nelson, to be followed by Mahealani Bright-Wilhelm. *(pause)* Chair, it --

CHAIR KAMA: Yes.

MS. MCKINLEY: -- seems that Cloe's still having trouble joining --

CHAIR KAMA: Okay.

MS. MCKINLEY: -- and we suggest that she call in.

CHAIR KAMA: Okay.

MS. MCKINLEY: The next testifier is Eli Nelson, to be followed by Mahealani Bright-Wilhelm.

CHAIR KAMA: Proceed.

MR. NELSON: Aloha kākou.

CHAIR KAMA: Aloha.

MR. NELSON: My name is Eli Nelson, and I support Bill 9. I've heard a lot of arguments from both sides of this bill over the past few hearings, and I think the big difference here is that one side believes that houses are an investment opportunity, and one side believes that houses are for living in. We have to ask ourselves what mindset is better for Maui's economy. If this bill were to pass, and housing costs were brought down even slightly, it would give people in the community cheaper housing and more disposable income. When average working people have more disposable income, they spend more on local businesses, and increase the vitality of Maui. People treating housing as an investment, if they are allowed to continue in this, if this bill does not pass, they will use the extra money they make to buy more investment properties, and further increase the scarcity of housing. Increasing the scarcity of housing is the way they make their living. It is their way of life. If our priority is the economic health of our community, we have to think about who makes up that community. How many individuals own short-term rentals on Maui, or are dependent on short-term rentals for employment, and then how many people on Maui are struggling with high housing costs? I think we can all agree that the latter group is much larger, and the benefits from assisting them economically

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are far greater. If we abandon them, we will see our community hollowed out. If we force the short-term rental owners to face hardship, they might have to sell for a huge profit, or become long-term rental landlords, or at worst, work a real job. As of right now, I'm currently . . . *(timer sounds)*. . . working on becoming a teacher. I'm about to go to school for it in September. I'd very much like to come back and teach here on Maui, and serve the next generation of local keiki. I won't be able to do so if the housing crisis continues on the island at this rate. I think we can all agree, the problem is one of supply, and any way we can increase the availability of homes must be pursued, especially if that method of increasing availability moves homes from the hands of those searching for profit to those searching for a place to live. I ask that Maui County Council pass this bill, and continue to put the needs of community first with more bills like this in the future, so that people like me can live on this island and serve the community. Thank you.

CHAIR KAMA: Thank you. Members, questions for our testifier? Seeing none. Thank you so much. Oh, Member Paltin, I'm sorry.

COUNCILMEMBER PALTIN: Sorry. Thank you, Chair. Thank you, Mr. Nelson. I just wanted to clarify, what...what were you planning to go into teaching for?

MR. NELSON: I want to teach high school. I'd love to teach social studies and...and choir, hopefully.

COUNCILMEMBER PALTIN: Okay. Exciting. Thank you.

CHAIR KAMA: Yeah. Thank you.

MR. NELSON: Thank you.

CHAIR KAMA: Staff?

MS. MCKINLEY: Chair, the next testifier is Mahealani Bright-Wilhelm, to be followed by Raul Goodness, and then Ke Kānaka *(phonetic)*.

MS. BRIGHT-WILHELM: My bad, sorry. Jitters. Okay. Aloha mai kākou. My name is Mahealani Bright-Wilhelm. I'm here testifying on my own time and on my own behalf in strong support of Bill 9. I wasn't too sure if I should testify today, being that I wasn't raised on this island, but I wanted to share my mana'o and support those who've testified. I just turned 20 years old. I was raised on Moloka'i, and I moved to Maui about two years ago because I believed in something. I believed that I could build a future, and that I could stay close to my people, and close to the 'āina that raised me. But the truth is, I came here chasing hope, and hope is hard to hold when everywhere you look, your people are disappearing. Sorry. I'm here as a Kānaka wāhine who has seen too much too young, who's watched the housing crisis become normal, and have been the one struggling. I'm also part of the generations that will live the longest with your decisions, and the choices you make in this Chamber will echo through our lifetimes. We see what's happening. We see it every day. We're not naïve, and we're not too young to understand. We see our families pushed out, our friends leaving the

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islands, our kūpuna waiting on lists that go nowhere. We see homes not lived in, not loved, locked-in, empty, held for visitors who come and go. Sorry. Dad, stop looking at me. You're making me cry. And we hear the opposition. We hear the opposition. We say...they say that the fees are too high, the mortgages are too high, that we'll lose income. But all I hear is, they're fighting for money and we're fighting for homes. Our people have been too...pushed too far. We've been evicted by economics, and we've been displaced by design. And while visitors sip their cocktails on balconies, watching over...watching the sun set on land that never belonged to them, keiki are cramming homework into overcrowded rooms, wondering what stability even feels like. So, enough. . . .*(timer sounds)*. . . Enough of the housing market built on the backs of people it was never meant to serve. Enough of building a paradise where the people of this land are treated like guests. And I come into this room, and I hear people say they'll lose money on their third, fourth, and fifth properties? And they have the nerve to say that these homes aren't for our people, they're not made for locals. Some stand here and claim they're just providing for their families, but their bank accounts and the number of units they own say otherwise. If it's really about family, why do ours keep getting pushed out? If your profits depend on keeping us out, then your profits are part of the problem. And if your income falls because we can come home, your business was never meant to last. I'm here testifying for myself, but also for my 'ohana. For every aunty who parks under the streetlight because it's the safest place to sleep. For every uncle who's living in a tent outside the house he built, but can never live in. For every keiki who's learned that home is something you lose when the money runs out. I still have hope, I have hope in our Kānaka . . .*(timer sounds)*. . . in our immigrant families. And I know my time is up. Mahalo.

CHAIR KAMA: Thank you. Members, questions --

UNIDENTIFIED SPEAKERS: *(Applause)*

CHAIR KAMA: -- for Ms. Wilhelm? Seeing none. Thank you. Staff?

MS. MCKINLEY: Chair, the next testifier is Raul Goodness, to be followed by Ke Kānaka, and then Serena Alexander. *(pause)* Chair --

CHAIR KAMA: Yes.

MS. MCKINLEY: -- we don't see Raul Goodness, so going on to Ke Kānaka.

CHAIR KAMA: Yeah. *(pause)*

MS. MCKINLEY: You have been unmuted on our end. *(pause)* If you're having trouble unmuting, we suggest that you try to call in on the phone number listed in the chat. Chair, the next testifier --

CHAIR KAMA: Yes.

MS. MCKINLEY: -- is Serena Alexander, to be followed by Noreen McKinley, and then Sherri Curry *(phonetic)*.

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MS. ALEXANDER: Aloha. Can you hear me?

CHAIR KAMA: Yes.

MS. ALEXANDER: Aloha. Aloha mai kākou, and talofa lava. Good afternoon, Chair and Councilmembers. My name is Serena Alexander, and I am testifying in strong support of Bill 9. I am an O‘ahu-born, but Maui-raised Kānaka Maoli, who just recently became another victim of being priced out of paradise. I currently live in Georgia as of September 2024, and like many who’d like to come home, but can’t because of the housing crisis, it is apparent how STRs have changed our housing inventory...inflated prices, and, you know, encouraged speculative buying, which is not sustainable, nor pono. And it’s crazy to me that these STR owners, like Matt Tarasenko, who last week testified, would let his 400 units in one of his buildings lie empty if Bill 9 passes. These STVR (*phonetic*) owners claim to be about this community, but only if it benefits their pockets. Claims that this bill will bankrupt the County, cause mass job losses, or violate constitutional rights are designed to protect their pockets, and not our people. Bill 9 won’t fix everything overnight, as we all know, but as those who are actually part of the community, we know it’s a step in the right direction. It’s about restoring balance and returning housing to its original purpose, which is to serve as homes for our local people, not investment properties. I sincerely urge the Council to pass Bill 9, and mahalo for all your time.

CHAIR KAMA: Thank you. Members, questions for our testifier? Seeing none. Thank you so much, Ms. Alexander. Staff?

MS. MCKINLEY: Chair, we’d like to see if the person that just called in with the last four digits 6235 is one of the people we just called. (*pause*) You can unmute by doing star-6. (*echoing*)

MS. FURTADO: Yes. Aloha. Can you hear me? (*echoing*)

CHAIR KAMA: Yes.

MS. MCKINLEY: There is an echo. If you could please mute your computer.

MS. FURTADO: Yes. All right.

MS. MCKINLEY: And state your name, please.

MS. FURTADO: Wow, this is really strange that you cannot get on this. Anyway, aloha, Chair and Members. My name is Trinette Furtado, and I run the Ice Cream Aunties’ Missions of Aloha Outreach. I am also a Kānaka Maoli, raised in Lāhainā for much of my young life, currently living in a rental in Ha‘ikū that I am lucky to have, as I have been priced out of most rentals and ownership long ago on my papa hānau. Mahalo to the Administration for bringing this bill forward, and to our Councilmembers and community who support and continue to advocate for our community. I’ll weigh the number of STR legal experts who claim to be part of our community, and claim aloha for us and this place, yet show zero aloha when talking about us. Do they really have

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aloha when they feel comfortable telling you what we need or deserve in our own home, and how they save us to save their investment? No one claimed this bill would solve our housing crisis. This is just one avenue of many in addressing this complex and multi-layered problem. The continued misdirection of saying that Minatoya list units were never intended to be workforce housing or affordable is a simple and grotesque attempt at justifying the continuance of this extractive, speculative industry. That's saying that anyone that has to work doesn't deserve to live in any of these units, that these units aren't meant to be affordable for anyone except those using them as a business investment. Tell us how you really feel about us without telling us how you really feel about us. We cannot build our way out of this crisis. Lax enforcement of current regulations and piecemeal approval of projects contrary to those plans we've paid for with our money, time, and effort are what have brought us here. Biased legislators have brought us here. Unscrupulous realtors have brought us here. Those seeking profit from this place have brought us here. And as one brother pointed out last time, much of this 'āina is illegally-occupied and under clouded title. I hate to break it to many of these entitled-feeling investors, but you may not own what you think you own. Yes, our housing crisis is multi-layered, and we need to address housing that our workforce and those who are ready, or can be ready, to purchase can acquire. Because . . . *(timer sounds)*. . . what hasn't really been brought up for consideration, yet is tied very much to this discussion, is housing for kūpuna, housing for those needing ADA-accessible units, housing for those 80 percent AMI and below, and housing for our unsheltered 'ohana. When Minatoya units open up for those in higher AMIs, we can focus on those projects that house those demographics I've mentioned above. You all have a responsibility to our community, the folks that live and work here, that raise their 'ohana here, that are the displaced and marginalized native population here, and to our keiki, who hope to continue to live in this place we call home. If you're going to acknowledge or understand the status of Hawaiians in our homeland at the start of bought reports and summaries, then you need to put action behind those acknowledgings *[sic]* and understandings. Please pass Bill 9, and show us that you really do care about our local community more than you care about foreign investment. Mahalo.

CHAIR KAMA: Thank you. Ms. Furtado, did you sign in as Ke Kānaka?

MS. FURTADO: Yes, I did.

CHAIR KAMA: Thank you so much. Staff?

MS. MCKINLEY: Chair, the next testifier is Noreen McKinley, to be followed by Sherry Curry, and then Victoria Zupancic. *(pause)* Chair, we don't see Noreen McKinley on the call. The next testifier is Sherry Curry, to be followed by Victoria Zupancic, and then Jarrett Chapin. *(pause)* Chair, we could try to see if the person who called in with the last four digits 1567 is Cloe. Cloe, if that's you, you could do star-6 to unmute. *(pause)*

MS. CADIZ: Hello?

CHAIR KAMA: Yes.

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MS. CADIZ: Okay. Thank you. Thank you, Chair Kama, Committee, and Members for listening to all of our testimony. My name is Cloe Cadiz. I was born and raised in Pā'ia. I'm 26 years old, and I wish to continue to live and work in Maui. I oppose this bill. I own, clean, and manage one short-term rental unit with my parents. My condominium was not intended to be workforce housing, and many of the owners of the other STRs in my building are also local. My short-term rental small business offers more flexibility and empowerment than any hotel job I would be qualified for. My short-term rental job empowered me to be a caregiver for my grandfather. My STR job allowed me to take a low-paying internship at the national park. My STR job supports me while I take classes part-time at UH Maui to be a future healthcare worker. My STR job pays my rent. This is what's lost when some say there will be growing pains. I can't lose this. It will take several more years for me to reach my educational goals. I need the pay and flexibility that my STR small business offers. Once I graduate as a healthcare professional, I hope to have enough combined income from both jobs to hopefully afford a home, and I hope that more affordable housing will be built by then. STRs, specifically the Minatoya list, decentralize ownership in the hospitality industry. Visitors can choose to stay with local hosts rather than at corporate hotels. Since opening my STR, my main goals have been sustainability and supporting local. I joined the Surfrider Foundation's Rise Above Plastics on Vacation program that supplies reusable water bottles. My guests have the option to compost and recycle, and I only use non-toxic...non-toxic cleaning products, just to name a few small things. My favorite part of my job is sharing personalized recommendations with my guests, like directing them to locally-owned restaurants, services owned by my friends, the farmer's market, and sharing educational . . . *(timer sounds)* . . . resources on nature and culture. To quote the UHERO report, the most direct local impact of prohibiting TVR use in the Apartment District will fall on the 450 Maui residents who owned and operated TVR units as of 2023. That's 450 Maui families who would be collateral damage from this bill. They would be part of the 1,900 to 3,800 jobs lost per the study. The bill has already damaged small local businesses, and it benefits corporate hotels. Taking away one resident's job to another...to house another does not solve the housing crisis, it pits us against each other with private equity as the winners. Please protect residents and oppose Bill 9. Thank you.

CHAIR KAMA: Members, questions for the testifier? Chair Lee?

COUNCILMEMBER LEE: Can you hear me?

MS. CADIZ: I hear you now.

COUNCILMEMBER LEE: Chair, can you hear me? Okay. Okay. I have a question for you. You mentioned that you...you're from Pā'ia. Is your STR or TVR business in Pā'ia?

MS. CADIZ: I'd rather not say.

COUNCILMEMBER LEE: Oh, okay. No, so we have a list, and there's one building in Kuau Plaza is in...is in Pā'ia. And the other question, have you seen a decline in business? I was just wondering because of what's happening in the world, you know, as...what's going on on the national and international level, affected travel and people coming to Maui. Do you have any idea?

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MS. CADIZ: Yes. Thank you for this question. I have noticed severe like falls in business, especially at certain seasons. Of course, during the fire, even though my unit was not in an affected area, there was a severe drop in business. My place was available and like open to fire survivors, but I didn't have any takers. Since the fires, it...it fell back down again this spring, given the...the stock market crash, I believe, after April. And then it's been very, very slow again this summer. So...

COUNCILMEMBER LEE: Okay. Thank you. Thank you.

CHAIR KAMA: Member Paltin, do you have a question?

COUNCILMEMBER PALTIN: Thank you, Chair. Thank you, Ms. Cadiz, for your testimony. You said you own a short-term rental unit and you'd like to buy a home someday. So, you...you live on Maui, where do you live? Do you pay rent?

MS. CADIZ: I do pay rent. I do live on Maui. I'd rather not say where.

CHAIR KAMA: Oh, no, yeah, I'm not asking where you live. But then, in...and you said that you expect to finish your schooling in three years?

MS. CADIZ: I did not give a time frame, but yeah, several more years.

COUNCILMEMBER PALTIN: Okay. So, then if the phase out is within three years, that could pay for your schooling, and you could rent it out long-term to a friend or something?

MS. CADIZ: Not necessarily. I wouldn't necessarily do that because, like I said, like I would need the combined income of both my STR job and my healthcare job to afford a mortgage, which is not just the down payment, which maybe I may or may not have--I don't know, I don't know--in several years...but still, the monthly mortgage payment, I would definitely need two jobs to make anything --

COUNCILMEMBER PALTIN: Thank you.

MS. CADIZ: -- yeah, available.

COUNCILMEMBER PALTIN: Thank you, Chair.

CHAIR KAMA: Thank you. Thank you very much, Cloe. Staff?

MS. CADIZ: Thank you.

MS. MCKINLEY: Chair, the next testifier is Sherry Curry, to be followed by Victoria Zupancic, and then Jarrett Chapin. *(pause)* Chair, moving on to Victoria Zupancic, to be followed by Jarrett Chapin, and then Lala Johnson.

