

HLU Committee

From: Harley Broyles <hbroyles@earthjustice.org>
Sent: Sunday, June 8, 2025 12:18 PM
To: County Clerk
Subject: Fw: Earthjustice Testimony in Support of Bill 9
Attachments: 2025-6-8 Earthjustice Testimony Bill 9.docx; 2025-6-8 Earthjustice Testimony Bill 9.pdf

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Aloha,

Forwarding this email with our testimony, as I forgot to CC this email address in my original email.

Mahalo nui,
Harley Broyles

From: Harley Broyles
Sent: Sunday, June 8, 2025 11:28:19 AM
To: HLU.committee@mauicounty.us <HLU.committee@mauicounty.us>
Cc: Mahesh Cleveland <mcleveland@earthjustice.org>; Marti Townsend <mtownsend@earthjustice.org>
Subject: Earthjustice Testimony in Support of Bill 9

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

Attached is Earthjustice's testimony in support of Bill 9 (2025), Amending Chapters 19.12, 19.32, and 19.37, Maui County Code, Relating to Transient Vacation Rental In Apartment Districts, in Word and PDF formats.

Mahalo nui for this opportunity to submit testimony.

Best,

Harley M. Broyles (she/her)
Associate Attorney
Earthjustice
earthjustice.org
Admitted to practice in Hawai'i

facebook.com/earthjustice
twitter.com/earthjustice



Because the earth needs a good lawyer

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June 8, 2025

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Shane Sinenci
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NĀ LĀLĀ ‘AHA
MAUI COUNTY COUNCIL
HOUSING AND LAND USE COMMITTEE

**Testimony in Support of Bill 9 (2025), Amending Chapters 19.12, 19.32, and 19.37,
Maui County Code, Relating to Transient Vacation Rental in Apartment Districts**

Aloha Chair Kama, Vice Chair U‘u-Hodgins, and Members of the Maui County Council
Housing and Land Use Committee:

Earthjustice is a non-profit law firm with extensive experience advocating on behalf of communities seeking restoration of healthy waters and waterways throughout the pae ‘āina and has worked for decades to protect the public’s interests in Hawai‘i’s water resources. Based on that experience, Earthjustice submits this testimony supporting passage of Bill 9 (2025), entitled “A Bill For An Ordinance Amending Chapters 19.12, 19.32, And 19.37 Maui County Code, Relating To Transient Vacation Rentals in Apartment Districts.” Communities in West Maui (“Maui Komohana”), in particular, face unprecedented housing and water crises that Bill 9 will help to address by phasing out transient vacation rentals (“TVRs”) in the County’s apartment district. Bill 9 would help to ensure that more Maui County residents can find homes in their own communities. Attempting to address these issues with even more new development—beyond what will be required for Lāhainā’s rebuilding process, which has barely begun—would place an even heavier burden on the area’s already severely limited water resources. Converting TVRs to long-term housing as soon as possible will make existing housing more immediately available to the community members who need it and, because these residences in the apartment district already have existing water supplies, these units should be made available to permanent residents to ensure that as Lāhainā is rebuilt, limited water resources are managed and apportioned based on the community’s true water needs.

I. Maui Komohana’s Public Water Systems Faces Severe Shortages.

In June 2022, the State Commission on Water Resource Management (“CWRM”) took action to designate Maui Komohana as a water management area for both surface and ground water, noting “excessively declining” surface water levels; conflicts over surface water use that “have persisted for generations”; groundwater pumpage approaching or exceeding 90% of sustainable yield and “threaten[ing] the aquifer due to saltwater intrusion”; “reduction in [aquifer] recharge” by up to two-thirds in some ahupua’a; increased chloride content (i.e., salinity) in several Honolua, Honokōwai, and Launiupoko wells; and serious disputes concerning groundwater use.¹ Communities throughout Maui Komohana rallied behind CWRM to support designation, because it was already clear to many kānaka ‘oiwi and other residents that water resources in the region would need to be “managed in an integrated manner” to address “climate uncertainty and potential drought and decline in rainfall and recharge.”²

The County of Maui Department of Water Supply (“DWS”) and CWRM staff continue to confirm that Maui Komohana is in the midst of a water supply crisis, and that conditions have only worsened over the last three years since CWRM designated the area for direct management. Earlier this year, the County of Maui Board of Water Supply sent to CWRM a letter noting that “groundwater wells are already, at times, producing salty water,” citing “dramatic changes in the depth to fresh water” in the Honokōwai aquifer, and admitting that the County has “no idea what is going on in the other five” groundwater aquifers in Maui Komohana.³ Furthermore, the Honokōwai and Honolua aquifers have demonstrated climbing chloride levels (i.e., saltiness) in wells, evidencing rapidly declining aquifer health.⁴

II. Phasing Out Transient Vacation Rentals Aligns With Water Conservation Efforts

The housing crisis Maui County communities face must be addressed hand-in-hand with water supply shortages, particularly in Maui Komohana. Nearly two years after fires devastated Lāhainā, many of those who lost their homes are still in need of housing or have been forced to leave their communities. The apartment units currently being used as TVRs must

¹ CWRM Submittal C-1 at 27-28, 30-32 (Jun. 14, 2022) <https://files.hawaii.gov/dlnr/cwr/submittal/2022/sb20220614C1.pdf> (last visited June 7, 2025) (“Designation Submittal”); see Haw. Rev. Stat. §§ 174C-44 (“Ground water criteria for designation”), -45 (“Surface water criteria for designation”).

² See Designation Submittal at 35.

³ CWRM’s Exhibit 5 to staff’s withdrawn submittal B.1 for the April 28, 2025 CWRM meeting (“B.1 submittal”) at 24-25 <https://files.hawaii.gov/dlnr/cwr/submittal/2025/sb20250428B1E.pdf> (last visited June 7, 2025).

⁴ CWRM’s Exhibits 2 and 3 to the B.1 submittal at 10-19 <https://files.hawaii.gov/dlnr/cwr/submittal/2025/sb20250428B1E.pdf> (last visited June 7, 2025).

be made available as long-term residences to avoid the likelihood that Maui County will not have sufficient water supplies available to support *both* the necessary rebuilding of homes destroyed by the fires *and* any new developments that may be proposed as alternatives to Bill 9.

