

HLU Committee

From: Maui_County Council_mailbox
Sent: Monday, August 11, 2025 8:23 AM
To: HLU Committee
Subject: FW: Urgent: Please Vote NO on Bill 9 (2025) — Protect Maui's Economy, Legal Rights & Future

Aloha HLU Committee,

Forwarding the below email from the county.council@mauicounty.us inbox.

Mahalo.

From: Ken Smith <Ken@mauisales.com>
Sent: Sunday, August 10, 2025 9:52 PM
To: Alice L. Lee <Alice.Lee@mauicounty.us>; Yukilei Sugimura <Yukilei.Sugimura@mauicounty.us>; Tamara A. Paltin <Tamara.Paltin@mauicounty.us>; Nohe.Uu-Hodgins@mauicounty.us; Shane M. Sinenci <Shane.Sinenci@mauicounty.us>; Keani N. Rawlins <Keani.Rawlins@mauicounty.us>; Gabe Johnson <Gabe.Johnson@mauicounty.us>; Thomas M. Cook <Thomas.Cook@mauicounty.us>; Tasha A. Kama <Tasha.Kama@mauicounty.us>
Cc: Maui_County Council_mailbox <county.council@mauicounty.us>; Ken Smith <team@mauisales.com>
Subject: Urgent: Please Vote NO on Bill 9 (2025) — Protect Maui's Economy, Legal Rights & Future

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

Aloha e Council Members,

I respectfully urge you to **vote NO on Bill 9 (2025)**.

Key reasons for opposition:

1. **Unconstitutional taking of private property:** Granting lawful, vested short-term rental rights and then eliminating them without compensation constitutes a clear state and federal constitutional violation. As noted by former AG David Louie, similar laws were blocked by courts using the Fifth Amendment's Takings Clause. [Maui County Council+13mauinow.com+13Wikipedia+13Wikipedia+13Maui County Council+13Maui County Council+13Maui County+9Maui County Council+9Maui County Council+9https://mauicounty.granicusideas.com](#)
2. **Doesn't achieve affordable housing goals:** Most Minatoya-list condos—studios or one-bedroom units—are not suited for families or long-term housing. They also carry high HOA fees, making them unaffordable for rental markets. [AP News](#)
3. **Far-reaching economic damage:** TVRs currently deliver about **42% of Maui County's property tax revenue** (~\$246 million in FY 2025) and contribute approximately **\$33 million** for affordable-housing funding. Eliminating them risks mass job losses and tourism revenue collapse—Paul Brewbaker's analysis projects losses of over 14,000 jobs, \$1.67 billion in tourism income, and \$747 million in wages. [AP News+1](#)
4. **Costly lawsuits await:** The Bill's likely legal challenges could cost taxpayers millions in defense and damages.

5. **Undermines recovery and community well-being:** At a time when Maui is rebuilding from the August 2023 wildfires, stripping away vital economic assets is not just impractical—it risks the recovery itself.

For these reasons, Bill 9 will **hurt the very community it claims to help**—our workers, small businesses, displaced families, and the broader economy.

On a personal note, I moved here in 1980 with my wife and 3 children who were then ages 4, 6, and 11. I feel blessed that Maui has been not only my home but my family's home for all these years, and my fervent hope is that it will also be home for a new generation of grandchildren, 4 of whom are living here now, and 2 who are off to college. Some of you may know me from the days back in the 80's when I owned Ken's Natural Foods, a wholesale bakery based in Haiku. Others may have heard or know me through my real estate career that I started in 1991. Together with my oldest son, Greg, and his wife, Melissa, we are known as The Smith Team. Through hard work, discipline, focus, and by providing excellent service to our clients, we have built a successful real estate team. I pray that all of our efforts over the years will not be undone by the passage of such a short-sighted proposal.

Mahalo for considering my testimony and advocating to preserve Maui's resilient future. Please stand firm—**Vote NO on Bill 9 (2025)**.

With respect and aloha,

Ken Smith

Ken Smith R(S)

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HLU Committee

From: County Clerk
Sent: Monday, August 11, 2025 9:50 AM
To: HLU Committee
Subject: Fw: Please Forward to the Council Members

From: Roger Pleski <rogerpleski13@gmail.com>
Sent: Monday, August 11, 2025 9:32 AM
To: County Clerk <County.Clerk@mauicounty.us>
Subject: Please Forward to the Council Members

You don't often get email from rogerpleski13@gmail.com. [Learn why this is important](#)

To the Honorable Members of Maui County City Council:

My husband and I have owned a two bedroom condo since Apr 2004. We love the island of Maui, and have visited since the 1980's before deciding to make a purchase, not as speculators but as homeowners. In order to defer the cost of ownership, we rent out the condo when we are off island. When we made the purchase two decades ago, we were completely unaware of the potential situation of phasing out short term rental at Maui Kamaole. In our long term planning, we envisioned visiting the island more frequently post-retirement. Since my husband retired in 2023, we invested a significant sum and remodeled the unit to prepare for more frequent and longer stays. And then comes this bill before the council to phase out short-term rental.

Shortly after the devastating fire in Jul 2023, Red Cross rented our unit to house a family who was displaced by the Lahaina fire. After 45 days staying in Kihei, that family decided to relocate to Kaanapali, an area they felt more familiar with.

If the council members vote to phase out these short-term rentals, would more Lahaina victims be willing to move to Kihei, I wonder? Would tourism be affected because hotel prices would rise due to less competition from vacation rentals? A more personal impact is this: would my husband and I be deprived of our dream of longer stays on Maui while we maintain our primary residence on the mainland US?

I would be greatly disappointed at the governing members of Maui County if our loyalty to Maui over the last two decades is rewarded with pulling out the welcome mat from under our feet.

Respectfully,
Robert and Judy Wong
Owners, Maui Kamaole L209 (since 2004)



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