CHAIR KAMA: I see Victoria.

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MS. ZUPANCIC: Aloha, can you hear me?

CHAIR KAMA: Yes.

MS. ZUPANCIC: Okay. Great. And Jarrett Chapin's my other half. He will not be testifying, just FYI.

CHAIR KAMA: Thank you.

MS. ZUPANCIC: Okay. Aloha. My name is Victoria Zupancic. I am the Curriculum Testing Title I Coordinator at Lahainaluna High School. I'm the outgoing Vice-President of the Maui Chapter of the Hawai'i State Teachers Association, former State Chair of the Supporting New Educators Committee. I also serve on the HOA...or the board of the HOA of my affordable housing unit. And I'm here to testify in support of Bill 9 in returning residential housing units to the long-term market. I begin my 14th year at Lahainaluna on July 1st. I love my school. It's the reason I am here. I loved it so much that my other half came here after finishing his PhD to teach here too. I was embraced by the community, and fell in love with Lahainaluna's traditions and histories. It's getting more difficult to maintain those traditions as families who have attended our school for generations leave because they have to, and teacher turnover is the reality we face each year. I bring this up because although I feel deeply connected to this community, I still understand that I am not from here, nor do I truly understand my home in all the ways I should. I don't kilo each day. I can't feel the change in the cool of the winds. I can't share all the mo'olelo of Lāhainā. So, respectfully, for everyone who has testified that because their grandparents made an investment here 30 years ago, I'm kindly sharing, you cannot know or love this community either. What is not being noted by those that oppose this bill is that Hawai'i is the only state in the country that does not use property tax to fund education, and in fact, has the lowest effective property tax rate in the country. Folks investing in short-term rentals are not paying to support the community in the ways that they would if they had a short-term rental in any other state in the country. There is a reason that the short-term rental market thrives here. The market has been manipulated to support investment. I urge the Council to consider taking this opportunity to readjust the market to meet the needs of residents. As noted in the data shared by the Mayor's Office, condo prices will decrease by 25 percent by 2027. While short-term rentals may provide a valuable asset in the current market, as anyone that studies economics knows, markets will adapt. . . .(timer sounds). . . Our short-term owners can invest elsewhere where the market fits their demands. And as a math teacher, I'd like to briefly go over some numbers of what the reality that your residents in Lāhainā, and especially educators, are facing. A starting teacher earns \$53,000. We have the highest income tax rate in the country, and post (phonetic) our lowest benefits and our taxes, they take home about \$1,400 a paycheck or \$2,800 a month. As my father taught me, you should invest about 25 to 33 percent of your income on your rent, that's 700 to \$950 a month. No one follows my dad's rule of thumb, and new educators here spend 50 to 80 percent of their net income on housing. My friends are paying these rates, and they take it gladly because there's nowhere to live. Since I've moved from the continent, we have been fighting for better and more equitable pay for our teachers. Our salary is not a lack of work ethic. I've done everything I can to earn enough. I've invested thousands in my education, and

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own a...hold a national board certification. It's only because I'm in affordable housing that I'm able to stay . . .(timer sounds). . . and teach in Lāhainā. Thank you for your time.

CHAIR KAMA: Thank you. Members, questions for our testifier? Seeing none. Thank you so very much. Staff?

COUNCILMEMBER JOHNSON: Chair, I have a question.

CHAIR KAMA: Oh, I'm sorry --

COUNCILMEMBER JOHNSON: I beg your pardon.

CHAIR KAMA: -- Mr. Johnson. Pardon me. Victoria --

COUNCILMEMBER JOHNSON: That's okay. It's hard to see me online.

CHAIR KAMA: -- Member Johnson has a question.

COUNCILMEMBER JOHNSON: Thank you, Ms. Victoria, for all that you do, and thank you for servicing our...our...our County at the school level. I too was a school teacher at Lāhainā Intermediate almost about 20 years ago, it seems so long. So, my question is...is, you know, you see both sides of the spectrum, you've seen the kids that stay at school, and then...are they leaving still? Like because that's where it was for me, that all the kids who graduate just are leaving. And also, as a school teacher, I was finding that the long-term folks who were teachers for many years just couldn't cut it. So, then you...we had this turnover rate of a lot of new teachers coming in, not...not knowing the community, teaching, realizing it's too expensive, and they're leaving as well. So, you have both ends of the...of the light being lit, almost where no one is...it's so expensive, no one can be permanently here. Are you finding that as well now, in...in...nowadays?

MS. ZUPANCIC: Yeah. It's true on both sides. There's not opportunity for our students, and they discuss often that they will need to leave. I just did a student trip--I'm sorry, I'm in a training, so I'm outside if it gets loud--they...we just did a trip to Japan, and the students talked about leaving. And they would love to come back to Lāhainā, but they cannot because it provides no opportunity or economic future, mostly because of housing. A majority of our staff is alumni, from custodial staff to teachers. And they're often the folks that remain because they have family lands, or family homes that they're able to stay in. I participate in the hiring process each year, and we put out offers to folks all the time because we're recruiting from the continent, and they cannot come because they look at the salary on paper--once it's adjusted for taxes, our ERS, our pension, all of that, we have a mandatory 8 percent of our gross that goes into the pension system--the...the numbers just do not add up. So, we are filling our positions with long-term subs, folks that do not have teaching qualifications, folks that are not certified or have background at all, nor do they understand the community, the culture, or the students that they're teaching.

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COUNCILMEMBER JOHNSON: You know, thank you for that update. I...I left teaching over 20 years ago for those exact same reasons. And I figured we're always going to need teachers, they'll fix it, I'll come back. Here we are, 20 years later, it's not being fixed. The...the results of that system, I think, we're seeing here today in regards to this bill. So, thank you so much for what you do. Thank you for answering my questions. Thank you, Chair. I have no further questions.

CHAIR KAMA: Thank you, Mr. Johnson. Member Rawlins-Fernandez has a question.

COUNCILMEMBER RAWLINS-FERNANDEZ: For Member Johnson.

CHAIR KAMA: For Member Johnson.

COUNCILMEMBER RAWLINS-FERNANDEZ: For Member Johnson, is that Hoku snoring?

COUNCILMEMBER JOHNSON: Oh, my God, you can hear my dog snoring?

COUNCILMEMBER RAWLINS-FERNANDEZ: . . .*(laughing)*. . .

COUNCILMEMBER JOHNSON: I'm sorry, I'm no longer alone in my workspace. I do have a dog snoring, and chickens crowing. It's when I'm like...

COUNCILMEMBER RAWLINS-FERNANDEZ: Folks are wondering.

COUNCILMEMBER JOHNSON: Sorry.

COUNCILMEMBER RAWLINS-FERNANDEZ: Yeah. So, I figured that was Hoku in the background. . . .*(laughing)*. . .

COUNCILMEMBER JOHNSON: . . .*(inaudible)*. . .

COUNCILMEMBER RAWLINS-FERNANDEZ: Mahalo, Victoria, for your testimony. Mahalo, Member Johnson. Mahalo, Chair.

CHAIR KAMA: Thank you. Okay. Staff?

MS. MCKINLEY: Chair, the next testifier is Lala Johnson, to be followed by Julie M, and then Yvonne Bosch.

MS. JOHNSON: Aloha mai kākou, Chair and Councilmembers.

CHAIR KAMA: Aloha.

MS. JOHNSON: O Lala kou inoa of Waiehu, lineal descendant of Waiehu as well. I am in strong support of Bill 9, which would eliminate short-term rentals in the different areas on Maui. I work directly with high school students, or first-gen students, whose families have been displaced or are struggling to find affordable housing, many of these 'ohana or Kānaka Maoli who have already endured generations of trauma from land

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dispossession to systemic poverty, and now continue to suffer from being priced out of their own lands. Unlike those who vacation here, they do not have the privilege of owning a second home, or having a safe place to retreat to. Every day is a fight to stay rooted on this 'āina. Even though our specific community may not currently have a high concentration of STRs, we are not insulated from their effects. We...the presence of even a few STRs destabilizes residential neighborhoods, contributes to a rising tide of unaffordable rent, and sends a dangerous message that tourism profits are more valuable than local lives. The downfalls of STRs that we all know is the displacement of local families in places like Lāhainā, Ha'ikū, Kīhei. STRs have been made nearly impossible for local working families to afford to rent or have...find housing at. Increased housing prices, STRs like long-term rental homes off the market, are artificially inflating prices, and property owners who choose profit over people. Loss of community fabric, neighborhoods, and community become transient, and lose their generational identity. When homes become hotels, there is less aloha, less kuleana, and less safety. Speculation and land grabs. STRs . . .(timer sounds). . . encourage outside investment and land speculation, which raises property values and taxes, and even in the communities with relatively few STRs. I just wanted to say also that this...today, supporting Bill 9 is not just a stand for housing, it's a stand for the land. And as quoted previously, housing is a first aid for the wounds and scars of colonization...and also, no tears for the owning class. Let's put our people first. Mahalo.

CHAIR KAMA: Thank you. Members, questions for the testifier? Mr. Johnson? Thank you so much. Staff?

MS. MCKINLEY: Chair, the next testifier is Julie M, to be followed by Yvonne Bosch, and then Rob K.

MS. MONROE: Thank you, Council, for this opportunity to speak with you today. My name is Julie Monroe. I own a one-bedroom, 520-square-foot condo at the Papakea Resort. You received a letter from the Planning Department, and one of the points that was mentioned was regarding five properties that allow hotel use. One of those is the Papakea Resort. We have timeshares at the Papakea Resort. The preliminary Department of Real Estate Commission report has Papakea zoned as A-2 and H-2 zoning. The Department of Commerce has Papakea as H-2 and A-2 zoning, and Papakea Resort has always been marketed as a resort. I am asking that the Council remove Papakea from the Apartment list without having to go through a long and expensive rezoning, and a legal path process. Let's spend our County resources on real affordable housing initiatives, rather than these lengthy legal processes. And I'd like to also mention that there are 20 condos available for sale at the Papakea. Units have been for sale there, some of them for about a year, and they're not selling. And some of them are discounted 50 percent off of their high prices from several years ago. And those units are just remaining to be unsold. The second point that I wanted to make is, I would like to highly recommend that the Council do some due diligence by reaching out to Tamara Wallace, who is the mayor of the City of South Lake Tahoe. The City of South Lake Tahoe went through exactly what is happening now on Maui. In 2021, the city banned approximately 1,200 short-term rentals...so essentially anything that was out of the...the tourist core zone. Since the ban, there wasn't any more affordable housing. From what I know, and Tamara Wallace could be able to confirm this, is less

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than 20 out of those 1,200 short-term rentals, TVRs, went to become long-term rentals. Since then, the local economy has been dismantled. The restaurants have . . . *(timer sounds)* . . . closed, the plumbers have left, the locksmiths have left, essentially families moved out of South Lake Tahoe. Those homes just sat empty, and the people that sold them, they were purchased by people who could leave to...who could afford to leave them empty. There are tons of hotels around South Lake Tahoe, but the way that people travel has changed. Travelers don't want to stay in a crammed 1,200 and...or 120-square-foot room. So, the other thing I wanted to mention is that the courts have deemed it to be unconstitutional, based on the Dormant Commerce Clause that allows locals to rent out short-term rentals, but not out-of-state people. It's pretty well-defined law, and I would encourage you to talk to, again, Tamara Wallace in the City of South Lake Tahoe to get more information. Thank you.

CHAIR KAMA: Thank you. Members, questions for the testifier? Seeing none. Thank you very much. Staff?

MS. MCKINLEY: Chair, the next testifier is Yvonne Bosch, to be followed by Rob K, and then Kevin.

CHAIR KAMA: I'm sorry. Chair, did you have a question for Julie? Yes. I'm sorry. Julie, are you still here?

MS. MONROE: Yes, I'm here.

CHAIR KAMA: Chair Lee has a question for you.

MS. MONROE: . . . *(inaudible)* . . .

COUNCILMEMBER LEE: All right. Can you...can you hear me?

MS. MONROE: Yes, I can.

COUNCILMEMBER LEE: Okay. Julie, you mentioned that there's difficulties selling the units that you manage at Papakea?

MS. MONROE: No, no. What I'm saying is that there's actually 20 units. I keep...I kind of keep track of the market there because I own there, and there's 20...there's about 20 units, and some of them have been on the market for close to a year with discounted...severely discounted prices, and they're not selling.

COUNCILMEMBER LEE: What's the average sales price? What's the average sales price?

MS. MONROE: Between 475 to about a million.

COUNCILMEMBER LEE: Okay. Why wouldn't the 475 one sell?

MS. MONROE: Why didn't it sell?

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COUNCILMEMBER LEE: Yeah.

MS. MONROE: It needed...it needed an extensive remodel. And remodels...I've gotten bids for remodels because we're going through a piping project, and remodels are costing about...I have a bid that I'm happy to send you for \$170,000 for a 520-square-foot unit. I can send it to you.

COUNCILMEMBER LEE: And what were the...what are the fees over there?

MS. MONROE: My...they vary, depending on the size of the studio...by size of the unit. Mine are about 1,600, and there's a \$32 million piping project. For my one-bedroom, my portion is going to be about \$85,000. *(pause)* Again, I'm happy to...

COUNCILMEMBER LEE: Is that a special assessment? What are you talking about, a special...

MS. MONROE: It will be...it will be a special assessment. The way that Papakea typically does it is, they'll get like a ten-year loan, and they'll tack that on to our HOA dues.

COUNCILMEMBER LEE: I see.

MS. MONROE: And so we can either choose to pay it, or pay it over a loan period that the HOA will go and get.

COUNCILMEMBER LEE: Okay. And...and the age of the building?

MS. MONROE: I believe it was built in the '70s.

COUNCILMEMBER LEE: Okay. Thank you.

MS. MONROE: You're welcome.

CHAIR KAMA: Thank you. Member Paltin has a question for you too, Julie.

COUNCILMEMBER PALTIN: Thank you, Chair. Thank you, Ms. Monroe. I just wanted to clarify your answer to Chair Lee. Could it be possible also that some folks might want to know who their neighbors are and build relationships, instead of having revolving door of tourists?

MS. MONROE: So, as I sort of pointed out --

COUNCILMEMBER PALTIN: That those units are not selling?

MS. MONROE: -- as I sort of pointed out, the...the same situation happened in South Lake Tahoe, and it...it dismantled the community. I think you...I think you owe it to the residences [*sic*] of Maui and yourselves to really just have that conversation with Tamara Wallace. These units also stay empty.

COUNCILMEMBER PALTIN: Sorry, I went to the bathroom.

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MS. MONROE: My unit...

COUNCILMEMBER PALTIN: I got to rewatch your...that part of your testimony. But I mean --

MS. MONROE: Oh, yeah.

COUNCILMEMBER PALTIN: -- we've heard from a number of people that they...they left living in a short-term rental property because they wanted to know their neighbors. But I'll...I'll go back and rewatch that testimony because I went to the bathroom. Sorry.

CHAIR KAMA: Member Rawlins-Fernandez has a question for you.

COUNCILMEMBER RAWLINS-FERNANDEZ: Mahalo, Chair. I guess this...to clarify Member Paltin's question as well. So, in your...in your testimony, Ms. Monroe, you explained that the Lake Tahoe phase-out legislation was unconstitutional because it treated permanent residents differently than nonpermanent residents, but you understand that Bill 9 does not do that?

MS. MONROE: Yeah, I understand that. I know that some...some people that testified said that perhaps there could be an exception made for residences. I just wanted to make you aware that that would violate the Constitution.

COUNCILMEMBER RAWLINS-FERNANDEZ: Mahalo. Mahalo, Chair.

MS. MONROE: Thank you.

CHAIR KAMA: Thank you. Staff?

MS. MCKINLEY: Chair, the next testifier is Yvonne Bosch, to be followed by Rob K, and then Kevin.

MS. BOSCH: Hello, can you hear me?

CHAIR KAMA: Yes.