Bill 9 will support significantly more long-term housing options for Maui residents. Converting TVRs to long-term housing will avoid exacerbating water supply shortages because the related water infrastructure for these units is already established to serve these existing uses.⁵ In other words, the water resources needed for these existing apartment units are already included in calculations of water demand relative to limited supplies. Phasing out TVRs, moreover, would conserve water resources by ensuring these apartments are used for long-term rental residents, which, according to DWS, consume less water.⁶

Furthermore, Bill 9 aligns with the County's fundamental constitutional duties to conserve and protect public trust resources. *See* Haw. Const. art. XI, § 1. According to the U.S. Drought Monitor, as of June 3, 2025, Maui Komohana is experiencing D2 level severe drought intensities, and all of Maui County is experiencing D1 level moderate drought.⁷ Water resource shortages in Maui Komohana are so dire that permitting decisions for new housing projects are at a standstill⁸ and lawmakers have proposed to raise water rates to encourage users to cut back on water use.⁹ Additionally, shifts in climate conditions are only getting worse, making it all the more pressing that the County pursue every avenue possible to conserve water resources.¹⁰

⁵ *See* Haw. Admin. Rules § 13-171-19 ("A permit user of water in an existing water management area, with a continuous reduced water usage, shall be given priority to reobtain its permitted level of water usage over any other application; provided that the use remains the same and is reasonable and beneficial and water is available.")

⁶ *See* Letter from John Stufflebean, P.E., Director of the DWS County of Maui, to Richard T. Bissen Jr., Mayor, County of Maui (Apr. 21, 2025) (<https://mauicounty.legistar.com/View.ashx?M=F&ID=14263364&GUID=CE635510-CB1A-41FF-9C7C-9245A66416F7>).

⁷ The U.S. drought monitor is available here: https://droughtmonitor.unl.edu/CurrentMap/StateDroughtMonitor.aspx?fips_15009 (last visited June 6, 2025).

⁸ *See* Colleen Uechi, *Decline in West Maui water supply means new housing projects will have to wait*, MauiNow, (April 14, 2025) <https://mauinow.com/2025/04/14/decline-in-west-maui-water-supply-means-new-housing-projects-will-have-to-wait/> (last visited June 7, 2025).

⁹ *See* Colleen Uechi, *Hotels, highest residential users could see higher water rates as county tries to conserve more amid drought*, MauiNow (Apr. 18, 2025) <https://mauinow.com/2025/04/18/hotels-highest-residential-users-could-see-higher-water-rates-as-county-tries-to-conserve-more-amid-drought/> (last visited June 7, 2025).

¹⁰ *See* Maui County, *Maui Island Water Use and Development Plan* at 29 (Feb. 2025) <https://waterresources.mauicounty.gov/DocumentCenter/View/722/2025-MAUI-ISLAND-WUDP-SUMMARY-DOCUMENT> (last visited June 7, 2025).

Enacting Bill 9 effectuates the County's constitutional duty to ensure the conservation of water resources for present and future generations.

In sum, Earthjustice strongly supports Bill 9 and the prompt phase-out of TVRs, which will increase housing availability for community members and help to conserve severely limited water resources. Mahalo for the opportunity to testify on this critically important issue.

/s/ Harley Broyles
MAHESH CLEVELAND
HARLEY M. BROYLES
EARTHJUSTICE

HLU Committee

From: Kayla Cote-cosme <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 2:38 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Kayla Cote-Cosme, and I'm writing in strong support of Bill 9. In West Maui, we don't just have a housing crisis we have a water crisis. Lahaina, and other parts of Maui Komohana face chronic water shortages. And yet, the majority of units on the Minatoya are visitors only.

Short-term rentals, especially non-owner-occupied, are heavy water users. Studies and common sense both show: when a unit is used for vacation instead of a home, water usage increases dramatically. Pools, laundry, showers, dishwashers, used multiple times a day by rotating groups of guests. No conservation mindset, no connection to 'āina, no kuleana. Meanwhile, our community is being told by county and state representatives that we are facing an unsustainable yield in water usage. There is literally no more water to even build affordable housing. We have been on water restrictions for years, where our community goes without while Minatoya short term rentals have zero restrictions. Housing is unaffordable, water is rationed, and the people who've lived here for generations are asked to bear the burden of a system that's been tipped out of balance.

By phasing out the Minatoya list we are taking back housing inventory for our people in areas where we need it most. I am also asking for no carve-outs or special protections for timeshares

Mahalo

Kayla Cote-cosme
kayla.cosme16@gmail.com

Makawao, Hawaii 96768

HLU Committee

From: Lori Apo <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 2:33 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Lori Apo, and I'm writing in strong support of Bill 9.

We're not being unreasonable in our ask to support Bill 9, we're late to the game. Cities and regions across the globe, from New York to Barcelona, have already taken bold steps to rein in STRs. They've recognized the damage STRs do to housing markets and community life.

In places like San Francisco and Santa Monica, regulations limit short-term rentals to primary residences and impose strict caps on rental days to prevent the conversion of housing into de facto hotels. What we have now with the Minatoya list is a majority of de facto hotels.

Operating without any full time staff, lock boxes and do as you please mentality.

Maui has allowed this to go on for too long, and now we're simply doing what should have been done years ago: protecting housing for residents and restoring balance to our neighborhoods.

Also, I respectfully ask for no carve-outs or special protections for timeshares

Mahalo

Lori Apo
lahainalo@yahoo.com
193 Wahikuli Rd
Lahaina, Hawaii 96762

HLU Committee

From: G.Leimomi <gleimomi@gmail.com>
Sent: Sunday, June 8, 2025 2:32 PM
To: County Clerk
Subject: Strong Support of Bill 9 - Restore Apartment-Zoned Housing to Long-Term Use

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Dear Council Members,

I am writing in strong support of Bill 9 to phase out short-term rentals in apartment-zoned areas. This policy is a critical step in addressing our housing shortage in a meaningful and cost-effective way.

Returning approximately 6,000 short-term rental units to the long-term market would provide immediate relief to renters without requiring new construction. These homes were built for residents, not as de facto hotels. Preserving them for long-term use supports housing stability, reduces displacement, and honors our zoning priorities.

I also believe this measure helps ensure that local working families can find and afford housing in the communities where they live and work, rather than being priced out by non-resident investors.

Personally, I was not displaced by the wildfires, but I still struggled significantly. As a fully employed, independent resident, my rent increased sharply in February 2023 and again in January and December 2024. My landlord cited costs passed on due to the Governor's wildfire proclamation, which included property tax, insurance, and utilities. Ultimately, I was forced to move off-island due to unsustainable rent increases on a single income.

I urge you to support Bill 9 and help return apartment-zoned housing to its intended long-term residential use. Please keep Maui uniquely Maui!

Respectfully,

Leimomi Ah Sing

808-281-8495

HLU Committee

From: India Cote-cosme <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 2:32 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is India Maile cote-Cosme , and I'm writing in strong support of Bill 9.

This crisis didn't just happen. For decades, tourism was allowed to sprawl past the resorts, eating into neighborhoods. By the time of the fire, 87% of homes north of Kā'anapali were STRs.

Removing STRs isn't destroying tourism. It's bringing it back to the resorts, where it was always meant to be. Even if we phase out the 6,000+ Minatoya STRs, our occupancy rate is expected to increase.

This is not about jobs either. These aren't hotels and the majority are without union workers and local staff. These are mostly remote-managed units. Meanwhile, we have hundreds of open jobs here in the County with real benefits jobs our people could fill if they had a place to live.

We've seen how STRs hollow out communities and inflate housing costs. And we've watched other cities take bold action while Maui stood still. We've waited long enough. Let's stop treating STRs like they're too big to challenge and start standing with the people who are still trying to come home.

Also, I respectfully ask for no carve-outs or special protections for timeshares

Mahalo

India Cote-cosme
mailesweet@icloud.com

Makawao, Hawaii 96768

HLU Committee

From: Celeste Parker <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 2:16 PM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Celeste Parker and I'm writing in strong support of Bill 9.

After the fire, we started learning the full truth. Nearly 87% of the units north of Kā'anapali were short-term rentals, entire neighborhoods turned into ghost towns of empty condos with keypads instead of neighbors.

Phasing out Minatoya STRs isn't about pushing out visitors, it's about giving families a fighting chance to stay. Maui's tourism numbers are still strong, and even without these STRs, occupancy is expected to rise, not fall. This isn't an anti-tourism move. It's a pro-community, pro-'āina and a pro-livable future for our people.

Most of the Minatoya STRs don't create jobs with benefits or pathways for local residents. Most are managed by off-island agents. Meanwhile there are roughly 600+ County jobs left unfilled, jobs that actually build up our workforce and help families put down roots. We've lived the consequences of an economy on Maui built around investors instead of residents where our local community is pushed out due to no where to live, and extremely unsustainable rents.

Also, respectfully we ask for no carve-outs or special protections for timeshares, that would weaken the bill and keep the cycle going. We can't afford more exceptions. We need real housing solutions, not more loopholes.

Mahalo

Celeste Parker
ckeohulaniparker@gmail.com

Waimanalo, Hawaii 96795

HLU Committee

From: Annie Gauchan <silveralmondllc@gmail.com>
Sent: Sunday, June 8, 2025 2:14 PM
To: County Clerk
Subject: Testimony in opposition of Bill 9

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

Dear Council Members,

I am writing to express my strong opposition to Bill 9, which proposes the phasing out of short-term rentals in Maui. I firmly believe that this bill, if passed, will have detrimental consequences on the local economy and small businesses that rely on short-term rentals for their survival.

The effects of this bill will be felt most dramatically by small businesses, resulting in a significant downturn that could push the county's economy into recession. While affordable housing is an important issue, I feel that the true intentions behind this bill may be to benefit hotels by eliminating competition from short-term rentals.

Despite claims of a housing shortage, there are numerous condos and homes currently available for sale in Maui. This leads me to question the necessity of targeting short-term rentals specifically. It is evident that this bill will not only harm the local economy but also jeopardize the livelihoods of those who depend on the short-term rental business to make ends meet.

I urge you as council members to consider the severe impact that Bill 9 could have on Maui and its residents. Please stand with us in opposition to this bill and protect our local economy and the well-being of our community members who rely on short-term rentals for their livelihoods.

Thank you for your attention to this pressing matter.

Warm regards,

Dron Gauchan

HLU Committee

From: Mariko Reed <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 2:13 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Mariko Reed and I'm writing in strong support of Bill 9.

I am a resident of Lahaina. And we've been saying this for a long time: short-term rentals have taken over our town. Before the fire, it was already impossible to find housing. After the fire, seeing what was remaining, it became clear just how many homes weren't homes at all; they were STRs. That's not balance, that's erasure.

We've been told phasing out STRs is "too extreme," that it'll hurt the economy. But the truth is: STRs have been hurting us. They drive up housing prices, overburden our roads, and leave our neighborhoods empty of real neighbors. What kind of recovery leaves us priced out of our own community?

And these STRs aren't job creators nor should you believe the numbers from 10,000 job losses. They don't hire cleaning crews full time, its majority transient, and most don't have front desks or full time maintenance staff on property. They don't support local working families the way long-term housing or union hotels do. We've got hundreds of open County jobs that could be filled if people had somewhere to live.

Also, respectfully I ask for no carve-outs or special protections for timeshares

Mahalo

Mariko Reed
marikoreed@gmail.com
4258 Puu panini avr
Honolulu, Hawaii 96816

HLU Committee

From: Brigitte leilani Axelrode <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 2:01 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

I am writing in strong support of Bill 9. There's this narrative going around that STR units "aren't livable" that they're somehow unfit for long-term residents. But I'm here to tell you: we lived there. Not just a few people, hundreds of us, thousands over the years. 'Ohana, Kūpuna, Restaurant workers, and our community.

These units were never built just for tourists. Over time, they were taken over and converted. But before that, they were part of our housing market, the only housing some of us could find or afford. We made them homes, not luxury escapes.

They were starter homes for many 'ohana, they were also just simply homes that back in the 1970s and 1980s, a part of our community. They were affordable and our 'ohana could live comfortably while our keiki and ourselves knew our neighbors. This is what we need to bring back!

Also, I respectfully ask for no carve-outs or special protections for timeshares.

Mahalo

Brigitte leilani Axelrode
brigitteleilani@yahoo.com

Honolulu, Hawaii 96822

HLU Committee

From: Kaila Wilkinson <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 2:00 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

I know so many people who lived in these units and not because they were desperate or out of options. Because it was actually a good life. Some of us grew up in those homes. I have memories of Minatoya units, barbecues in the shared lawn, hearing the ocean at night. It was sweet, it was simple, and it was comfortable.

Please don't anyone tell you those places were never meant for locals or are something our families don't want to live in. We were there long before the keypads and lockboxes, before the listings on Airbnb. These weren't luxury escapes, they were everyday homes, full of working families, aunties, kids, kūpuna.

What's "unlivable" now isn't the unit, it's the system that turned our homes into investments. The reason it's no longer sustainable is because locals got priced out. Long-term leases disappeared. And suddenly, we're being told we never belonged there to begin with. Or our reality of remembering our childhood is made up.

That's not just false, it's disrespectful to the lives we built in those places. We made a community there. Also, I respectfully ask for no carve-outs or special protections for timeshares. This bill is meant to address short-term rentals in apartment zoned districts.