MS. BOSCH: Okay. Hi. Thank you for listening to my testimony, Councilmembers and Committee Members. My name is Yvonne Bosch, and I want to thank you for hearing my testimony today. I strongly oppose Bill 9 to phase out the Minatoya-listed condos. My husband and I are full-time residents, small business owners in Kihei, own a vacation rental at Maui Vista, and have been renters since we've lived here. Regarding our specific condo, we purchased our one-bedroom, one-bathroom condo in 2016. The intention was to rent it out on Airbnb, while also using it for personal purposes, and lending it to family and friends visiting us and the island. I have shared in my written testimony the table of our monthly breakdown amount--or break-even amount, I'm sorry--and we'll not go over it line by line here, but just give you the current numbers for our maintenance fees, insurance, and property taxes. Again, these are current numbers, as like everything else, prices are rising every year. Our maintenance fees are

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currently 811 a month. The property taxes are currently 768 a month. Insurance is around \$60 a month. These numbers don't include special assessments, electricity, personal maintenance, improvements, and our mortgage. So, bottom line, our break-even would be just about 3,200 a month for a one-bedroom, one-bathroom unit. But beyond that, there is a value to the ability to use one's own property independently, which would be restricted if the unit were placed in a long-term rental pool. For us, this option is not desired. Because we live here, we recognize the housing need, but believe this proposal is not the answer. It may benefit a few, but it will significantly harm the Maui economy . . .*(timer sounds)*. . . affecting every . . .*(inaudible)*. . . that's on it. As such, we would like to offer some suggestions. If this bill is about housing, is it possible to ask owners of these Minatoya units if any of them would volunteer to transfer their current short-term rental into long-term? Offer the owner maybe some incentive? This may be the quickest way to obtain some units fairly. You could consider requiring an STR license, like \$100 a year to be an STR could equal about 700,000 per year extra in the budget. With mandatory inspections, like FEMA, that could equal new jobs for possibly ten or more inspectors. We own a long-term...we've owned a long-term rental in Michigan, and the township requires inspections every two years. And the current cost for the license is 120 every other year. Prior to the township inspection . . .*(timer sounds)*. . . required to have an inspection performed on the AC, furnace, and water heater by a licensed HVAC company, and that --

CHAIR KAMA: Thank you, Yvonne.

MS. BOSCH: -- costs an additional . . .*(inaudible)*. . .

CHAIR KAMA: Members, do you have questions for our testifier? Member Paltin?

COUNCILMEMBER PALTIN: Thank you, Chair. Thank you, Ms. Bosch. I just wanted to clarify, when you said special assessment, you have a special assessment on your short-term rental property? Like is that a community facilities district or something?

MS. BOSCH: So, no. Currently, we don't have a special assessment, but we have had special assessments in the past, and I am 100 percent positive that we'll have special assessments in the future.

COUNCILMEMBER PALTIN: You've had special assessments in the past on your property that you're talking about?

MS. BOSCH: Yeah. The short-term rental, we've had special assessments for piping, for paving of the parking lot...

COUNCILMEMBER PALTIN: Oh. So, like when you do upgrade projects, it's spread out between the owners? That's what you mean by special assessment, not from the government or anything?

MS. BOSCH: It might also be called additional assessment . . .*(inaudible)*. . .

COUNCILMEMBER PALTIN: I couldn't hear you.

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MS. BOSCH: Oh, sorry. It may...it may be called additional assessments and not special assessments, but that was what my understanding was, special assessments.

COUNCILMEMBER PALTIN: But it's...it's all from...from within...it's being done internally to improve the property, is...is what you meant, special . . . *(inaudible)*. . .

MS. BOSCH: Right. Like . . . *(inaudible)*. . .

COUNCILMEMBER PALTIN: Okay. Got it. Thank you.

MS. BOSCH: Um-hmm. Yep.

CHAIR KAMA: Members, any other questions? Seeing none. Thank you.

COUNCILMEMBER SINENCI: Chair? Chair?

CHAIR KAMA: Member Sinenci --

COUNCILMEMBER SINENCI: One more question.

CHAIR KAMA: -- has a question for you.

MS. BOSCH: Yeah.

COUNCILMEMBER SINENCI: Thank you, Ms. Bosch. You mentioned a township in Michigan--

MS. BOSCH: Yes.

COUNCILMEMBER SINENCI: -- that has...you know what township?

MS. BOSCH: Yes. Clinton Township.

COUNCILMEMBER SINENCI: Clinton Township. Okay. Thank you.

MS. BOSCH: Yep. Yep, no problem.

CHAIR KAMA: Thank you. Staff?

MS. MCKINLEY: Chair, the next testifier is Rob K, to be followed by Kevin, and then Sanoe K. *(pause)* Chair, we don't see Rob K or Kevin on the call. The next testifier is Sanoe K, to be followed by Nalei Pokipala, and then Unknown User. *(pause)* Sanoe, you are unmuted on our end. If you're unable to unmute, you could try calling in through the instructions in the chat. *(pause)* Chair, the next testifier would be Nalei Pokipala, to be followed by Unknown User.

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MS. POKIPALA: Aloha, Councilmembers. And aloha, community. My name is Nalei Pokipala. I'm a resident here on Maui, and I'm here to lend support to Bill 9. I want to thank our young community members. Actually, I wanted to send that out because we haven't had the opportunity to do this when I was younger, maybe 20 years ago, to come into the County Council Chambers and talk about things that are happening, including the Minatoya list that actually was started. So, mahalo nui to you keeping the community informed, and I'm grateful for the Councilmembers for your patience for everybody being able to testify. I want to thank the Mayor and his team for doing a great presentation regarding the support of this bill. They address concern and regulation status of illegal short-term rentals, the statistical numbers of how long it would actually take to do affordable housing, and the County fiscal director went over how the County is in position to handle the shortfall of the lost use of those STRs in question. Very logical and thought out. I feel for those who have made their living through this Minatoya list. I wouldn't wish this on anyone. But as we all have sat here through these meetings, I only can hear a loss of their money stream. Some, if you can't use it as an STR, property won't be used as a long-term rental. So, once again, it's the money stream, and not the community at large. I've heard here, how can you take away people's properties? STR owner, your properties are not being taken away. How you use it will change. It is no different how laws were changed so these properties could be obtained. Case in point, Wailea and Makena. It's kind of like how developers had continually pushed to get their projects through at the detriment of residents that have lived here full-time. We've watched a lot of generational 'ohana lose their property because their property taxes went up, and now look at Wailea and Makena at this time. Mahalo, Member --

COUNCILMEMBER LEE: . . .*(inaudible)*. . . you have the final report?

MS. POKIPALA: -- Rawlins-Fernandez for bringing . . .*(timer sounds)*. . . in safety measures so our kūpuna won't be displaced.

COUNCILMEMBER LEE: I can't find it.

COUNCILMEMBER PALTIN: Chair Lee, you're not muted.

MS. POKIPALA: Am I good?

CHAIR KAMA: Continue, yes. You may . . .*(inaudible)*. . .

MS. POKIPALA: Okay. I heard unintended consequences, but I wanted to thank Member Rawlins-Fernandez for bringing in the safety measures so our kūpuna won't be displaced at this time, should developments remain next to kūpuna property so they won't lose it. Unintended consequences was mentioned today. The Minatoya list has effectively taken residents out of our neighborhoods. I do remember being in Honokōwai to visit families, and pick up and drop off children that lived there in that...in those properties there. Our residents are always being asked to shift. Out-of-state investors can do the same at this time. I ask this Council to give our community a fighting chance to keep our people home, and please put this community first, and pass Bill 9. Mahalo.

CHAIR KAMA: Thank you. Members, questions --

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UNIDENTIFIED SPEAKERS: *(Applause)*

CHAIR KAMA: -- for the testifier? Seeing none. Thank you so much. Staff?

MS. MCKINLEY: Chair, the next testifier is Unknown User, to be followed by Shaka Doug Corbin, and then Stephanie Pytlinski. *(pause)* Unknown User, you are enabled on our end. If you're unable to unmute, then you can try calling in at the number in the chat. Chair, the next testifier is Shaka Doug Corbin, to be followed by Stephanie Pytlinski, and then Nia Fitzpatrick. *(pause)* Chair, apologies. We suggest that those having trouble unmuting go ahead and call in to the number listed in the chat. It seems that Doug Corbin is having difficulty that way. So, we could go on to Stephanie Pytlinski, to be followed by Nia Fitzpatrick, and then Maya Marquez. *(pause)*

CHAIR KAMA: I don't see anybody.

MS. MCKINLEY: They seem to be having trouble unmuting. I hope they'll call in. The next testifier would be Nia Fitzpatrick, to be followed by Maya Marquez, and then Brian Banks. *(pause)*

CHAIR KAMA: I don't see anybody.

MS. MCKINLEY: Chair, not seeing Nia Fitzpatrick or Maya Marquez.

MS. MARQUEZ: I'm...

CHAIR KAMA: Oh, there.

MS. MCKINLEY: Okay. Thank you.

MS. MARQUEZ: Aloha kākou.

CHAIR KAMA: Aloha.

MS. MARQUEZ: My name is Maya Marquez, and I'm here testifying as a settler living on stolen land here in Maui County. I'm not here to center myself, but I am here to be real. I moved here to build a better life for my son, a life far away from the violence of incarceration, from generational cycles of policing, poverty, and gangs. I came to heal, but let's be honest, healing means nothing if it comes at the cost of someone else's dispossession. And in Hawai'i, that someone is almost always Kānaka Maoli. In my work, I advocate for the houseless, most of whom are Hawaiian, pushed out of their ancestral lands and into tents, only to be criminalized for surviving. So, when people talk about beautifying Maui, or managing land, I ask for whom? Because the way this system is set up, it's not for families living in their cars, not for the kūpuna being swept from sidewalks, which will happen soon, not for the keiki growing up without a stable place to lay their head. Bill 9 matters because it begins to crack open that illusion. It starts to center accountability to the original stewards of this land instead of treating them like they're the problem. And as a settler, it's on me, it's on all of us, not to just

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enjoy the sunrise and call it spiritual, but to face the deep injustices happening every day, and actually doing something about it. I see it all the time, settlers organizing beach cleanups and wellness retreats, with zero understanding of the political violence Hawaiians...Hawaiian people face. . . .*(timer sounds)*. . . It's giving colonizer cheat chic *(phonetic)* in a flower crown. Supporting Bill 9 isn't the end goal, it's the bare minimum. It means choosing kuleana over comfort. It means saying, yes, I live here, and yes, I will stand up for the land that isn't mine, but that I benefit from every single day. If you truly believe in...if we truly believe in aloha, we can't weaponize it to avoid hard conversations. Real aloha means accountability. It means advocacy. It means refusing to let another bill pass that puts profits over people, especially the people who are this land. Mahalo nui for your time, and please pass Bill 9.

CHAIR KAMA: Thank you. Members, questions for the testifier? Seeing none. Thank you. Staff?

MS. MCKINLEY: Chair, we'd like to go to the testifier signed in with the last four digits 1234, to be followed by the person . . .*(echoing)*. . . sorry. Okay. To be followed by the person that called in with 4687, thinking that these may be people that we just called. 1234, go ahead, please. *(pause)* You can unmute by pushing the star-6. *(pause)* Sorry, Chair.

MR. CORBIN: Aloha.

MS. MCKINLEY: Oh, there we go. *(echoing)*

MR. CORBIN: Okay. This is Shaka Doug Corbin from Kihei. Can you hear me?

CHAIR KAMA: Shaka, yes. Yes, we can. Please proceed.

MR. CORBIN: Okay. Thank you. So, my name is Doug Corbin. I live in Kihei. I have worked in the hospitality industry my entire adult life. As I understand it, we are in a housing crisis, a housing emergency. Are we all in agreement on that? You can raise your hands because I can't see your faces. I'm in strong opposition to Bill 9's proposal to commandeer 7,000 Minatoya vacation rentals. It's abundantly clear that the desired result is affordable housing. I'm sorry to say, that's simply not possible by changing the STRs to long-term rental use. The majority of owners would have to collect rents that would not be considered affordable. Only rare circumstances would allow an STR to pencil out for conversion, certainly not 7,000 of them. Many, many people have already testified to that fact. STRs converted to long-term housing is not the answer to this emergency housing crisis. It's no secret that tourists pay a premium. If locals wanted to pay that premium, they would have lived in these units previously. The math doesn't work for them. How will they be able to afford these premium rents? FEMA isn't paying anymore, so how will they pay? You've all heard Maui Nō Ka 'Oi, Maui is the best. For decades, we told the world Maui is the best island in the world. The world came to see what all the hype is about. Maui Nō Ka 'Oi brought a lot of good to the people of this island. That's going to stop when you eliminate 7,000 vacation rentals. Everything connected will dry up, just like San Francisco. Be honest. With Maui's decaying infrastructure, loss of a main attraction, Lāhainā, bad publicity, increased fees, sky-high taxes, et cetera, et cetera, the world will find a new best place to spend money

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on. Maui Nō Ka ‘Oī will be a thing of the past. Maui needs fixing now. We are in an emergency. Our current crisis is lack of affordable housing, so build affordable houses. We’re in an emergency situation. Arguably, it’s been an emergency since long before the fires. How come the Planning Department is dragging its feet on permits? Why isn’t Lāhainā Harbor being rebuilt as a world-class harbor? No one would complain . . .*(timer sounds)*. . . about the noise or the dust. Nothing is being done because government red tape gets in the way. We’re in crisis, yet we’ve been having meetings for well over a year. Nine days ago, we ran out of time with 100...170 testifiers. We only got through 52. The result...postponed to last Wednesday. That got carried over to today. This housing crisis is an emergency. I can’t say that enough. Let’s start treating it like one. Cut the red tape. Private enterprise came to the immediate aid of fire victims. Government dragged its feet and got in the way. Don’t forget we lost 19 homes Upcountry. Private enterprise got the first destroyed home completely rebuilt in Kula. That house was finished last Thanksgiving. I heard the owner couldn’t wait for the permit delays, and went ahead and rebuilt his home anyway. It doesn’t take long to rebuild when private enterprise goes to work. What takes forever is endless red tape, hearings, meetings, studies, public testimonies that take months instead of days to complete. You all should really reflect on why this process is taking so long, and streamline things for your constituents. Cut the red tape. . .*(timer sounds)*. . . The Planning Department...

CHAIR KAMA: Thank you, Shaka Doug.

MR. CORBIN: . . .*(inaudible)*. . .

CHAIR KAMA: Members, any questions for our testifier? Seeing none. Thank you so much. Staff?

MR. CORBIN: Thank you.

MS. MCKINLEY: Chair, we’d like to go to the caller with the last four digits 4687.

MS. PYTLINSKI: Yes. *(echoing)* Hello. I’m trying to be on Teams, as well as my phone. . .*(inaudible)*. . .

MS. MCKINLEY: Yes, you need to mute your computer, please. There’s an echo.

MS. PYTLINSKI: I...I’m just going to shut it off. Okay. I just shut it off so I can . . .*(inaudible)*. . . I want to thank the Council and Committee for listening to everybody in regards to Bill 9. I am against Bill 9. I am...my complex was built in 1964 and 1965 for vacation rentals. It currently still has two original owners owning on property alive today. When we heard about the Maui fire, we jumped into action. I had my vacation rental people leave. I opened my doors for fire survivors. Not just me, but my whole complex. We brought in our housekeepers, our maintenance people--anybody that lost their house in the fire and needed a home, we opened our doors right away. I knew from the start, I had beds, I had towels, I had everything everybody needed. How are we going to get these people in there? I called...I called a bunch of different organizations to try to help. And then turns out my housekeepers were some of the people that lost

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their housing, and their families. When my complex jumped into action, we did not charge them, much to everybody's, you know, comments. We let everybody stay for free. We paid for everything. We paid for the HOA, we paid for utilities, we paid for everything. These are the people that worked for us for many years, are Lāhainā residents, and needed a place to stay. And we did not think twice. After the fire survivors left our condo, they could not stand being in Hawai'i any longer due to...they lost their jobs as well because they were housekeepers, and all the units now had fire survivors. So, we didn't need daily...or housekeeping. When that happened, we reached out to an organization called GEM, Global Empowerment Mission, and we offered our condo up to those folks. In the time of doing that, we also got our neighbors to participate and get their condos in the units so we could put fire survivors in our places. And on top of that, we decided that we would help them, and work as hard as we could . . .(timer sounds). . . to get other owners to give up their condos and put into the place. At doing so, currently today, we still have fire survivors in our units, and we've actually had fire survivors move out and move in to other units that were built for them. And now they're moving fire survivors from the other side of the island into our...into our units...27 out of 30 units in our complex gave up everything to help everybody. And we did it with love. We love Maui. We wanted to help. And we actually had...I was laid off six months after the program because we had gotten too many homes--too many STRs gave up their homes, and we didn't have more people to put in them. So, these are for fire survivors, not everybody on the island. But that is what happened with our organization. We are the organization that picked up everybody that FEMA would not, and . . .(timer sounds). . . anybody qualified.