Mahalo

Kaila Wilkinson
kaila96761@gmail.com
1628 Aa st
Lahaina, Hawaii 96761

HLU Committee

From: Seanne Igne <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 3:09 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Seanne Napualokenani Andrade Igne and I'm writing in strong support of Bill 9. We're not being unreasonable in our ask to support Bil 9, we're late to the game. Cities and regions across the globe, from New York to Barcelona, have already taken bold steps to rein in STRs. They've recognized the damage STRs do to housing markets and community life.

In places like San Francisco and Santa Monica, regulations limit short-term rentals to primary residences and impose strict caps on rental days to prevent the conversion of housing into de facto hotels. What we have now with the Minatoya list is a majority of de facto hotels. Operating without any full time staff, lock boxes and do as you please mentality.

Maui has allowed this to go on for too long, and now we're simply doing what should have been done years ago: protecting housing for residents and restoring balance to our neighborhoods.

Also, I respectfully ask for no carve-outs or special protections for timeshares in its entirety.

Mahalo,
Seanne Igne
Ka Ohana Igne
Kauai, Hawaii

Seanne Igne
seanneigne@gmail.com

Lawai, Hawaii 96765

HLU Committee

From: Mahina Ho <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 2:53 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Mahina Ho and I'm writing in strong support of Bill 9.

We're not being unreasonable in our ask to support Bil 9, we're late to the game. Cities and regions across the globe, from New York to Barcelona, have already taken bold steps to rein in STRs. They've recognized the damage STRs do to housing markets and community life.

In places like San Francisco and Santa Monica, regulations limit short-term rentals to primary residences and impose strict caps on rental days to prevent the conversion of housing into de facto hotels. What we have now with the Minatoya list is a majority of de facto hotels. Operating without any full time staff, lock boxes and do as you please mentality.

Maui has allowed this to go on for too long, and now we're simply doing what should have been done years ago: protecting housing for residents and restoring balance to our neighborhoods.

Watching my friends and family be pushed out of their homes and constantly feeling like I'm next has been stressful and heartbreaking.

Mahalo,
Mahina Ho

Mahina Ho
mkolokeaho@gmail.com

Honolulu, Hawaii 96816

HLU Committee

From: kalani kamaï <kalanikamai@yahoo.com>
Sent: Sunday, June 8, 2025 2:50 PM
To: County Clerk
Subject: Priced out of Polytics!

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

Aloha mai kākou!

Kala mai please pardon myself Mr. Kamaï and sarcasm as i won't be able to testify in person but perhaps grab the attention of those who CAN and WILL do something for this housing crisis. Speaking on behalf of those born and raised nā kanaka maoli continue to be priced out of our very own home lands throughout Hawai'i. Affordable homes now listed upwards of a million dollars is a joke and scam. How i suppose to supersize my fries at Mcdonalds now? Seems like these agenda keeps falling on def ears and it's time to change the battery in your hearing aids. Hello ? Testing one...two. Good you can hear now.

WHAT is your true mission as County of Maui for this housing crisis for local residents (like born here not flown here kine).

WHO has the ultimate power to give the green light to build real affordable homes ? Maybe you not worried cause you have a house.

WHEN will this happen? When Haleakalā erupts or Labubu wil run for president?

WHERE are the lands for approval to build besides DHHL? 9th island i'm not surprised.

WHY does this bill and/or agenda gets pushed to the side like its a shitty mac salad from your corner food truck. There is no sense of urgency and yet quick to exploit and sell lands/homes to outside interest SMH. Great you can afford to supersize your fries some no can.

HOW can the county start making some moves by listening to the ppl and do whats PONO. Life is more ONO when you PONO!

Glad this rental property business outsiders been raking \$\$\$ coming to an end. Free enterprise at our cost by Felicial Been driving the market up.

WORRIED?

Introduce a bill that will retain your homes value just in case REAL affordable housing market pull yours down. No one wants their home to depreciate in value. Let's be real YOU ALL in office because YOU got our vote. Time to stop fidgeting with your mercedes car keys and complaining about horrible golf game last week. We demand REAL affordable home prices. What is REAL you ask?

Definately not the current prices you or contractors trying to push.

Need to shave off at least 300k or so. Or audit for land and home materials. This does not include taxes, fees and interest.

Writing this got me excited for great news to come for locals who seek beyond fair housing market. I found a \$4.37 in my couch time to get my supersized fries from Mceedeez. Aloha and mahalo for taking immediate action.

Mahalo piha,
Mr. Kamai

HLU Committee

From: Kele Kahai <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 2:38 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Kele and I'm writing in strong support of Bill 9.

I am born and raised here. I have always wanted a place of my own. Now with having a child it pushes me more to want my own space. But can't afford to live somewhere else in Lahaina. This is my home and even though I've had many thoughts of moving off island. I can never leave why, because Lahaina is 1 big 'ohana we watch and take care of each other. 1 day my family and I will have our own "truly affordable" space in Lahaina

Phase them out if you care for your people and 'āina.

We keep hearing that these short-term rental units on the Minatoya List "aren't fit" for long-term living, but many of us grew up in them or knew 'ohana or friends that did.

When people say these units "aren't suitable" for locals, what they really mean is, we weren't supposed to be there in the first place. That's the root of the problem. Most of our community have fond memories of these properties before they were completely overtaken and shoreline access blocked.

STRs didn't start as vacation getaways. Many of those buildings were long-term homes until investors turned them into commodities. The truth is, if those units were brought back to the long-term market, locals would live in them again and a few still do, holding on however they can.

Also, I respectfully ask for no carve-outs or special protections for timeshares

Mahalo

Kele Kahai
lostkolohemaugurl808@yahoo.com

1273 Nahale pl
Lahaina, Hawaii 96761

HLU Committee

From: Perry Arrasmith <perry@hawaiiisfuture.org>
Sent: Sunday, June 8, 2025 3:25 PM
To: County Clerk
Cc: Lee Wang
Subject: Testimony in Support -- Bill 9, CD1
Attachments: HHF Letter HLU Bill 9 06072025.pdf

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

Aloha,

I am sending this email to formally submit testimony in support of Bill 9, CD1. If you have any questions, please let me know.

Respectfully,
Perry Arrasmith



Perry Arrasmith
Director of Policy | Housing Hawai'i's Future

E perry@hawaiiisfuture.org

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HAWAIIISFUTURE.ORG

June 9, 2025

TO: Chair Kama and members of the Maui County Housing and Land Use Committee
RE: HLU-24, Relating to Residential Workforce Housing Deed Restrictions

Dear Chair Kama and Committee Members,

We support **Bill 9, CD1**, a measure to strategically amend the Maui County Code to phase-out TVRs in apartment districts.

During the 2024 Legislative Session, Housing Hawai'i's Future supported Senate Bill 2919, which was enacted into law as Act 17, SLH 2024 on May 3, 2024. Act 17 is the basis for Bill 9, as it clarifies that uses such as "transient accommodations" are not to be defined as residential uses, and may thereby be "phased out or amortized by the counties."¹ Of the 7,167 units listed on the Minatoya List, UHERO has identified 6,172 units "that are both operating as TVRs and appear on the list."²

As we engage in this discussion, however, let's not lose sight of the broader housing crisis facing Maui County. **Phasing out TVRs alone will not end Maui County's housing shortage.** To date, Maui County requires 14,987 units, or the equivalent of 20.5% of its current housing stock, to address the chronic housing crisis.³ Even if every single operating TVR on the Minatoya List was phased-out for occupancy by Maui County residents, there would still be a deficit of 8,815 housing units.

Maui County needs to unlock the existing housing stock while increasing the housing supply for residents. A broader housing strategy that unlocks systemic barriers to the expansion of workforce housing supply needs to accompany the push to phase-out TVRs.

As such a strategy takes shape, we urge the HLU Committee to adopt **Bill 9, CD1**.

Thank you,



Lee Wang
Executive Director
Housing Hawai'i's Future
lee@hawaiiisfuture.org



Perry Arrasmith
Director of Policy
Housing Hawai'i's Future
perry@hawaiiisfuture.org

¹ *Senate Bill 2919, Relating to Transient Accommodations*. 31st Leg., Reg. Sess. 2024.
https://www.capitol.hawaii.gov/session/archives/measure_indiv_Archives.aspx?billtype=SB&billnumber=2919&year=2024.

² Tyndall, Justin, and Emi Kim. "Maui Short-Term Rentals, the Minatoya List, and Housing Supply." UHERO, June 25, 2024. <https://uhero.hawaii.edu/maui-short-term-rentals-the-minatoya-list-and-housing-supply/>.

³ SMS Research & Marketing Services, Inc., FSR Consulting LLC, and Ward Research, Inc. 2024 *Hawai'i Housing Planning Study*. Honolulu: Hawai'i Housing Finance & Development Corporation, May 2025.
https://dbedt.hawaii.gov/hhfdc/files/2025/05/FINAL_2024-HHPS-State-Report_Ward-Research.pdf.

HLU Committee

From: Orrin Cross <orrincross4@gmail.com>
Sent: Sunday, June 8, 2025 3:10 PM
To: County Clerk
Subject: Testimony on opposing TVR Ban

[You don't often get email from orrincross4@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Aloha,

I m writing in opposition of the proposed TVR ban. My name is Orrin Cross and have been living on Maui for over 40 years. I ran a west side restaurant and employed thousands of local residents. Trying to retire on Maui is no easy task. I have been working and saving my entire work life. I decided to buy a condo to rent out short term in Kihei Kai Nani. It took me many years of saving to actually come up with a down payment. The unit cost about \$100,000 more than other condos because it was available to rent short term. I have maintained and cleaned the unit as a second job in hopes of retiring someday. I am now 65 and this is my primary income.

The unit is small and the monthly break even at about \$2500 a month. I paid over \$10,000 in property and GET taxes per year. I have been paying down the mortgage but now am struggling to pay it. With all the negative news about local housing, the bookings are down over 40%. This is combined with the property and transient taxes going up at the same time. I have dropped the nightly rate by 25% just to hope to fill the unit. If I'm not renting it, I'm loosing money. The value is also dropping with all the uncertainty. I worked 50 to 60 hours a week for many years to be able to have the privilege of renting a small unit.

I am not some rich guy from the mainland taking money out of the state. You are hurting hard working locals as well.

Please don't take away my ability to retire after many tax paying years.

Mahalo for your consideration.

Sent from my iPhone

HLU Committee

From: Suzette Felicilda <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 3:59 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

I know so many people who lived in these units and not because they were desperate or out of options. Because it was actually a good life. Some of us grew up in those homes. I have memories of Minatoya units, barbecues in the shared lawn, hearing the ocean at night. It was sweet, it was simple, and it was comfortable.

Please don't anyone tell you those places were never meant for locals or are something our families don't want to live in. We were there long before the keypads and lockboxes, before the listings on Airbnb. These weren't luxury escapes, they were everyday homes, full of working families, aunties, kids, kūpuna.

What's "unlivable" now isn't the unit, it's the system that turned our homes into investments. The reason it's no longer sustainable is because locals got priced out. Long-term leases disappeared. And suddenly, we're being told we never belonged there to begin with. Or our reality of remembering our childhood is made up.

That's not just false, it's disrespectful to the lives we built in those places. We made a community there. Also, I respectfully ask for no carve-outs or special protections for timeshares. This bill is meant to address short-term rentals in apartment zoned districts.

Mahalo

Suzette Felicilda

Kanaka Maoli of Lahaina

Suzette Felicilda

suzettezumba@gmail.com

1408 Olona pl
Lahaina, Hawaii 96791

HLU Committee

From: Trish Dewit <trishadewit@gmail.com>
Sent: Sunday, June 8, 2025 3:59 PM
To: County Clerk
Subject: Proposal 9,cd1 (2025) decline

I decline. Too many people will lose their jobs. Tourism will go down more. So much tax lost. The cost of my condo to rent would be \$5000 a month just to cover my costs. So many workers that I have come to know will lose their jobs. Our resort was built for STR but classified as apartments. For a few years it was classified as STR but then back to apartment. We are told to change the classification but now must pay thousands in legal fees.

Patricia Dewit
6-210 Kamaole Sands
Sent from my iPhone

HLU Committee

From: Spencer Kelly <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 4:22 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Spencer Kelly, and I'm writing in strong support of Bill 9.

We keep hearing that these short-term rental units on the Minatoya List "aren't fit" for long-term living, but many of us grew up in them or knew 'ohana or friends that did.

When people say these units "aren't suitable" for locals, what they really mean is, we weren't supposed to be there in the first place. That's the root of the problem. Most of our community have fond memories of these properties before they were completely overtaken and shoreline access blocked.

STRs didn't start as vacation getaways. Many of those buildings were long-term homes until investors turned them into commodities. The truth is, if those units were brought back to the long-term market, locals would live in them again and a few still do, holding on however they can.

Also, I respectfully ask for no carve-outs or special protections for timeshares

Mahalo

Spencer Kelly
spencerjosephkelly@gmail.com

Captain Cook, Hawaii 96704

HLU Committee

From: Barbara Dofa <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 4:38 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Barbara Dofa, and I'm writing in strong support of Bill 9.