CHAIR KAMA: Thank you.

MS. PYTLINSKI: Thank you for your time.

CHAIR KAMA: Members, any questions for our testifier? Member Paltin?

COUNCILMEMBER PALTIN: Thank you, Chair. Thank you, Ms. Pytlinski. I just wanted --

MS. PYTLINSKI: Right.

COUNCILMEMBER PALTIN: -- to clarify. They didn't charge you any property taxes or...because you were housing survivors?

MS. PYTLINSKI: I didn't say anything about property taxes.

COUNCILMEMBER PALTIN: No, I'm...I'm asking you because that's how it's supposed to be.

MS. PYTLINSKI: So, the first five minutes [sic], we had fire survivors in our place. We weren't through any program. We just opened our doors to people that lost everything. People were staying in the park across the street. So, we weren't under any program, any anything. Eventually, when we did, when those people moved back, they moved to California because they had no jobs on Maui anymore. They...we did put them in GEM, and they did relieve property taxes for us to house them, of course, yes. But we also worked to find many other homes for people. And we had over 50 homes, still people

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wanting to give up their homes to fire survivors. So, I had to call and tell them we no longer need their homes.

COUNCILMEMBER PALTIN: So, the first five months --

MS. PYTLINSKI: So, my point in that is that --

COUNCILMEMBER PALTIN: -- was regular, and then --

MS. PYTLINSKI: -- everybody...

COUNCILMEMBER PALTIN: -- the --

MS. PYTLINSKI: Correct.

COUNCILMEMBER PALTIN: -- then they became part of a program. And you have how many short-term rental units?

MS. PYTLINSKI: I didn't say that either. I have four.

COUNCILMEMBER PALTIN: And...

MS. PYTLINSKI: And I found over a hundred units for people on Maui to stay in vacation rentals, myself and my husband, because we wanted to help.

COUNCILMEMBER PALTIN: And so, did they give you the property tax break --

MS. PYTLINSKI: And a lot of them got less money than what their mortgages were.

COUNCILMEMBER PALTIN: -- for all four of them?

MS. PYTLINSKI: Yes.

COUNCILMEMBER PALTIN: Okay. Thank you.

CHAIR KAMA: Members, any other questions for our testifier? Seeing none. Thank you so much, Ms. Pytlinski?

MS. PYTLINSKI: Um-hmm. You're welcome. Thank you for your help.

MS. MCKINLEY: Chair, the next testifier is Sanoe --

MS. PYTLINSKI: May I please...

MS. MCKINLEY: -- I believe, who has called in, perhaps, and then to be followed by Unknown User, who has also called in, and then Brian Banks.

MS. KAAIHUE: Hello. Can you guys hear me?

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CHAIR KAMA: Yes.

MS. KAAIHUE: Oh, okay. My camera is not working for whatever reason, but thank you. My name is Sanoë Kaaihue. I'm the Executive Director for Women Helping Women, and I've been watching what's been going on, and I was hoping that Councilmember Paltin would have a sign so I could get a one-minute warning on my thing, but that's okay. But thank you guys so much. I just wanted to...

COUNCILMEMBER PALTIN: Oh, can you pause her testimony? Sanoë, they...they...they made a timer clock picture. I don't know if you can see, it's paused at 2:41 because I wasn't really that good at it, you know?

UNIDENTIFIED SPEAKERS: . . .*(laughing)*. . .

COUNCILMEMBER PALTIN: I mean, I was kind of okay, but then when I put the one minute, and you had like seven seconds left, and like that. So, if you can see the timer there, it says 2:41. They paused your time, and...and that was the solution they came up with for my ineptitude. Thank you.

UNIDENTIFIED SPEAKERS: . . .*(laughing)*. . .

MS. KAAIHUE: Got it, got it, got it. Okay. Thank you so much. But I just wanted to kind of share a little bit about the experience of maybe survivors that are not a really counted demographic. And...and I speak as a Native Hawaiian who was born and raised in Wailuku. And, you know, it's...it's hard to hear, right, that--and correct me if I'm wrong--I'm in strong support of Bill 9, but this bill does not affect all renters, right? This is just short-term rental owners, correct? Right? I think that's what everybody is, like, kind of missing, right? This is just a small group of people that are...if they have looked to renting long-term to people...and I believe the Hawaiians are so resourceful that we will make do with whatever we have available to us, including myself, right? I was one of those that...I...I live in a place where it is not affordable for other people, and it's not the best place, I'll just tell you that. It's...it's...I would guess, you know, if you live near Happy Valley adjacent, not necessarily the best pickings there, but I love it because it's where I grew up. It's the place that I know the best. But I would actually point you guys in the direction of the State's point-in-time contact...count, and this is a one-day count that the Bridging the Gap group does on a yearly basis, and they take a count of how many homeless individuals are in our State. And so, I think that's such an important . . .*(timer sounds)*. . . snapshot of what's going on in our homeless and houseless community. For our survivors within our organization, you know, we have already a tough time trying to find housing for them, and this would be a good solution, and a step in the right direction for many of us, myself maybe included, right? I think with things that are going on now, what's going to happen is you're going to lose the middle class, right? So, there's going to be the haves and the has-nots...have-nots. And that's where the pain comes from as being a Native Hawaiian in this environment is that you're going to get rid of the middle class if things continue the way that they're going.

CHAIR KAMA: Yeah.

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MS. KAAIHUE: And I think that's it. I think that's all I got to say.

CHAIR KAMA: Thank you. Members, questions for our testifier? Seeing none. Oh, Member Paltin?

COUNCILMEMBER PALTIN: Sorry. So, just clarifying, you're in support of Bill 9?

MS. KAAIHUE: Oh, yeah. 100 percent.

COUNCILMEMBER PALTIN: Okay. Thank...

MS. KAAIHUE: Support Bill 9, 100 percent.

COUNCILMEMBER PALTIN: Okay. Thank you.

MS. KAAIHUE: Girl, I need housing, just like everybody else. . . .*(laughing)*. . .

COUNCILMEMBER PALTIN: Okay. We can talk later. Thank you.

CHAIR KAMA: Thank you. Staff?

MS. MCKINLEY: Chair, returning to Unknown User, and then Brian Banks, and...to be followed by Robin Knox.

TESTIFIER 1: Aloha. Thank you. Can you hear me?

CHAIR KAMA: Uh-huh.

TESTIFIER 1: Awesome. Thank you so much. I recorded this and to make sure that I respected your time to stay under three minutes. I'm going to play, and hopefully you can record...or you can hear it okay.

CHAIR KAMA: Yes.

TESTIFIER 1: Thank you, Chair, Councilmembers, and Staff. I applaud you for your patience. I've been listening to the Bill 9 debate, and I see two powerful things: talent and heart on both sides. What if we stopped standing across from each other, and instead stood with each other? Imagine experienced property STR owners, and in some cases they are also land developers, forming an alliance with local families to build ADUs where locals live in one, and locals rent out the other. FEMA modular homes could be repurposed, as I see many of them just sitting around here underutilized. They too have now become a part of Maui history...monuments to the loss, all sides are grieving. Let the visitors rent from the locals, paying locals directly. You know, visitors may choose to stay with the fire survivors...not out of pity, but connection and support. That's dignity, that's rebuilding, that's respecting roots. Example, even building a 16 by 17 studio could cost \$100,000. Financed at \$650 a month in payment, it could comfortably earn \$1,500 a month in long-term rent, or 5,000 a month as an STR. That kind of

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income is life-changing, more profitable than any Minatoya unit. Affordability is bigger than Maui. It's not just a fire issue or an STR issue, it's a global inflation issue. No one worldwide can say things cost what they did for our parents. People everywhere are working multiple jobs, or even delaying having families due to cost of living. Some say off-island ownership is the issue, but how is blaming people for where they are from not a form of discrimination?

UNIDENTIFIED SPEAKER: Right.

TESTIFIER 1: If we want to talk about sovereignty or reparations to the people of Hawai'i, that's a different and deeply important conversation that has existed for many cultures throughout history, long before STRs were born. I have seen...I have some clarifying questions I hope can be addressed as decisions move forward. In Lāhainā, how many were insured versus kūpuna homes that were legacy homes that were mortgage-free, but chose to be uninsured? . . .(timer sounds). . . How many have multiple families sharing rent that are now struggling to re-enter the market alone? What exactly is keeping survivors from buying affordable homes today when there are over 36 units available now under \$300,000 that no one local is buying? Is it credit, income, tax returns, location, interest rates? STR owners are not responsible for any of these reasons. What is the magic affordable number, and preferred rent, and purchase price? And why don't we hear the same pressure on existing landowners to build as we do on STR owners to give up their homes? If we're asking for accountability, shouldn't it be shared? Why not incentivize landowners to build? Why not develop County-owned land? In summary, I oppose Bill 9. Let's focus on solving root causes that can withstand politics and economics when trying to foster quality of life. Mahalo for your time.

CHAIR KAMA: Thank you. Could you state your name for the record, please?

TESTIFIER 1: I choose not to say. Thank you. I've been seeing too many bullying memes, and smear campaigns, and snippets of testimonies being used on social media to degrade or ridicule testifiers. So, I respectfully decline.

CHAIR KAMA: Okay. Respectfully declined. Thank you. Members, any questions for the testifier?

TESTIFIER 1: Thank you so much. Mahalo.

CHAIR KAMA: Seeing none. Thank you. Staff?

MS. MCKINLEY: Chair, the next...

TESTIFIER 1: Thank you for all the effort.

CHAIR KAMA: Thank you.

MS. MCKINLEY: The next testifier is Brian Banks, to be followed by Robin Knox, and then Okali'i Kawaakoa. We do see a caller with the first name Brian. Brian, if that's Brian Banks, you can unmute yourself, or you can call into the number listed in the chat.

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Chair, the next testifier is Robin Knox, to be followed by Okali'i Kawaakoa, and then Jonavan Asato. Chair, not seeing --

CHAIR KAMA: Yes.

MS. MCKINLEY: -- any of those folks looking like they wish to testify. The next testifier would be Janice Herrick, to be followed by Sandi Resheske.

CHAIR KAMA: Janice. She's here.

UNIDENTIFIED SPEAKER: Okali'i?

MR. KAWAAAKOA: You guys called Okali'i?

CHAIR KAMA: Yes.

MS. MCKINLEY: Yes, thank you.

MR. KAWAAAKOA: Sorry. Aloha, everybody.

CHAIR KAMA: Aloha.

MR. KAWAAAKOA: My name is Okali'i Kawaakoa, and I stand here today along with my kūpuna before me in support of Bill 9 because I believe it is a small step in the right direction towards a massive problem. Like many things, there's a multitude of reasons as to why the housing crisis is in its current state. But while we discuss the possibilities of phasing out STRs, the reality is, there's around 700 houseless people living on Maui, according to a *Maui Now* article, and many more who are displaced. I cannot sympathize with someone who owns multiple properties when my family has struggled with just one. I was raised with my family where upwards of four to five generations were living in one house, simply because we couldn't afford to rent, or even dream of owning our own. To put it into perspective, we had around 30 people in a three-bedroom. I was compelled by a handful of people to come and testify today, but the person who compelled me the most was you, Chair. I'm here today to remind you of your kuleana towards housing our people, as well as affordable housing. I was very surprised by some moments last Wednesday, such as the prohibiting of words to censor our voices. The last time we were censored, our language was almost lost. Our culture was almost lost. It's disheartening to see that we, as a people, are still being told to shut our mouths and to get in line, or should I say, "uphold decorum." I don't believe they were thinking about decorum when they pointed a bayonet at our king's face to sign a constitution he didn't write. I don't think they cared about decorum when they took down our kingdom's flags and burned them. And I doubt they were upholding decorum when they were beating Hawaiian children for speaking . . .(timer sounds). . . and practicing our culture. All of this to say, I will not stop fighting for our people to finally get what they deserve, which is to be secure in their ancestral homes. I hope this will be the start of our people finally being taken care of. Thank you for the chance to speak.

CHAIR KAMA: Members...

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UNIDENTIFIED SPEAKERS: *(Applause)*

CHAIR KAMA: . . .*(gavel)*. . . Members, do you have any questions for our testifier? Thank you --

MR. KAWAAAKOA: Thank you.

CHAIR KAMA: -- so much, Mr. Kawaakoa.

MS. MCKINLEY: Chair, the next testifier is Jonavan Asato, to be followed by Janice Herrick, and then Sandi Resheske.

MR. ASATO: Aloha, Councilmembers, and the community that's here.

CHAIR KAMA: Aloha.

MR. ASATO: My name is Jonavan Asato, I'm a pastor at Grace Bible Church in Kahului. And I've grown up here, went to Kahului, Maui High School, and then UH. My...my parents were here, my grandparents are here. And it's...it's been heavy on my heart what's been happening to our community and to the housing situation. My oldest daughter is just graduating from college. She wants to be a music teacher. My other daughter, she's graduating from Baldwin as a valedictorian, and she wants to be an educator as well. Both of which, if--and they want to come back here to...to teach--they...they won't be able to own a house at \$1.3 million median price. This is not short-term vacation rental's fault. This is not, you know, the rich against poor. This is a bigger picture of inflationary problems that our Federal Government's printing out money at nauseum and deflating the value of our own money. And...and, you know, Bill 9, although it has really good intentions, I don't believe it addresses the root problem of why our kids can't afford things here. So, the reason why I'm here is because Grace Bible Church owns eight acres in Kahului, and, you know, your testimony really hit it on the spot. Like, to...for local people to be paying rent of \$500,000, \$700,000 over their lifetime and not having any equity in our market, that's criminal. That's...that's not right. That's unjust. We were looking at the eight acres, and I believe, like, God's given us that eight acres to be a blessing to our community, and to find a long-term solution for the problems that we face. One of the ways that we want to address that problem is . . .*(timer sounds)*. . . we're looking at the eight acres, and we wanted to be able to capitalize people that came into 100 homes that we want to build there. We can't keep making things smaller and cheaper. That's not the answer. So, one of the things that we've done is to create a solution where over 50 years, we can help 1,000 families get into homes that...and we'll give each family over \$250,000 each, over a 50-year period of time. How can eight acres produce 1,000 homes for our local families? This is where...this is kind of why I'm here, is short-term vacation rentals are one of the most profitable things in our economy, and instead of using the profit to go outside of our community, what if there was a nonprofit, like a church . . .*(timer sounds)*. . . that took that money, and gave it to the hands of our local people?

CHAIR KAMA: Jonavan --

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MR. ASATO: Yeah.

CHAIR KAMA: -- your time is up, sir.

MR. ASATO: Okay.

CHAIR KAMA: Did you put this in writing?

MR. ASATO: Yes. I have --

CHAIR KAMA: Okay. Good.

MR. ASATO: -- I have it all in writing.

CHAIR KAMA: Okay. Thank you.

MR. ASATO: So...

CHAIR KAMA: Members...Chair Lee has a question for you.

MR. ASATO: Yes.

COUNCILMEMBER LEE: . . .*(inaudible)*. . .

CHAIR KAMA: Chair Lee, you're muted. You're muted.

COUNCILMEMBER RAWLINS-FERNANDEZ: You're good now.

CHAIR KAMA: Oh.

COUNCILMEMBER RAWLINS-FERNANDEZ: Go ahead, Chair Lee.

COUNCILMEMBER LEE: Okay.

CHAIR KAMA: Yeah.

COUNCILMEMBER LEE: Hi, Pastor. You know, I...I've heard your proposal before, and I actually admire you coming up with it.

MR. ASATO: Thank you.

COUNCILMEMBER LEE: But...but maybe TVRs...maybe TVRs is not quite the product you want to hang your head [*sic*] on at this time because there's so much controversy swirling around it. But I think the idea of finding something so people can profit by it, and then move on in their lives, and then the next group of people come in. Is there anything else besides STRs or TVRs that would work in your plan?

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MR. ASATO: I think STRs are...are a solution. Maybe Airbnbs would be another solution. One of the people that testified before said that...that she had a person in her group that...or her acquaintances that had a short-term vacation rental, and took the profit from it, and gave it to three people that had affordable rentals, and paid for their rent. It's kind of that principle, where a nonprofit or a foundation could run with a model like this, and use the profit...profitability of an Airbnb or a short-term vacation rental to put money into the pockets of our community. Because we're losing our...we're losing our community. Lots of people in our church are leaving because the cost of living is too high. Lots of our young people are not returning because they can't own their own homes. And even the...the...the attempts at affordable rentals for our professionals...nobody wants to rent for ten years, and look back, and not own anything. So, there has to be a solution where our local people are building equity in our market. And if we can take the profitability of short-term vacation rentals, or Airbnbs, or whatever it is, the tourism market, and put it into the hands of the local people, there's hope there for home ownership. There's a pathway for home ownership, not just rentals, so...