We keep hearing that these short-term rental units on the Minatoya List "aren't fit" for long-term living, but many of us grew up in them or knew 'ohana or friends that did. In the 1980's and 1990's I do recall when many friends and people I worked with lived in condos in Honokowai, Mahinahina, Kahana, Napili and also Kapalua. As a matter of fact I lived in a unit at Kaleialoha in 1980. Recently I helped a friend who was displaced relocate only for one week into a unit at Kaleialoha, it appeared that majority of the units were now short term rentals, sad to see. Situation as mentioned was most with a "key" punch pad and you were given a code to enter. Back in the day when friends and co-workers lived there, some rented the condo units and some owned units. Sorry to skip around with my testimony recently it was also shocking to see used bellman carts readily available for STR people to use to bring their luggage from the parking lot to the unit. Portraying hotelish amenities but not really, no one to greet you, no on site staff, no recreation department, these places really don't provide the employment opportunities they say they do.

When people say these units "aren't suitable" for locals, what they really mean is, we weren't supposed to be there in the first place. That's the root of the problem. Most of our community have fond memories of these properties before they were completely overtaken and shoreline access blocked. In addition to the lack of housing for residents to see complex by complex block off shoreline access, why should I feel like a criminal trying to get to the beach?

STRs didn't start as vacation getaways. Many of those buildings were long-term homes until investors turned them into commodities. The truth is, if those units were brought back to the long-term market, locals would live in them again and a few still do, holding on however they can.

Also, I respectfully ask for no carve-outs or special protections for timeshares.

Now is the time to begin the Minatoya STR Phaseout, do not be swayed by the majority of the owners who don't even live here. Let us be an example for many other communities faced with this same challenge, lack of housing for residents.

Mahalo and respectfully submitted by,
Barbara Dofa

Barbara Dofa
bdofa1@aol.com
5110 Lower Honoapiilani Rd
Lahaina, Hawaii 96761

HLU Committee

From: Lori Gaffney <lorijgaffney@gmail.com>
Sent: Sunday, June 8, 2025 6:28 PM
To: County Clerk
Subject: Opposition to proposed bill to eliminate STRs

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

June 2025

Thank you for accepting my written testimony. My testimony expresses the reasons for **opposing** the proposed legislation to phase out LEGAL Transient Vacation Rentals in Apartment Zoning Districts.

My opposition to this bill does NOT mean that I am in opposition to finding affordable housing for fire victims or of the citizens of Maui in general. I believe an integrous solution must be found, but one that does not devastate the economy through lost tax revenue and lost jobs.

It is undeniable that there is a lack of affordable housing on Maui, however phasing out/eliminating STRs is not the solution. Recent studies and data collection has shown that there is no evidence that a phase-out of this kind will produce suitable, desirable, or affordable long-term housing. Rather, rent remains high for locals and the affected units either sit empty or available only to the owners and their families.

Shutting down the 7,100 STRs would have an estimated minimum economic impact of a \$350 million shortfall to the state and Maui's \$850 million budget. That \$350 million does not include the additional General Excise Tax that is created by all the businesses that support the vacation rental industry and does not include the decrease in spending by those who lose their jobs.

With an ever increasing budget, this lost revenue would devastate an already fragile economy. STRs provide accommodation for families who are wealthy enough to travel to Maui, but do not want to stay in a massive corporate hotel complex. These families prefer to prepare their own family meals and enjoy a quieter vacation environment. They are looking for a temporary 'home away from home' and STRs provide an alternate affordable experience.

Many STRs are owned by local law-abiding residents who rely on this income for their own livelihood. Removing this income source from them would be unreasonable and perhaps even unconstitutional. STRs contribute to employment at grocery stores, car rental companies, small tour companies, golf courses, restaurants, and of course all of the vendors and tradespeople who are employed by management companies. I am advocating for those whose work is directly and indirectly tied to STRs. In speaking with many of them, they are fearful of the loss of their jobs and livelihoods, and recognize that they won't have other opportunities to recover financially. Thousands of small locally family owned, women owned, and minority owned businesses will be severely impacted. These are middle class residents of Maui who risk losing their companies and possibly their own homes. Recent studies have pegged job losses, both directly and indirectly at between 8,000 and 14,000.

Effectively removing a major driver of employment and lawful economic activity only harms those who call Maui home. Hollowing out the county budget means that deep cuts need to be made to the services provided to residents or those residents will need to fill that revenue void through higher taxes and service fees. The result of this phase-out would not likely provide affordable housing while terminating thousands of well-paying jobs, and would contribute to an even higher cost of living for Maui residents.

I would like to point out that in my complex, the Hale Kamaole, it is clearly stated in the original Horizontal Property Regime from 1973, that ***"The residential apartments shall be occupied and used solely as residences by the respective owners thereof, their respective tenants, families, domestic servants and social guests, and the owners of the respective apartments shall have the absolute right to lease or rent such apartments for transient purposes, subject to all provisions of this document"***. If there is a goal to have established buildings return to their original purpose, the Hale Kamaole should not be impacted by this bill if passed.

On a personal level, I have been an owner of an STR in south Maui since 2008. I have worked hard to be respectful of the Mauian culture and of the fragile economy and natural environment. I shop and dine local, knowing well of the financial benefits doing so brings to the local economy. I also provided housing to a victim of the Lahaina fire in the immediate days/weeks following the fire. I, like many STR owners, felt the need to help in any way possible. Like many others, I welcomed him into my home and provided a means for him to feel safe following the fire.

In summary, there is ample evidence that illustrates how phasing out STRs will not solve the housing problem. Equally as important, doing so will negatively impact employment on Maui and devastate the entire Maui economy. Job losses as well as lost / reduced property tax, TAT, MCTAT and GET revenues are all some of the things that will hollow out an ever-increasing county budget. **For these reasons, I am opposed to the proposed legislation to phase out LEGAL Transient Vacation Rentals in Apartment Zoning Districts, and instead ask the council to seek alternative solutions that protect the interests of all stakeholders.**

Respectfully submitted,

Lori Gaffney

HLU Committee

From: Charlie Ooley <charlie.ooley1@gmail.com>
Sent: Sunday, June 8, 2025 5:39 PM
To: County Clerk
Subject: Thoughts on banning of STR's

You don't often get email from charlie.ooley1@gmail.com. [Learn why this is important](#)

It's not the responsibility of private homeowners to make sure that local residents have housing. No one is paying my bills or donating a place for me to live.