COUNCILMEMBER LEE: Thank you. Thank you, Pastor. Thank you.

COUNCILMEMBER COOK: Yeah.

CHAIR KAMA: Mr. Cook?

COUNCILMEMBER COOK: Thank you, Chair. Thank you, Pastor, for your presentation. You're in Kahului, how...in the neighborhood. How do your neighbors feel? Have you spoken with them?

MR. ASATO: We've spoken to some of them. We...we're in a pretty unique spot. We're surrounded by cemeteries, and there's four roads that come off of our property. So, traffic-wise, it wouldn't be a big deal. And there's a lot of space. We probably have nine...nine neighbors that are actually bordering our property, so it's not going to disturb a lot of people.

COUNCILMEMBER COOK: Chair, one more clarifying --

CHAIR KAMA: Yes.

COUNCILMEMBER COOK: -- question?

MR. ASATO: Yeah.

COUNCILMEMBER COOK: Thank you, Pastor. Have you spoken with the Planning Department about this? Do they have any opinions?

MR. ASATO: We have spoken to the Planning Department. It's kind of been challenging to navigate Planning, and...and Housing, and all of those different things, but they've all been in support, yeah. So, I...I guess I...sorry.

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CHAIR KAMA: Members, any other questions for...yes, Member Rawlins-Fernandez?

COUNCILMEMBER RAWLINS-FERNANDEZ: Mahalo, Chair. Aloha, Mr. Asato?

MR. ASATO: Yes.

COUNCILMEMBER RAWLINS-FERNANDEZ: Mahalo for your testimony. Just clarifying. So, you said that you are interested in using the eight acres you...your church owns to build 1,000 short-term rentals?

MR. ASATO: No. It's 100...100 homes. Out of the 100 homes, there would be 70 that would be rentals, and 30 would be short-term vacation rentals. The short-term vacation rental profit would go into the hands of the people who are renting...from our community. And so, we calculated that in a four-year time span, each...each one of those residents would be able to exit with over \$200,000 from the profit of the short-term vacation rentals. And when they leave the project, they would be able to use that \$200,000 as a down payment for their own home. So, it's a feeder program into affordable rentals. And the reason why I'm talking here is because, you know, the topic of short-term vacation rentals. And maybe it can be a solution instead of a problem.

COUNCILMEMBER RAWLINS-FERNANDEZ: Okay. So, you oppose Bill 9 because you folks want to build short-term rentals?

MR. ASATO: I don't...I don't oppose it. I don't support it. I'm just bringing another perspective.

COUNCILMEMBER RAWLINS-FERNANDEZ: Oh, okay. Because I thought I heard you say in your testimony that you don't support Bill 9. So, you don't support or oppose?

MR. ASATO: I don't support or oppose. I just think that there might be solutions that...because Bill 9 doesn't really address the problem of home ownership. So, there might be things that can be done. Even with the taxes that short-term vacation rentals bring in, 200 million of taxes, and then 40 million in taxes...why doesn't that go to people that need down payments for homes? Like that's a lot of money that can go into our community.

COUNCILMEMBER RAWLINS-FERNANDEZ: Why indeed.

MR. ASATO: So...

COUNCILMEMBER RAWLINS-FERNANDEZ: Hopefully, you come and testify --

MR. ASATO: Yeah.

COUNCILMEMBER RAWLINS-FERNANDEZ: -- during budget session next year. Mahalo. Mahalo, Chair.

CHAIR KAMA: You're welcome. Thank you so much.

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MR. ASATO: Thank you.

CHAIR KAMA: Members, it is now 3:05, and we're going to take our afternoon break from 3:05 until 3:15. HLU committee is now in recess. . . .*(gavel)*. . .

RECESS: 3:05 p.m.

RECONVENE: 3:21 p.m.

CHAIR KAMA: . . .*(gavel)*. . . May the recess HLU Committee meeting of June 9, 2025, come back to order. It is now 3:21 p.m. And Staff, will you please call the next testifier?

MS. MCKINLEY: Chair, the next testifier is Janice Herrick, to be followed by Sandi Resheske, and then Amy Joyce Chang.

CHAIR KAMA: You may proceed.

MS. HERRICK: Aloha mai kākou. My name is --

CHAIR KAMA: Aloha.

MS. HERRICK: -- Janice Herrick, and I am a...I am speaking in support of Bill 9. My granddaughter, except for her old truck and cat, lost everything in the fire. As with other fire survivors, it has not been easy for her, but she is grateful to now be housed in a pod on her mother's rented property in Wailuku. I want to share my mana'o as a Kānaka 'ōiwi. Like you, I have listened to the many testimonies, passionate and often moving, for the bill. Is Bill 9 the ultimate solution to our housing crisis? No, it is not. However, is it a start? I firmly believe that it is. We know that without change, there is no growth. Is growth easy? Often it is not. Can it be painful? Yes. It's time for us to bite the bullet and make the necessary changes, whatever they may be. Although this bill is not perfect, it is an important, though small, step in the right direction. Ladies and gentlemen, who will you prioritize? Will it be those who are rooted here, or those whose ties are principally financial? I do not envy you your kuleana. Mahalo.

CHAIR KAMA: Members, any questions for our testifier? Seeing none. Thank you so much.

MS. MCKINLEY: Chair, the next...

UNIDENTIFIED SPEAKERS: *(Applause)*

CHAIR KAMA: Staff?

MS. MCKINLEY: Chair, the next testifier is Sandi Resheske, to be followed by Amy Joyce Chang, and then Khara Jabola.

MS. RESHESKE: Aloha, Chair and --

CHAIR KAMA: Aloha.

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MS. RESHESKE: -- Councilmembers. My name is Sandi Resheske, and I live Upcountry, and I was evacuated with the Kula fires. I also am an owner of a STR in South Maui. I am disabled, I'm old, and I rely on the income to supplement my Social Security. By now, you have heard almost every scenario of why Bill 9 should either move forward, be stopped, or modified. For the records, I am opposed to Bill 9 as it stands today. There is no question, affordable housing is needed, and has been for years. However, the...the housing shortage that occurred right after the fires no longer has the urgency it did in the days, weeks, and first months from when the fires started. If you search the Internet, there is an abundance of rentals and homes for sale, and with the threat of this bill, STR condominium pricing is down as much as 40 percent. What this bill has created is a divide between STR owners and many of the people who live here on Maui. This is unfair, as it was these owners and their guests who reached out to the world and asked for donations to help Lāhainā. Instead of helping rebuild, the funds were directed to hire activists and lobbyists, with very little actually going to help those who needed it most. We are not the enemy. We feel strongly that this is a retaliation effort for Hawai'i being annexed into statehood in 1959. Just a reminder, 93 percent of the voters voted for Hawai'i to become a state. 93 percent.

UNIDENTIFIED SPEAKERS: . . .*(Audience noises)*. . .

CHAIR KAMA: . . .*(gavel)*. . .

MS. RESHESKE: The people who own these STRs had nothing to do with those decisions . . .*(timer sounds)*. . . nor should they be penalized because they bought legal vacation properties. The first Mayor of Maui was Elmer Cravaho [*sic*]. He was the Mayor from '69 to '79, and has been honored by having a major road in Kaelui [*sic*] named in his honor. Mayor Crahaho [*sic*] was a Mayor for the people...for all people. He saw the importance of tourism for the island, while still wanting to keep the real beauty of Maui for the people. In order to control tourism, he limited building to the west and south shores, Lāhainā and Kihei, leaving the rest untouched. He started the movement for tourism when he saw that agriculture was going down. The Minatoya-listed properties all fall into these two areas. Tourism is the lifeblood of the island. The monies fuel our economy, and what we pay in taxes help pay your salaries. The proposed bill is flawed. . . .*(timer sounds)*. . . Kihei and Wailea should never have been included, and this was meant to house the people from Lāhainā.

CHAIR KAMA: Thank you, Sandi.

MS. RESHESKE: Okay.

CHAIR KAMA: Members, any questions --

MS. RESHESKE: Thank you for your time.

CHAIR KAMA: -- for our testifier? Seeing none. Thank you. Staff?

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MS. MCKINLEY: Chair, the next testifier is Amy Joyce Chang, to be followed by Khara Jabola, and then Keith J.

MS. CHANG: Aloha, Chair.

CHAIR KAMA: Aloha.

MS. CHANG: Aloha, Councilmembers. Thank you so much for this privilege for all of us to speak our minds. I came here to support, and to say how impressed I actually am with our Mayor. I actually didn't vote for him, but I'm so impressed that he takes this bold stand. And I...I am a part-time teacher at Pā'ia School. I'm a music teacher. I have 80 students year-round. And I'm always looking at them, and I think, we teach them kokua, we teach them mālama, we teach them to love their land and to care for each other, to care for the community. And I always look at them, and I think, where are they going to live? Where are they going to live when they grow up? I...I always have that. And you know, the Mayor came to....to one of our la 'ohana (*phonetic*), and I could see him kind of thinking, like, weighing the communities. So, I...I also want to say that I have a small business, but I am a former member of the ILWU. We were the first SPA (*phonetic*) to actually unionize, and amazingly, here's Stephen West. I put in that first phone call to him to speak up for our rights, to speak up...to work together as a...as team, as a group. And, you know, that is a 5,500 membership, and there are former members, like me. And we...you know you want that endorsement, and we're going to watch how you vote. And I heard that they're willing to take a stand to walk if this doesn't pass, and I will walk with them. I certainly will walk with you, and I will . . . (*timer sounds*). . . also recruit former members that I know that were in my crew. So, I...I just also want to say that, you know, this policy change, it's worldwide. I mean, you can look at it. I just looked up. It's Barcelona, Spain, California, New York, Paris, Amsterdam...policymakers around the world. I mean, we're not the only ones with these housing crisis and overtourism. They're all looking, what can we do? What can we do? So, they're banning, or doing strong restrictions on Airbnb. So, actually, you're just following that trend by caring for your community. So, I just want to say, in the same way that I'm so proud of the Mayor, that I'm really going to be watching how you vote, and I really hope to be proud of all of you. So, thank you very much.

CHAIR KAMA: Thank you.

UNIDENTIFIED SPEAKERS: (*Applause*)

CHAIR KAMA: Members, any questions for our testifier? Seeing none. Thank you. Staff?

MS. MCKINLEY: Chair, the next testifier is Khara Jabola, to be followed by Keith J, and then Ronnie Pahukoa. (*pause*)

UNIDENTIFIED SPEAKER: . . . (*inaudible*). . .

CHAIR KAMA: Yeah.

MR. KRUEGER: Chair, it looks like Khara Jabola is calling in.

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CHAIR KAMA: Yes.

MR. KRUEGER: So, we'll call Keith J for the time being.

CHAIR KAMA: Okay.

MR. KRUEGER: Followed by Ronnie Pahukoa.

CHAIR KAMA: Is he here?

MR. KRUEGER: Chair, it --

CHAIR KAMA: Yes.

MR. KRUEGER: -- doesn't appear...

MS. MCKINLEY: I'm just promoting Ronnie right now. *(pause)* Ronnie, you're unmuted on our end, if you would like to testify.

CHAIR KAMA: I see her.

MS. MCKINLEY: We do have a phone call that just joined... *(echoing)* if you can...it sounds like you got it, but please mute your computer.

MS. JABOLA-CAROLUS: Thank you. Aloha, Chair, Vice-Chair, and Honorable Members. Aloha. For your record, my name is Khara Jabola-Carolus, and I'm testifying in support of Bill 9 as a Filipino community organizer, as a gender policy expert, and as an author of the only academically-published research on sex trafficking on Maui, as well as the recent report by Tagnawa. It's entitled Equality in Flames, and it's the first of its kind in the nation examining the effects of a catastrophic wildfire, the Lāhainā wildfire, on gender equality. What I know from my work is that Maui will not be able to end gender-based violence successfully unless it begins to take back housing en masse from STRs. The lack of affordable housing on Maui invisibly shackles women to violent relationships and situations. From the Tagnawa report, 16 percent of Filipino female fire survivors surveyed have had to exchange sex acts for basic survival needs post-disaster. Half did so for housing. One out of every five sex trafficking victims identified on Maui were forced to exchange sex for housing. Half of sex trafficking victims on Maui are experiencing precarious and unstable living situations, and do not have access to long-term housing. These women and children cannot wait the 73 years, or 20 years, or 10 years, or 5 years for new housing to develop, even if that were the ideal strategy. So, it's not an exaggeration to say that for every short-term vacation rental, for every home open to a tourist but not to a local, there is a woman stuck in painful abuse. For every vacation rental, there is a keiki who could have grown up without domestic violence, but who won't. These are the real victims, not STR owners. Women Helping Women serves 150 to 250 women who call every month, and this metastasized to double and even triple following the Lāhainā fire. . . *(timer sounds)*. . . And also, I want to say that the women leaders behind Bill 9 and the incredible

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organizing, such as Courtney and Jordan of Lāhainā Strong, they've been subjected not just to personal attacks, but what's considered in law as sexual harassment, and violence against women by the opposition to this bill simply for standing up for Maui's future. They are the victims, not STR owners. So, with much respect to our kane, I want to appeal to this women-led committee of this women-led and women majority Council to make women's political representation count, and to pass Bill 9. And finally, I want to end with the words of the person who taught me housing justice organizing, was my very first job out of law school. Her name was Tasha Kama. What you said many years ago stuck with me, and I wrote it down in a journal. You said, Khara, don't just be mad at the missionaries from 200 years ago. Colonization is still happening, and I want you to do something about it. . . .(timer sounds). . . So, here I am, Chair. Mahalo.

UNIDENTIFIED SPEAKERS: *(Applause)*

CHAIR KAMA: Thank you, Khara. Members, questions for our testifier? Seeing none. Thank you. Thank you, Khara.

COUNCILMEMBER RAWLINS-FERNANDEZ: Chair?

CHAIR KAMA: Oh, Member Rawlins-Fernandez has a question for you.

COUNCILMEMBER RAWLINS-FERNANDEZ: Mahalo, Chair. Aloha, Ms. Jabola-Carolus. Mahalo for your testimony. . . .(laughing). . . Sorry, I...I know your name. Would you please repeat the reports that you cited? *(pause)*

CHAIR KAMA: You want her to send it in?

COUNCILMEMBER RAWLINS-FERNANDEZ: Yeah.

CHAIR KAMA: Or you want...yeah.

COUNCILMEMBER RAWLINS-FERNANDEZ: She'll send it in.

CHAIR KAMA: Okay.

COUNCILMEMBER RAWLINS-FERNANDEZ: Thanks, Chair.

CHAIR KAMA: Khara, it's okay if we just send it in to the Committee, and then Member Rawlins-Fernandez can receive it so we don't have to go through this again. Thank you. Anyone else?

MS. MCKINLEY: Chair, the next testifier --

CHAIR KAMA: Yes.

MS. MCKINLEY: -- is Ronnie Pahukoa, to be followed by James Langford, and then Glenn L Foster. And I don't see Ronnie on the call right now.

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MS. PAHUKOA INAGAKI: Aloha.

CHAIR KAMA: I see her. Yeah. I...

MS. PAHUKOA INAGAKI: Aloha.

CHAIR KAMA: Aloha.

MS. PAHUKOA INAGAKI: I'm trying to open my videos. E kala mai, I'm not being...

CHAIR KAMA: I can hear you.

MS. PAHUKOA INAGAKI: Oh, okay. Aloha mai kākou, Chair and Members of the Maui County Council. 'O Ronnie Inagaki ko'u inoa. He kanaka Hawai'i au no Waimānalo, O'ahu. He mamo au no Ke'anae, Maui, kahi o ko'u 'ohana he mau lo'i kalo. My name is Ronnie Pahukoa Inagaki. I am a kanaka maoli from Waimānalo, O'ahu. I'm a direct lineal descendant of Ke'anae, Maui, where my 'ohana are lo'i kalo farmers. I am here today, along with my ancestors, to strongly support Bill 9, not for myself, but for the people of Maui. It's time for our community to claim its place in our homeland. No more being pushed aside to accommodate profit over people. This bill is about standing up for Maui's people, land, and water. For decades, the so-called Minatoya list has allowed hundreds of units in Apartment districts to operate as TRVs [*sic*], diverting homes away from kānaka maoli and local residents to the short-term visitor industry. This has persisted, despite the 1989 zoning changes, which removed TVRs as a permissible use in these areas under Ordinance 1797. The Minatoya list essentially created a loophole that has contributed to the devastating housing crisis, displacing work-class residents, kūpuna and keiki, who can no longer afford to live in their own communities. The August 2023 wildfires have only deepened this crisis. Over 5,400 homes were destroyed, displacing more than 12,000 residents, according to FEMA disaster reports of Maui County recovery updates. These wildfires were among the most destructive in U.S. history, leaving thousands of families without homes, and further straining Maui's already-limited housing inventory. Every available housing unit must now focus on the urgent long-term needs of Maui residents, not short-term profits for absentee investors. Bill 9 provides an opportunity to fulfill the original purpose . . . (*timer sounds*) . . . of Apartment districts, to provide higher-density, long-term housing for our local families. This issue is also tied to our history, the 1993 Apology Resolution, which was passed by the U.S. Congress, and this lasting harm caused to Kānaka Maoli and our communities, including a loss of land and self-determination. Today, we see the same effects of this history in the housing crisis, which has displaced so many Kānaka Maoli and local families from their ancestral lands. Bill 9 is a step forward, addressing this injustice by ensuring housing is returned to Maui's people, restoring balance, and hope for future generations. As Mayor Bissen said, housing is not a speculative asset, it is a basic human need. Bill 9 is more than a policy, it's a promise to our people. By supporting this legislation, the Council has the opportunity to honor the promise, and take a critical step toward reclaiming housing for Kānaka Maoli and local residents. Mahalo nui loa for your time and consideration.

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CHAIR KAMA: Members, questions for our testifier? Seeing none. Thank you so much.

MS. PAHUKOA INAGAKI: Mahalo.

CHAIR KAMA: Ellen?

MS. MCKINLEY: Chair, the next testifier is James Langford, to be followed by Glenn Foster, and then Doratee Bandy. Mr. Langford, you're unmuted on our end. If you're unable to unmute, please look at the instructions for calling in in the chat.

MR. LANGFORD: Yes, ma'am. How's that?

CHAIR KAMA: Oh, I can see you. We can hear you.

MR. LANGFORD: Hey. So much hard work you all did. I have so much gratefulness. Our 'ohana here, Maui, and the world is so grateful for how strong you all are, and this...this intense dichotomy of seeing what we're all made of. So, gently to remind us of that beautiful oath to aloha as defined by Lili'uokalani. And as we go forward as a community, I would like to testify on Bill 9 that I do encourage a 10 percent...kind of like a tithe...that we...when we take these Federal funds. And as you guys know, I wrote 54...\$50 million grant and submitted them to the OIS. And if you don't have those, I'll have to re-put them on Granicus again, and I sent them to the Governor as well. So, I...I...I can be a resource to bring the capital in, if...no, with integrity. But as it happens, like it's probably okay to put like a 10 percent people aloha tithe on governmental actions, reminding us that we are all sacred beings here. And that is another way of avoiding taxing people, just what we can do to show the aloha for our 'ohana here. So, what a blessed...blessed opportunity for us all to...to do our...our hard work, and...and to pass this bill. I'm in support, and I do have lots of amendments if...if you guys want to use me as a resource. I've spent post-wildfire healing my mental health by, you know, actualizing what we can do...you know, actions. I wanted to come in and do . . . *(timer sounds)*. . . a modern dance today, but I couldn't make it. So, I love you guys. Let's keep going forward together, and finding the win-win-win solution. It's not a dichotomy. It's we know how...what aloha is, and what we need to do for our 'ohana. So, thank you. I love you all for the hard work. And . . . *(inaudible)*. . . So, I offer my support, and grace, and whatever I can to make everything work for everybody.

CHAIR KAMA: Thank you.

MR. LANGFORD: . . . *(inaudible)*. . .

CHAIR KAMA: Members, any questions --

MR. LANGFORD: Thank you.

CHAIR KAMA: -- for Mr. Langford? Seeing none. Thank you so very much.

MR. LANGFORD: . . . *(inaudible)*. . .

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CHAIR KAMA: Staff?

MR. LANGFORD: Yes, ma'am. I love you. I . . . *(inaudible)*. . .

MS. MCKINLEY: Chair, the next testifier is Glenn Foster, to be followed by Doratee Bandy, and then Reverend Jules Givot. *(pause)*

MR. FOSTER: Good afternoon --

CHAIR KAMA: Good afternoon.

MR. FOSTER: -- ladies and gentlemen, Councilmembers, and people in the audience. You know, I've been blessed. I'm a Native Hawaiian and a beneficiary, and I've subsided in Waiehu Kou, and I have a home. Unfortunately, my kids, you know, they...they have...they don't have a home. So, home...homelessness and housing is the issue. The...the...it is the issue here. There is no homes. People are moving away. That's a fact. But I'm here to stand...to tell you that I'm...I'm...I'm an entertainer. I perform at the luaus. I have a small business. I do window coverings, and I've had that business since 2000. And I've met a lot of these owners that you folks are talking about. I've hung drapes in their...their units. I've met them personally, and they're...they're good people. They're really good people. And a lot of times, when you...I have been listening to this conversation all day today, and I'm a Hawaiian. I'm not going to go against my own people, and...and degrade my people, no. But I am going to stand for justice. You know, what happened to our people happened. But what we do with our lives today is our choice. You know, God gives us values in our lives. He gives us the Bible to live by, the Word, and his Son. People don't believe that, but I do. And I know it's only because of God that I have what I have. But I stand here testifying . . . *(timer sounds)*. . . that I...I do feel for the people who feel like they've lost a lot, but I believe in the solution. There is a solution that this County can put together, where everyone, like...like what Alton *(phonetic)* was saying...Asato, he was saying, there is a solution. That's what we need to live in, is in the solution. What are we going to do? And we need to do it now. We cannot wait for permits. No. The permits, we got to...like get rid of all the red tape and move forward. Move forward so...so people that are waiting for homes, that need homes, can get homes. That's...that's the...that's the issue, bottom line. That's the issue, that's the problem. Why are we waiting? Why are we fighting against one another when we should be putting our heads together, and getting the solution...the solution to this problem done? . . . *(timer sounds)*. . . But that's all I came to say, and I'm --

CHAIR KAMA: Thank you.

MR. FOSTER: -- grateful that I got the time to say it. And I...I oppose the bill, and I'm grateful to have shared my testimony. Thank you.

CHAIR KAMA: Members, any questions for our testifier?

MR. FOSTER: Thank you.

CHAIR KAMA: Seeing none. Thank you so very much, Mr. Foster. Staff?

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MS. MCKINLEY: Chair, the next testifier is Doratee Bandy, to be followed by Reverend Jules Givot, and then Evan Weber.

MS. BANDY: Aloha. Can you hear me?

CHAIR KAMA: Yes.

MS. BANDY: Okay. Great. Aloha kākou, Maui County Council and Committee Members. I just wanted to say mahalo for extending time for testifiers to speak today. My name is Doratee Lara Bandy, and I am speaking in support. And although I've never lived in Lāhainā, I have always loved Lāhainā, I feel. I remember the deep breath I'd take as a youth before jumping off the Lāhainā Harbor Pier, just before a surf contest at Breakwall. I have many fond memories of the calm mornings waiting at Canoe Beach with my keiki to find out their seat assignments and race times for paddle. I remember the deep...I've lost count of how many times on Tuesdays that I drive the Pali to Lāhainā Courthouse with retired probation officer Ron Baybayan, meeting with clients for adult client services, and of course, grabbing a bite to eat at Aloha Mixed Plate afterwards. As a social worker, I sat in many IEP transition meetings at King Kamehameha III Elementary, feeling a wave of relief knowing a child was in the hands of a school team that would help them thrive. And even now, as a program supervisor for a disaster case management program that will end in July, I continue to aloha Lāhainā. I've seen firsthand the ongoing fear and uncertainty of fire survivors, many still precariously housed, some have done everything possible to repair, recover, and rebuild, only to face the same devastating setback, housing instability. Allowing non-Maui residents, who have no say in our local elections, to have the first voice and first choice over the Minatoya list only worsens this crisis. It doesn't just perpetuate a housing crisis, it deepens a workforce crisis. An entire moku has been displaced due to the Lāhainā fire's impact on infrastructure, commerce, culture, and social networks. Currently, the largest need for housing is in the realm of one- to two-bedroom properties in Lāhainā or West Maui. . . .(timer sounds). . . Although Lāhainā properties make up for only one-third of the Minatoya list, releasing Apartment-zoned units for short-term vacation rentals takes away critical housing...takes critical housing for long-term housing solutions. And it is just that...a long-term, not a permanent, solution. In times like these, long-term housing is a vital stepping stone to recover, repair, and rebuild. We are living in unprecedented times, in which the ability to house a community is within reach. However, the desire of persons not personally or physically invested in the community are wielding their power and...and their ability to withhold these housing opportunities. As it stands, if the Committee were to survey West Maui survivors, one would find that their current living situation is still tenuous, as they are still being uprooted, as many FEMA direct-lease housing occupants are being forced to leave as their short-term housing solution is being placed back on the short-term . . .(timer sounds). . . rental market.

CHAIR KAMA: Thank you so much. Members...

MS. BANDY: Sorry, I know I'm out of time. Thank you.

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CHAIR KAMA: Members, questions for our testifier? Seeing none. Thank you so very much, Ms. Bandy.

MS. BANDY: Thank you.

CHAIR KAMA: Staff?

MS. MCKINLEY: Chair, the next testifier is Reverend Jules Givot, to be followed by Evan Weber, and then Paul Hugel. *(pause)* Chair, moving on to Evan Weber, and then Paul Hugel, to be followed by Cece Marks. *(pause)*

MR. WEBER: Aloha mai kākou. Mahalo for the opportunity to testify. My name is Evan Weber, and yeah, I'm here today in strong support of Bill 9. I'm part of an organization, Our Hawai'i, a grassroots movement across the islands. We have over 7,000 members in Maui County. But I actually wanted to speak from more of a personal perspective today as a resident of Kailua on O'ahu, a lifelong resident here, and a current member of the Kailua Neighborhood Board. Basically, I'm here to proudly and happily communicate with you all, as you're making this decision, that short-term rental regulation works. Kailua was one of the major hot spots and problem zones here on O'ahu before we passed Bill 41 back in 2022, under the leadership of our City Councilwoman, Esther Kia'āina, in the Honolulu Council. And we had definitely one of the worst problems of all the neighborhoods on O'ahu, but actually, our problems do not compare at all to what communities like West and mouth...South Maui are facing. So, we had about 10 percent of our 15,000 households dedicated to illegal short-term rentals at its peak. But it was causing a lot of problems because we also have a lot of military families taking up a lot of housing. This was driving up rent, and really causing a lot of chaos and disruption in a neighborhood that was never intended to be a vacation and a Resort-zoned. We do not have the infrastructure to deal with traffic, overtourism, visitor management, and people not just coming to our neighborhood, but living and staying there. And so, what has happened since we passed Bill 41, which bans and regulates short-term rentals and...and the enforcement of that, is that we've had some relief . . .*(timer sounds)*. . . both in housing and rent costs, as well as, really, getting our neighborhoods back. And so, I just want to say that this is not complicated. The solution is simple...zoning. Zoning is the solution. Homes should be in neighborhoods, and the vacation rentals should be in resort zones. And that is what this legislation would do. It is not dramatic. There is no need to compromise it further. We did not have an extended five-year phase-out period, and our economy did not crash overnight here in Kailua. Tourists are still coming, they're just not staying. And so, Maui can have that too, and...and I hope for the people of Maui, and especially the people of Lāhainā, that the County Council will grant that to them. Mahalo.

CHAIR KAMA: Thank you. Members, questions for our testifier? Member Paltin has a question for you, Mr. Weber.

COUNCILMEMBER PALTIN: Thank you, Chair. Thank you, Mr. Weber. So, just clarifying, you're saying there was no phase-out period, or it was like three years, or how...how did that work?

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MR. WEBER: Yeah. It was...there...there...there was a phase-out period. I can't remember all the specifics, but we're now in...less than three years out from when the bill passed. And in the first year, we already saw illegal short-term rental listings drop by 50 percent. So, there was a pretty rapid response in the market. People saw it coming, and they were able to respond, even with uncertainty around the court cases, which, you know, now have been resolved due to SB 2919.

COUNCILMEMBER PALTIN: And that's the amortization, SB 29...2...the one you said?

MR. WEBER: That is the Senate bill, the enabling legislation that also is allowing you all to do this, that happened at the State level.

COUNCILMEMBER PALTIN: Okay. Thank you.

CHAIR KAMA: Members, any other questions? Seeing none. Thank you, Mr. Weber. Staff?

MS. MCKINLEY: Chair, the next testifier is Paul Hugel, to be followed by Cece Marks, and then Magdalena ODonnell.

MR. HUGEL: Aloha mai kākou.

CHAIR KAMA: Aloha.

MR. HUGEL: As a long-time resident...my name is Paul Garrett Hugel, I've lived in Maui 40 years. I humbly acknowledge that I live and stand on the ancestral lands of the Kānaka Maoli, the Native Hawaiian people of Maui, whose connection to this 'āina endures. In recent years, short-term vacation rentals in Apartment districts have increased from fewer than 3,000 in 2015 to over 11,000 in late 2023, with more than 7,000 in West Maui by late 2023. Maui's long-term rental vacancy rate dropped below 1.5 percent, one of the lowest in the nation, and median rent for a two-bedroom unit surpassed \$2,400 per month. The wildfires in August 2023 destroyed 2,200 homes in Lāhainā, and left hundreds more families without housing. Bill 9 phases out transient vacation rentals, TVRs, in Apartment districts. For West Maui, the deadline is July 1, 2025, providing about six to seven months for operators to adapt. This transition period is considered reasonable under State law, especially given the urgent need for housing after the wildfire. Key challenges for our community include job losses in TVR-related services, reduced County tax revenue, ensuring effective enforcement, potential legal challenges, risk of illegal rentals, monitoring real impacts on rents and housing supply. Residents can support Bill 9 by staying informed, attending public meetings, helping affected neighbors, supporting housing initiatives, and encouraging respectful dialogue. Bill 9 is intended to restore Apartment districts to long-term housing, and address Maui's housing shortage. Meeting these challenges . . . *(timer sounds)* . . . together is essential for success. Mahalo nui loa. And I do believe all of you have an email of my testimony, as well as supporting documentation.

CHAIR KAMA: Yes, thank you. Members, questions for Mr. Hugel? Seeing none. Thank you so very much. Staff?

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MS. MCKINLEY: Chair, the next testifier is Cece Marks, to be followed by Magdalena ODonnell, and then Hiʻialoa Palakiko. *(pause)* Chair, we don't see Cece. Therefore, the next testifier is Magdalena ODonnell, to be followed by Hiʻialoa Palakiko, and then Pahnelopu McKenzie.

MS. ODonnell: Hello, can you hear me?

CHAIR KAMA: Yes.