Most of the locals that were displaced by the fire have already found new housing, or they were from the mainland and have gone back home.

The government should be taking this on, and not by essentially 'taking over' private homes. They have known for years there is a housing shortage but have done very little to remedy it! So don't shift the responsibility on private homeowners that have worked hard their whole life to have a place in Maui to stay when they visit.

I immediately started using my place for locals to stay right after the fire. And when I went to pay my taxes for renting to the displaced locals, it was still 14.4%! No break by the government for helping out the locals. When I asked about it, they just shrugged their shoulders and asked if I paying that day. You can't have it both ways!

There aren't enough hotels in the Lahaina area to support all the renters that would be displaced by not having str's available. AND the cost of the hotels in the area is 3 to 10 times more each night than the str's your making illegal are charging. So people who have been coming to Maui won't be able to afford to anymore. So they'll just go to another island and spend their money!

What is the tax base you're going to lose by eliminating str's? It has to be huge...

Does the immediate problem still exist? It's been almost two years, the locals have to be living somewhere now.

No local is going to want to pay \$4000.00 per month for my 590 square feet condo! And that won't even cover my costs, since my HOA has crept up to over 1500.00 each month!

Based on the locals that are looking for this housing, they aren't going to be able to afford to buy any of the condos which are currently on the market. So these condos will go to super rich people that won't make them available to ANYONE. They'll just be for personal use if they want to go to Maui for a vacation. So they'll be 'off the market' anyway.

Think about how much money has been lost by not having the tourists on the island since the Lahaina fire. If you take away the cheaper housing for tourists, they'll just go somewhere else and spend their money. Maui will lose so much tax base, and the local businesses will lose due to loss of business.

HLU Committee

From: Cynthia Harbert <cavah@msn.com>
Sent: Monday, June 9, 2025 7:28 AM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

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

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Cynthia and I'm writing in strong support of Bill 9.

As a teacher and long time tax payer of Maui Nui, I stand with every island resident who seeks to live and thrive in this place we cherish. Allowing visitors to occupy the vast majority of habitable dwellings does not support local well-being or economic resiliency. There must be a shift in priorities from council, state and any other responsible authority. It is a long time waiting to take care of those who live and to in Lahaina, Kahului Kihei and beyond.

Please let your action reflect the desire of your constituency. Please let your actions reflect the heart of what working Maui families desperately need; a place to lay their heads in peace.

Please lead with aloha.

Mahalo nui

Cynthia Harbert
cavah@msn.com
1111 Kaupakalua Rd
Haiku, Hawaii 96708

HLU Committee

From: quipwag <quipwag@gmail.com>
Sent: Monday, June 9, 2025 7:30 AM
To: County Clerk
Subject: Testimony in support of Bill 9 NOW — No More Delays!

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

Aloha Chair and Councilmembers,

My name is Thomas and I'm writing in strong support of Bill 9, and to pass it now. For decades Maui politicians have been playing the game of kicking the can down the road and look where it has gotten us.

'Kick the can' politics — by its very nature — becomes 'wolf at the door' politics. I can tell you that we have been living in a unit on the Montoya list since 2019, and we love it. That is until our landlord began the campaign to illegally evict us so they can convert it into a STR after the fires.

If these units are "unfit" — then why do retirees live in them full-time? What's the difference between two wealthy adults living in the unit full-time, and 2 local adults? The answer is money.

When people say these units "aren't suitable" for locals, what they really mean is, we can't afford them. But why can't we afford them? If you look closely, it's because of the 'kick the can' approach that Maui politicians have taken to this problem for decades, and now — the wolf is at the door — and WE are the wolf!

Had the problem been taken seriously and addressed head-on decades ago, then the full spectrum of countermeasures and solutions that the Realtor's Association and other mainland STR advocates suggest in lieu might be a serious solution on the table now — but it wasn't, and they aren't.

It will take over a decade to build from scratch the local housing necessary to provide humane living conditions for Maui's lower and middle-class workers.

For locals, real estate here is a part of the foundation of life — it's a home, a necessity, and often tied to identity, culture, and community. For the vast majority of STR investors and owners on Maui, real estate has become an investment vehicle, a way to park capital, a way to generate revenue.

The revenue generated is not only coming off of the backs of mainland visitors, it's coming off the backs of locals. This is unjust, and every minute, every day, every week, every month, and every year that it continues is only compounding the problem.

No politician wants to deal with this issue head on — that's why we are here. It's complicated, but actually — it's very very simple. The law is the law. The units were never meant to be carved out or exempted from the law. Yes, current STR owners may be forced to sell their units to locals — but for most current owners — they have already recouped their money and many have made off like bandits.

What we need now is courage. Political will. No more cow-towing to mainland investors instead of addressing the needs of local middle-class workers!

It's very important that to really address this problem head-on, there can be no loopholes. There can be no 5 year delay, no carve-outs or special protections for timeshares or anything else — all of that is just creating another loophole, another kick the can opportunity.

I can tell you first hand that the majority of landlords here are unscrupulous, and any loop-hole will be used and exploited by them. If you allow timeshares to be unaffected — guess what will happen — it's not rocket science — mainland STR owners will immediately begin the process of converting their units into timeshare units in order to avoid the impact on their bottom line ownership.

This is an economic incentive to NOT solve the problem. Again this cannot happen.

I urge the council to grow a spine, to put on your big kid pants, roll up your sleeves, and take BOLD action to address the dire needs of the local population.

The other side keeps talking about losing 2000 jobs. So what!? Jobs come and go, housing doesn't. The tourists will keep coming, there is more than enough hotels and corporate timeshare facilities — and the good news is— it's the tourists who are ready to spend money, not the cheap ones looking to save a dime and post up in an STR for 3 months and buy everything at Costco. How does that support local business? Hint — it doesn't.

The idea from the council to continue to kick the can 5 years down the road is extremely misguided, it's ethically and morally wrong, and it's weak and cowardly.

We need our leaders to be bold — innovative — aggressive — progressive. We are an island community, things are different here than anywhere else in the world. Why should Maui not become a shining star about how to make this type of brave change to support local communities.

Do your job. You represent us, not mainland investors and special interests.

Respectfully,

Thomas Warren — Honokōwai, Maui

HLU Committee

From: Lucy Reardon <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 7:33 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Lucy Reardon, and I'm writing in strong support of Bill 9.

I am a resident of Lahaina. And we've been saying this for a long time: short-term rentals have taken over our town. Before the fire, it was already impossible to find housing. After the fire, seeing what was remaining, it became clear just how many homes weren't homes at all; they were STRs. That's not balance, that's erasure.