MS. ODonnell: Aloha, Chair Kama and Committee Members. Thank you for the opportunity to speak. My name is Magdalena ODonnell, and I am a full-time resident of Maui. Together with my husband, we own and operate a small family-run short...short-term rental management company. Just to clarify, we do not own the properties we manage. We simply work hard every day to maintain them, care for our guests, and most importantly, provide meaningful employment for our local team. I'm here today with deep concern and strong opposition to Bill 9. This small company is how we make a living. It's something we built from scratch with integrity in the hope of creating a sustainable future for ourselves and those that work for us. We are not...unlike hotels, we are not a big mainland corporation. We are a Maui-based small business, local, and committed to our community. Our team is made up of people who live right here on the island--housekeepers, inspectors, reservationists, maintenance workers, independent contractors--many of them are parents and young adults just starting out. These are hard-working local residents who depend on this industry to put food on their tables and keep roof over their heads. If Bill 9 passes and Minatoya list properties are phased out, all of that would be at risk. We and our employees would lose jobs, and with that, we would lose ability to simply live here. We already face a crisis of affordability in Maui, and removing thousands of jobs from an already strained economy is not a path towards stability. Minatoya list properties with HOA fees...high HOA fees and some costly special assessments make them completely unaffordable as long-term rentals for working families. Taking them out of the short-term rental pool will not magically solve Maui's housing affordability. In fact, it will make things worse by eliminating jobs, and pushing more families into financial crisis, and weakening community's . . .*(timer sounds)*. . . economic base. We work closely with guests who choose to stay in these vacation rentals. These visitors shop in local farmer's markets, support local restaurants, and book tours with local guides, invest money directly into island economy. This kind of tourism supports not just us, but countless other small businesses on Maui. I kindly ask you that you hear from those of us who don't own here, those of us who simply work in the industry...because we are the ones doing laundry, answering phones, replacing light bulbs at 10:00 p.m. We are the working class, trying to survive, and trying to stay. If this bill passes, many of us won't be able to. I'm asking you to consider a more compassionate, more realistic and balanced approach, one that protects the working people of Maui as much as it seeks to address housing crisis. Because we all want affordable housing, but we just can't create it by destroying...by destroying livelihoods, taking jobs away . . .*(timer sounds)*. . . and forcing long-time residents to move away. Please don't take away our last chance to live, work --

CHAIR KAMA: Thank you so much, Ms. ODonnell.

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MS. O'DONNELL: -- and raise our children here.

CHAIR KAMA: Members --

MS. O'DONNELL: Mahalo.

CHAIR KAMA: -- any questions for our testifier? Seeing none. Thank you so much. Staff?

MS. O'DONNELL: Thank you.

MS. MCKINLEY: Chair, the next testifier is Hi'ialoa Palakiko, to be followed by Pahnelopu McKenzie, and then Kaleo Wai'au.

MS. PALAKIKO: Aloha. Can you hear me?

CHAIR KAMA: Yes, we can.

MS. PALAKIKO: Aloha, Chair and Councilmembers. My name is Hi'ialo Kahekili Palakiko. I am a long-time Lāhainā born and raised member here in Lāhainā. I am also the second oldest of 19 grandchildren from my grandpa, who all carry Palakiko last names, with nine of us being young adults ourselves. We are in strong support of Bill 9. When I graduated high school in 2016, my kane and I always dreamed of owning our own house. It is now 2025, and we can barely afford anywhere, which leaves us to live in a seven-bedroom house with 15 of us, as we...me and my siblings continue to grow our own family. I am also a fourth grade kumu here at Lāhainā, and if you ever came in my classroom, the amount of students that I have that either had to move away because their families couldn't afford having a place of their own after the fire, or even hearing my fourth graders this year talk about how they're going to be able to afford when they graduate from high school, and that's years from now. It's really sad and heartbreaking to hear. Another reason why I support Bill 9, as a Kānaka Maoli and a farmer here in Kaua'ula, is that truth be told, we can't afford building more buildings if we don't have the water to support it. As a Kānaka who's cultivating land, and as a kalo farmer, it is hard for us to just practice our own Hawaiian rights when we don't even have the amount of resources needed. So, I don't understand why other people would want to build more, or suggest to build more, if we don't even have the resources needed. . . .(timer sounds). . . For me, I am a mother of two boys, and I have one more on the way coming in July, and my oldest just graduated from Pūnana Leo. And to hear him and his ten classmates talk about the dreams that they have when they grow up--and mind you, they graduate in 2038--a lot of them want to be firefighters, policemen [sic], teachers, and I feel like this bill will help make sure that they can stay here in Hawai'i when they are there. And I know we do have problems filling all these positions in our community, so by supporting this bill and taking this step, I feel that we'll be able to allow these keiki's to actually stay here in Hawai'i without even having to think about what they're doing, and where their life is going to be in years from now. Mahalo nui.

CHAIR KAMA: Thank you. Members, questions for our testifier? (pause) Seeing none. Thank you so very much. Staff?

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MS. MCKINLEY: Chair, the next testifier is Panelopi McKenzie, to be followed by Kaleo Waiiau, and then Rebecca Briber.

MS. MCKENZIE: Greeting [*sic*], Council. Thank you for this meeting. Thank you for the days, and the months, and the years that you do what you do to try to come up with solutions to protect Hawai'i, protect the children, and create a future. I'm in full support of Bill 9. I know it's not the complete solution to housing, but we know that tourism is the occupation of America. We understand that the displacement of people continues to happen from them. Statehood equals the tourism outbreak, right? We cannot continue to allow tourism to over...you know, I...I understand, it helps your Social Security. I understand it gives you an income. But I also understand that so many people don't have anything. If Hawaiians have to have 50 percent to even get on their land, to...and then pay for all these things and all these rules, how is it that a settler, like myself, can think that they can come here, and own something forever, and displace people? And I'm sorry, but I was a housekeeper raising my daughter. I was a landscaper. But it's not our ultimate dream to clean people's floors, and to plant plumerias, and put poison on grass. Let people plant their kalo. If Hawaiians were the property managers, can you imagine what those courtyards would look like? The amount of food, the trees, the life that would be there versus what is there now? Because the people that own them, they don't know, and nor do they care. And they're good people. I get it that they're good people, but I just think that we don't...what we need is more teachers. What we need is nurses...not travel nurses that are getting paid stipends to be here because we don't have enough. We do have enough as we continue to make the tourism economy, as if that's the only way people are going to survive. It's not the truth. I work for Women Helping Women. We need more people that are going to work . . .(*timer sounds*). . . for the industry, for the people. So, yes. The jobs will pivot, but maybe we'll have more teachers. Maybe we'll have lactation consultants. Maybe we'll have midwives. Maybe we'll actually have farmers that can feed their community. But to keep saying that we need tourism to survive is not...is not the case because it's only...it only continues to get worse. Where we're at today is worse than where we were last year, and where we were ten years from now. So, I do agree with this bill. I do think five years is a long time to make that transition. And I think that when these people continue to say they care about Hawai'i, but then claim they will do litigation and they will not let local people buy...and also, the price has gone so high up that people cannot...don't tell me you care. And we know that you are not in America anymore, and the reason is because you love Hawai'i. And these people will continue . . .(*timer sounds*). . . to make it a worse place every year that they are in control. So, thank you for what you're doing, and I support.

CHAIR KAMA: Thank you, Ms. McKenzie.

MS. MCKENZIE: Thank you.

CHAIR KAMA: Members, questions for our testifier? Seeing none. Thank you so much. Staff?

MS. MCKINLEY: Chair, the next testifier is Kaleo Waiiau, to be followed by Rebecca Briber, and then Ho'ō Cabanilla...Cabanilla [*sic*].

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MR. WAI AU: Okay. Aloha. You got me scared to death. I don't want that bell to go off before I finish speaking. Anyway...

CHAIR KAMA: Aloha.

MR. WAI AU: Aloha. It's been a while. Okay. I'm a retired pastor, retired high school teacher. Yeah, I just retired two weeks ago. And I sent my oldest daughter, Hawea (*phonetic*). Hawea's...she took her kids and everything and her husband, and they moved to Montana. So, now that puts my second daughter in Oregon...no, my two younger daughters in Oregon, and the only one son that I have, he's got a place up at Pu'u'hona scheduled for him, so he's the only one here. So, it's been kind of crazy, celebrating retirement with everybody leaving and saying good-bye. I personally don't like that. So, I'm going to kind of wrap it up in...by visiting my great-grandfather. He was a graduate of Lahainaluna, was one of the four people to accompany Prince Kuhio to advocate for the Homestead Act. And in the process of teaching, and reminding my kids of this fact that they come from a family that is not just about them, but it's about other people as well, I was reminded that unless we are very intentional about securing . . .(*timer sounds*) . . . stuff like land, property, opportunities for our kids, locals, Hawaiians, we will disappear out from existence, not just from history books, but from history, period. And if you go to Washington...I went to college in Spokane, Washington, so if you're on the west side of Washington, you'll see that there's a place called Kalama. That was...that's a Hawaiian family that just had to relocate because this place wasn't working out for them. They're not the only place. Then there's a place called Aloha --

CHAIR KAMA: Aloha.

MR. WAI AU: -- in Oregon. Aloha. My two daughters live in Oregon, and they have more Hawaiians there than some places on this island. And then there's Hawai'i in Idaho. . . .(*timer sounds*) . . . Go figure that. Okay. I got to get out of here. Okay.

CHAIR KAMA: So, your time is up, but I think we'll have...Members, see if they have questions for you? Members, any questions for Mr. Wai au? Yes. Go ahead, Member Paltin.

MR. WAI AU: I'm in favor of the bill.

UNIDENTIFIED SPEAKERS: . . .(*laughing*) . . .

COUNCILMEMBER PALTIN: Wow. can you tell what I'm having for dinner tonight too?

UNIDENTIFIED SPEAKER: . . .(*laughing*) . . .

MR. WAI AU: You mean what we're having for dinner?

UNIDENTIFIED SPEAKERS: . . .(*laughing*) . . .

COUNCILMEMBER PALTIN: That's the coolest trick I've ever seen. Thank you.

CHAIR KAMA: Member U'u-Hodgins, did you have a question?

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VICE-CHAIR U‘U HODGINS: I do not, but thank you, Chair.

CHAIR KAMA: Okay. Thank you. And Member Cook?

COUNCILMEMBER COOK: My clarifying question was to say thank you very much for coming.

MR. WAI AU: Thank you.

CHAIR KAMA: Thank you.

COUNCILMEMBER RAWLINS-FERNANDEZ: Chair?

CHAIR KAMA: Yes. Member Rawlins-Fernandez has a question.

COUNCILMEMBER RAWLINS-FERNANDEZ: Mahalo, Mr. Wai au. Mahalo for your testimony.

MR. WAI AU: Thank you.

COUNCILMEMBER RAWLINS-FERNANDEZ: That’s not why I asked for the mic. My question is, what was the point to bringing up the different places that are...that have Hawaiian names?

MR. WAI AU: I got a call from the girlfriend of one of a really good friend’s family from Keanae, and they live in Minnesota. And it just blows my mind, the Pahukoa family. So...and I know that we’re not talking about DHHL properties here, but we are talking about our kids, like my kids. I mean, I gave my property to my son. It was a family decision. But there’s not enough property for everybody in DHHL. Even though Kali Watson is doing a great job, you know, there’s still not enough. And...I mean, look at all these red shirts. Look. Tasha and I used to work at Na Po‘e Kokua. I...I worked there to...went around to try to get people to raise...to be able to be creditworthy. Okay. Look...look at all...I mean, I know all the young, especially the young ones, have ditched . . .*(laughing)*. . . and...and gone. But there were so many. I mean, you’re not...you didn’t ditch. You’re young. You’re still young. It’s okay. But --

CHAIR KAMA: I know.

MR. WAI AU: -- remember when we worked at Na Po‘e Kokua?

CHAIR KAMA: I do.

MR. WAI AU: I mean, to find young people to stand up and say, we’ll do what it takes to do this.

CHAIR KAMA: Yeah.

MR. WAI AU: Anyway... Thank you.

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COUNCILMEMBER RAWLINS-FERNANDEZ: Mahalo.

MR. WAI AU: Anyway...

COUNCILMEMBER RAWLINS-FERNANDEZ: Mahalo, Chair.

CHAIR KAMA: Staff?

MR. WAI AU: I miss your dad.

CHAIR KAMA: I miss him too.

MS. MCKINLEY: Chair, the next testifier is Rebecca Briber, to be followed by Ho'ō Cabania [sic], and then Alexandra Puchereli. *(pause)*

CHAIR KAMA: Rebecca?

MS. MCKINLEY: Rebecca Briber, you've been unmuted on our end. If you're having trouble unmute, we...oh, is that you on 0988? You can unmute by doing star-6.

MS. BRIBER: Hi. Can you hear me?

CHAIR KAMA: Yes.

MS. BRIBER: Great. Aloha. My name is Rebecca Briber. I strongly oppose Bill 9. Currently, tourists who stay at Minatoya list complexes are footing the bill for the upkeep of these aging complexes. Bill 9 would no longer allow tourists to pay these high costs, which makes no sense. My one-bedroom unit at Kama'ole Sands owes the lowest monthly association fee in the complex at just over \$1,100 a month. This covers the fixed costs of the complex. This is just what it costs to manage a 1970s-era 440-unit complex in South Kihei. . . .*(inaudible)*. . . after adoption of Bill 9, if you estimate a purchase price almost 50 percent lower than the current assessed value of my unit, current 30-year mortgage rates would result in total month housing costs of \$4,800 a month, which adds up to an annual housing cost of \$57,600 a year for the cheapest unit in our complex. Median annual household income on Maui was \$95,100 from 2019 to 2023. The generally-recommended share of one's income to be spent on housing is 30 percent, although on Maui, we all know that most renters pay more than this. Post-Bill 9 owners of my unit would be paying 60 percent of the median household income on housing for them just to break even and cover costs. This also means half of the households on Maui would be paying more than 60 percent of their household income to rent or own my unit. I will add that from 2024 to 2025, I paid \$32,000 in special assessments, in addition to our monthly AOA fee. This was for a critically-necessary roof and waste pipe replacement project. Luckily, the special assessment was mostly covered by the guests who paid to stay in my unit. I had to contribute a relatively small amount to cover the shortfall. Many buildings on the Minatoya list were built around the same time as Kama'ole Sands, and will soon need to pay for these expensive repairs to their aging infrastructure. Having tourists pay for these costly repairs . . .*(timer sounds)*. . . and upkeep on these aging complexes, which sit within tourism zones like South Kihei

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Road, just makes so much sense. I don't understand why the County would want to shift this burden onto local homeowners and renters. The County owes residents an honest analysis of whether housing needs can instead be met by going after illegal short-term rentals, streamlining and fast-tracking construction permitting for all categories of housing, perhaps creating a new zoning designation that permanently limits ownership of certain types of new construction to full-time residents, incentives for landlords to offer long-term rentals, such as property tax breaks, and better protections for landlords to ensure that they can quickly and easily evict destructive tenants. Finally, like many STR owners, I did apply to open my unit up to fire survivors under the Kako'o Maui Housing Program, but never heard back from CNHA. Again, I oppose Bill 9, and I thank you all for your consideration.

CHAIR KAMA: Thank you. Members, questions for our testifier? Member Paltin?

COUNCILMEMBER PALTIN: Thank you, Chair. Thank you, Ms. Briber. In one point of your testimony, you said you didn't know why. I just wanted to clarify. So, you own a short-term rental. Do you live full-time on Maui?

MS. BRIBER: No, I do not.

COUNCILMEMBER PALTIN: Okay. Thank you.

CHAIR KAMA: Members, any others?

MS. BRIBER: Thank you.

CHAIR KAMA: Seeing none. Thank you so very much, Ms. Briber. Ellen?

MS. BRIBER: Thank you.

MS. MCKINLEY: Chair, the next testifier is Ho'o Cabanilla, to be followed by Alexandra Puchereli, and then Simon Windell. *(pause)*

MS. CABANILLA: Aloha.

CHAIR KAMA: Aloha. Go ahead.

MS. CABANILLA: Aloha. My name is Ho'olai *(phonetic)* Cabanilla, were born and raised here in Lāhainā, Maui. I'm speaking today in support of Bill 9. I own about 15 pairs of shoes, two guitars, a couple pairs of sunglasses...but what I don't own is a home. And I...I've heard a lot, and I'm going to echo a lot of what a lot of the supporters have...have said in these past meetings. This...this bill may not be perfect, but it is definitely a step in the right direction. And with politics, it's always a gamble, and this is one of those risks that's worth taking, in my opinion. For years, we've watched the State and the County gamble...gamble on and approve legislation that has put people whose only ties to these islands are their short-term rentals first, and us with generational ties last, you know. And thanks to...to groups like Lāhainā Strong, who have been working tirelessly to keep our community informed on legislation, such as this bill. This is the first time

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I can confidently say that I believe that our people feel encouraged, and have a sense of hope for their future. My fiancée and I, we work for the State and the County. She's an educator, and I work for the County Wastewater Department. We're in pretty decent, pretty good financial standings. We...we do our best to...to save, and make...make responsible financial decisions. We have an extremely supportive family, and yet, together, we qualify for roughly \$500,000. And we all know that that gets us really nothing, especially here in West Maui. For a lot of us local people, I think we've heard for generations that the word no has been the soundtrack of our lives. For example, you hear, no, you don't qualify for this, you don't make enough...or even better, no, you don't qualify for affordable housing because you make too much. So, I think it's...this...this is the time that we get to put our local people in positions for more yeses. You know, and I've heard a lot . . . *(timer sounds)*. . . of the opposition talk about how what they're doing provides jobs for our people. But in my opinion, this bill may be what we need to re-incentivize our...our State and County positions that have too many vacancies. So, thank you. Mahalo.

CHAIR KAMA: Members, questions for our testifier? Member Paltin.

COUNCILMEMBER PALTIN: Thank you, Chair. Thank you, Ms. Cabanilla. Just wanted to clarify. With those jobs that you were saying, you would consider that essential workforce, you guys worked through it all?

MS. CABANILLA: Yeah, 100 percent, definitely. You know, I think especially in the...especially for our infrastructure departments, I don't think we were...especially after the fire, I don't think we were prepared to...to fall into the first responder categories. And that...that...that fire really, I guess, emphasizes how important all of our County positions are, and how essential they are.

COUNCILMEMBER PALTIN: Thank you. Thank you for getting our sewer back online.

MS. CABANILLA: Any time.

UNIDENTIFIED SPEAKERS: . . . *(laughing)*. . .

CHAIR KAMA: Any others, Members? Seeing none. Staff?

MS. MCKINLEY: Chair, the next, and last two testifiers for today, are going to be Alexandra Puchereli and Simon Wendell. *(pause)* Alexandra, you're unmuted on our end. If you...you can go ahead and...

MS. PUCHERELI: Hi. Can you hear me?

MS. MCKINLEY: Oh, there you go. Yes.

MS. PUCHERELI: Okay. I hope I can go back to my notes on my phone without losing you. Aloha. And thank you for the opportunity to speak today and share my perspective on this important matter. I oppose Bill 9. I am born and raised on the Island of Maui, and I'm raising my child and third generation here. I own and self-manage a short-term

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rental. This has allowed me to be a stay-at-home mom, as well as take care of my father as he was dying. I employ nine locally-run family businesses. Nothing is managed by any off-island investors. All the profits from my rental business stay on the island, supporting other local businesses. As a community, we always talk about shopping local and supporting local restaurants over the corporate chains like McDonald's and Burger King. For example, we choose to go to Tiffany's, Marlow, food trucks, and shop at the farmer's market. Why don't we apply that same mindset towards supporting locally-owned and operated vacation rentals over corporate-run hotels that ship all of their...all of their profits off-island? I feel a great sense of gratitude that I was able to take my hospitality degree, and leave the corporate hotel business, and invest in myself and community. We can all agree that the island is having a housing crisis, and has for a long time. Unfortunately, this bill seems to just be putting one side against another, and making the divide in the community even bigger. I believe the pathway in Maui is to help local families generate their own income, and not be tied to corporations. For example, the Planning Department should make it easier to build 'ohanas so local families can have income rental. That it shouldn't be so hard to open a restaurant or small business, and that the Council provides legislation that supports local businesses. There's lots of ways that we could be empowering our community to get ahead besides working for big corporations that give all their profits to the shareholders. Mahalo for your time.

CHAIR KAMA: Thank you. Members, question for our testifiers [sic]? Seeing none. Thank you so very much. Ellen?

MS. PUCHERELI: Thank you.

CHAIR KAMA: Thank you.

MS. MCKINLEY: Chair, the next testifier is Simon Windell.

MR. WINDELL: Aloha, Chairs and Member...Members of the Committee.

CHAIR KAMA: Aloha.

MR. WINDELL: Thanks for your tireless efforts. I know this is a marathon, and you guys are...are at the end of it, so thank you for...for paying such close attention to everyone's testimony. My name is Simon Windell. I serve as the Director of Finance for the Lāhainā 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. I also serve as a planning commissioner. I'm the chair of the board of a regional social services organization, and act as treasurer of the Northwest Community Land Trust Coalition. As I think you've heard me say before, I'm kind of a problem at dinner parties. My wife regularly has to kick me under the table to stop me from talking about housing, and lately, the history of land in Hawai'i. And I'm here today in strong support of Bill 9. I'm also here with a full understanding that this decision is not easy. This is a tough job, and there's a lot to weigh. With that in mind, my testimony has two main goals and points, and the first is to encourage long-term thinking. I think too much of our culture operates on a quarterly basis, quarterly earnings, but you can

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make...you can't make meaningful progress when your time horizon is three months long. Let's not stare at our feet, let's look at where we want to go. Let's ask ourselves, what decisions can we make today that will put us on the right path in 10, 20, 30 years? What do we want...what do you want the housing stock of West Maui to look like in 2045? That's what this decision is about. And then the second main goal is to offer some specific thoughts on how this decision specifically impacts housing. I think the first question I'd ask is, who decides what's suitable for a local family? There's been a lot of speculation on this point by opponents of this bill, but shouldn't local families get to decide for themselves if a condo in Honokōwai works for them? The second is, don't underestimate local families' financial commitment to stay. I'm leading Lāhainā Community Land Trust insurance gap program, where we're working with local families to fill the gap between . . .(timer sounds). . . their insurance available and the cost to rebuild. And we routinely see families paying 3 to \$5,000 a month in mortgage payments, cost-burdening themselves to make sure that they can stay. And in some cases, we see folks paying 7 to \$12,000 in rent today. So, don't assume that these condos are too expensive. Let's not make these decisions for local folks. The next thing is that these units fill a missing segment in the housing stock. Many of these condos could provide an option between homelessness and an attainable 2 million...an unattainable \$2 million single-family home. Let's give...let's give families something in between. The next, I'd say, is that reusing existing housing is much more cost-effective than building new. And then finally, I'd like to highlight the fact that with investment comes risk. These condos have benefited from a short-term rental exception...exemption for decades. And that exemption...that exemption being overturned is not an attack. It's a realization of a risk that was inherent in any investment . . .(timer sounds). . . tied to the policy exception. And then finally --

CHAIR KAMA: Thank you, Mr. Windell.

MR. WINDELL: -- I know I'm out of time, but the last thing I'll say...okay.

CHAIR KAMA: Thank you.

MR. WINDELL: Yeah, I'll stop.

CHAIR KAMA: Members, questions --

MR. WINDELL: Thanks.

CHAIR KAMA: -- for our testifier? Member Sinenci and Member Johnson. Go ahead.

COUNCILMEMBER SINENCI: Thank you, Mr. Windell. I just wanted to catch that last part you were...you said...I didn't catch that.

MR. WINDELL: Yeah, thank you, Councilmember. The last thing, and maybe this is actually the most important thing, so I appreciate the opportunity, is that I think that the...the job loss argument that many folks are making is pretty shaky. Much has been made of the potential economic impacts, but I'd urge...I'd urge caution. There's been a lot of reference to the UHERO study, a lot of citing of the UHERO study, and I'd like to point

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out that that was not a peer-reviewed paper, and relies really heavily on the classic economics-flawed assumption of holding all else constant. It's kind of the mantra of orthodox economics. And in this case, what's held constant are things like social determinants of health and opportunity, and those are the variables that we really should be changing. So...so, I think it's a difficult short-term decision, but if we focus only on the short-term, we miss the opportunity to...to shape the long-term.

CHAIR KAMA: Mr. Johnson?

COUNCILMEMBER JOHNSON: Thank you, Chair. Thank you, Mr. Windell, for your testimony. I...I...I know you had to speak really quickly, so maybe you could send it to the Committee in writing. It was very powerful testimony, especially the idea that to build new affordable housing, people don't realize some of the prices. I know here on Lānaʻi, the Hokuau project was 800,000 per unit. So, this is...people should really look at the...what we're talking about when they say just build your way out of it. So, thank you so much for that. I'd love to see your testimony written. Thank you, Chair.

CHAIR KAMA: Members, any other questions? Seeing none. Thank you so much, Mr. Windell. Members, it is now 4:30. It's the end of our day, and Chair would like to be able to recess today's meeting for tomorrow evening at 5:00. So...yes, Chair Lee? Yes?

COUNCILMEMBER LEE: Can you hear me?

CHAIR KAMA: Yes, we can.

COUNCILMEMBER LEE: Okay. So, how many more testifiers do we have?

COUNCILMEMBER RAWLINS-FERNANDEZ: 21.

CHAIR KAMA: Perfect, because that's what I had.

COUNCILMEMBER RAWLINS-FERNANDEZ: Well, that does not --

COUNCILMEMBER LEE: Okay.

CHAIR KAMA: Yeah.

COUNCILMEMBER RAWLINS-FERNANDEZ: -- that...that number doesn't include those --

CHAIR KAMA: Yes.

COUNCILMEMBER RAWLINS-FERNANDEZ: -- that are marked orange on the list, that we called from --

CHAIR KAMA: And didn't show up.

COUNCILMEMBER RAWLINS-FERNANDEZ: -- June 9th that didn't testify yet.

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CHAIR KAMA: Yeah.

COUNCILMEMBER RAWLINS-FERNANDEZ: It just...21 is the number of folks that we have not called on yet.

CHAIR KAMA: Right. So, but --

COUNCILMEMBER LEE: Okay.

CHAIR KAMA: -- but overnight or tomorrow, others could add on to the list, so...

COUNCILMEMBER RAWLINS-FERNANDEZ: Why, you like keep going?

COUNCILMEMBER LEE: Okay. So, you're going to...yeah, you're going to keep calling those who were not called previous...at previous meetings, yeah?

CHAIR KAMA: Well, I think the June 9th list, I think we've...we've exhausted, and I think we are calling --

COUNCILMEMBER LEE: Oh, okay.

CHAIR KAMA: -- people the June 18th today, and then tomorrow we'll call the people from yesterday...or today that didn't show. So, we're working down the list.

COUNCILMEMBER LEE: So, are you...are...are...are you saying that we might possibly finish tomorrow night, the 5:00 to 8:00 meeting?

CHAIR KAMA: Potentially, we could. Potentially. No promises.

COUNCILMEMBER LEE: Okay. And then if...if that were the case, when would the first deliberation meeting occur?

CHAIR KAMA: We could potentially on Wednesday, because it's...we start at 1:00 in the afternoon, we could potentially end testifying at that time, have a short discussion, and then recess until the following Wednesday, when we'll have an all-day meeting, and we'll be able to have the and his entire team with us. That's the plan.

COUNCILMEMBER LEE: We're going to have another presentation from the Mayor?

CHAIR KAMA: No, he's going to answer. He's our resource, right? So, we have questions for him and his team, so he'll be there to answer them.

COUNCILMEMBER LEE: Okay. So, potentially, we might start deliberation. Well, we're going to start at the end of, like, say, tomorrow night, right?

CHAIR KAMA: Potentially.

COUNCILMEMBER LEE: Tomorrow night or Wednesday?

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CHAIR KAMA: I can't promise because I'm not sure.

COUNCILMEMBER LEE: No, no. No, no, I'm just thinking we're only going to start it, and then you're going to recess it. So, more than likely, we're looking at not this Wednesday, but the following Wednesday to actually start the real deliberations. Right? Okay.

CHAIR KAMA: Yes.

COUNCILMEMBER LEE: Just...just checking. All right. Thanks.

CHAIR KAMA: Okay. But I still like the word potential, Chair. Member Rawlins-Fernandez?

COUNCILMEMBER RAWLINS-FERNANDEZ: . . .*(laughing)*. . . Mahalo, Chair and Chair.

CHAIR KAMA: Yes.

COUNCILMEMBER RAWLINS-FERNANDEZ: Okay. So, we're going to recess to tomorrow at 5:00, you said.

CHAIR KAMA: Yes.

COUNCILMEMBER RAWLINS-FERNANDEZ: Is it a hard stop at 8:00-ish?

CHAIR KAMA: What are we doing Wednesday?

COUNCILMEMBER RAWLINS-FERNANDEZ: Or are we going to...so, we've been averaging, like...

CHAIR KAMA: We'll play that by ear, because we've averaged, like, maybe 50 --

COUNCILMEMBER RAWLINS-FERNANDEZ: Ten.

CHAIR KAMA: -- 60 a day. It depends on how fast the...and you know what holds us up is, if we can't get our Member...our testifiers to connect.

COUNCILMEMBER RAWLINS-FERNANDEZ: Yeah. Teams has been awful. I'd like to advocate for Zoom again.

CHAIR KAMA: But basically, yeah.

COUNCILMEMBER RAWLINS-FERNANDEZ: Okay. So, basically, yeah, hard stop at 8:00 tomorrow? Was...was that the yeah?

CHAIR KAMA: Yeah.

COUNCILMEMBER RAWLINS-FERNANDEZ: Okay. And then on Wednesday the 25th, if we...well, I guess regardless, we'll reconvene at 1:00.

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CHAIR KAMA: Yes.

COUNCILMEMBER RAWLINS-FERNANDEZ: And then...so, 4:00 to 4:30, or until we exhaust the list.

CHAIR KAMA: I'm hoping the list will be exhausted prior to, but I'm just thinking positively, potential. Let's see.

COUNCILMEMBER RAWLINS-FERNANDEZ: . . .*(laughing)*. . . Well, since potential, should we, like, plan? Because I know you would like to --

CHAIR KAMA: . . .*(inaudible)*. . .

COUNCILMEMBER RAWLINS-FERNANDEZ: -- to get to deliberations on --

CHAIR KAMA: Yeah.

COUNCILMEMBER RAWLINS-FERNANDEZ: -- July 2nd --

CHAIR KAMA: Yeah.

COUNCILMEMBER RAWLINS-FERNANDEZ: -- Wednesday. Maybe we can plan to exhaust the list on the 25th and, you know, do enough deliberation in order to close public testimony so that --

CHAIR KAMA: Yes.

COUNCILMEMBER RAWLINS-FERNANDEZ: -- we can...

CHAIR KAMA: Let's all plan that, shall we?

COUNCILMEMBER RAWLINS-FERNANDEZ: Okay. We're going to exhaust the list on the 25th.

CHAIR KAMA: Of course.

COUNCILMEMBER RAWLINS-FERNANDEZ: Regardless of what time.

CHAIR KAMA: No, I think we have to consider time.

UNIDENTIFIED SPEAKERS: . . .*(laughing)*. . .

COUNCILMEMBER RAWLINS-FERNANDEZ: Okay. All right.

CHAIR KAMA: Good?

COUNCILMEMBER RAWLINS-FERNANDEZ: I...yeah.

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CHAIR KAMA: As good as can be. Okay.

COUNCILMEMBER RAWLINS-FERNANDEZ: . . .*(laughing)*. . . Mahalo, Chair.

CHAIR KAMA: You're welcome. Members, it is now 46...

MR. KRUEGER: Chair?

CHAIR KAMA: Yes.

MR. KRUEGER: Apologies. So...so, just for the record, the Committee will be recessing to tomorrow, June 24th, at 5:00 p.m.?

CHAIR KAMA: Yes.

MR. KRUEGER: Using the same online Teams meeting connection?

CHAIR KAMA: Yes.

MR. KRUEGER: As well as the same in-person location here in the Chamber.

CHAIR KAMA: Yes.

MR. KRUEGER: Thank you, Chair.

COUNCILMEMBER RAWLINS-FERNANDEZ: Oh, and Chair?

CHAIR KAMA: Yes.

COUNCILMEMBER RAWLINS-FERNANDEZ: I'll be joining online --

CHAIR KAMA: Okay.

COUNCILMEMBER RAWLINS-FERNANDEZ: -- from Moloka'i.

CHAIR KAMA: Right, you told me that.

COUNCILMEMBER RAWLINS-FERNANDEZ: Mahalo, Chair.

CHAIR KAMA: Yes, Member...

VICE-CHAIR U'U HODGINS: Thank you. I'll be joining online as well.

CHAIR KAMA: Okay. Good.

VICE-CHAIR U'U HODGINS: Just...hopefully my computer works, because it wasn't showing me as a participant. But I'm here. I'll be there tomorrow too.

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CHAIR KAMA: Okay. That's good. Okay. Thank you. Members, it is now 4:36 p.m., and the HLU recess meeting of June 9th is now recessed to June 24th at 5:00 p.m. . . .*(gavel)*. . .

RECESS: 4:37 p.m.

hlu:min:250623min-r:ds

Transcribed by: Daniel Schoenbeck

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CERTIFICATION

I, Daniel Schoenbeck, hereby certify that pages 1 through 115 of the foregoing represents, to the best of my ability, a true and correct transcript of the proceedings. I further certify that I am not in any way concerned with the cause.

DATED the 17th day of July 2025, in Wailuku, Hawai'i



Daniel Schoenbeck