We've been told phasing out STRs is "too extreme," that it'll hurt the economy. But the truth is: STRs have been hurting us. They drive up housing prices, overburden our roads, and leave our neighborhoods empty of real neighbors. What kind of recovery leaves us priced out of our own community?

And these STRs aren't job creators nor should you believe the numbers from 10,000 job losses. They don't hire cleaning crews full time, its majority transient, and most don't have front desks or full time maintenance staff on property. They don't support local working families the way long-term housing or union hotels do. We've got hundreds of open County jobs that could be filled if people had somewhere to live.

It comes down to a basic need vs want, you want to own a second home and rent it out half of the year to make money and live in it when you feel like it. But I NEED to find a home for my babies to sleep in, because our home burned down. The problem with humanity today is everyone wants to own the whole monopoly board, when there's enough for everyone. Generational families shouldn't be pushed out by the greed of someone that doesn't even live here full time.

Also, respectfully I ask for no carve-outs or special protections for timeshares

Mahalo

Lucy Reardon

lucyareardon@yahoo.com

Lahaina, Hawaii 96761

HLU Committee

From: Marissa Kennedy <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 7:35 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Marissa Kennedy, and I'm writing in strong support of Bill 9. It is time we put our long-time local families before those who are profiting over an extractive business-model. Short-term rentals have contributed to unsustainable economies: skyrocketing housing costs, increased infrastructure strain, and over-reliance on visitors. By phasing them out, they're taking steps toward economies that prioritize local families over absentee investors.

In Spain, the government ordered Airbnb to remove over 65,000 illegal tourist listings, citing violations of regional regulations and the need to restore housing access for residents. Barcelona plans to eliminate all 10,000 licensed short-term rental apartments by 2028 to protect long-term housing availability for residents.

In the U.S., cities like Los Angeles, San Francisco, and Santa Monica have implemented strict regulations on short-term rentals to curb their negative impact on housing affordability and community stability.

We're not crashing the economy, we're stabilizing it. By phasing out Minatoya STRs, we're taking a step toward an economy that prioritizes local families over absentee investors. This means lower rents, greater housing access for workers, and a stronger local economy built on residents.

Also, I respectfully ask for no carve-outs or special protections for timeshares. Let this bill do what it was intended for the Minatoya list.

Mahalo

Marissa Kennedy
marissakanani@gmail.com

218 Leiohu Circle
Makawao, Hawaii 96768

HLU Committee

From: Jessica Peters <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 7:35 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Jessica Peters, and I'm writing in strong support of Bill 9.

STR/vacation rentals are ruining our island and the ability of full time residents to actually live here. And the tourists they are bringing are NOT the tourists Maui needs. The vacation rental tourist rents a car from an international car rental company, then they go straight to Costco (another international company) for cheap foam beach gear (that they will return at the end of their trip if it doesn't disintegrate into the ocean first) and groceries. Then they stay in a vacation rental owned by someone who doesn't even live in Hawaii. NONE OF THIS MONEY GOES TO MAUI! Maybe they eat out once or twice or do a little shopping, but the vacation rental tourist is bringing only a nominal amount of income to our beloved island.

All of this is happening while hotels and resorts never fill up anymore. They stay at 40% capacity and the locals who work at these hotels and resorts lose hours or their job entirely since the hotel can't afford to keep them on. Restaurants aren't full anymore either, because the vacation rental tourist is doing Maui on the cheap and cooking in their Airbnb kitchen. So then, not only are VACATION RENTALS DRIVING OUR RENT AND PURCHASE PRICES UP, THEY ARE ALSO REDUCING OUR INCOME.

My husband and I make a good income and yet we struggle every month to stay here. His family has been on Maui for 5 generations, but we aren't sure we're going to be able to stay here much longer. We live paycheck to paycheck and carry debt just to live. Help us and all the full-time residents of this beautiful island and phaseout the Minatoya STRs, with no carveouts or special protections for timeshares. PLEASE HELP US. We can't keep living on Maui like this.

We are often told that we can "build our way out" of the housing crisis. But that argument ignores the truth of life in Maui Komohana: we don't even have enough water.

Our water is a public trust resource not a private amenity to be used freely by those who can pay the most. That's not just a moral principle, it's a constitutional one. Under the Hawai'i State Constitution and the Public Trust Doctrine, our County government has a legal and ethical obligation to protect water for present and future generations.

How can we fulfill that responsibility when thousands of short-term rentals, 85% of them owned by non-residents are using this precious resource at disproportionate rates, all for visitor luxury? Pools. Landscaping. Daily laundry. Turnover after turnover.

Meanwhile, families in West Maui are being told to conserve and be conscious. In the name of "growth," we're asked to believe that the solution is to build more, more units, more visitors, more demands on a system that is already past its breaking point. Instead of looking at the current housing stock we already have tied to resources.

The time for half-measures is over. Phasing out the Minatoya list means protecting our wai. I am also requesting no carve-outs or special protections for timeshares.

Mahalo

Jessica Peters

jessica.peters630@gmail.com

112 Awaiku Street

Lahaina, Hawaii 96761

HLU Committee

From: County Clerk
Sent: Monday, June 9, 2025 7:50 AM
To: HLU Committee
Subject: fwd: Testimony
Attachments: Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout;
Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout;
Support of Bill 9 – Minatoya STR Phaseout

HLU Committee

From: Diana Tevaga <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 7:48 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

I am writing in strong support of Bill 9. My name is Diana Tevaga, and I am a Maui born, Lahaina raised, displaced survivor of the devastating Lahaina wildfire. As someone who has experienced the hardships of this disaster, I prioritize the needs of our community and strongly support the proposed phase-out of short-term rentals, particularly those on the Minatoya List, with the goal of converting these units into long-term housing for local families. Like so many others who are part of this community, I am deeply familiar with the hardship of finding and affording housing in a place I have always called home. As a displaced survivor, I understand the urgency of the housing crisis we face. The proposal to phase out short-term rentals is a necessary step toward addressing this critical issue. These short-term rentals are in apartment zoned areas, which were meant to house our community. Converting these properties back to what they were originally intended for is about making right what was made wrong, and correcting the misallocation of resources that has worsened our housing crisis. These properties, designed for long-term residential use, should serve local families, not just visitors.

I want to take this opportunity to share some of the challenges that survivors like myself are facing, especially with regard to the current rental market and affordable housing options.

I am a one person income household, and like many of my neighbors, I cannot afford the current rental market in Maui. The median rents for one bedroom and studio apartments have skyrocketed, with rents generally exceeding \$2,000 per month. Despite this, the Area Median Income (AMI) for Maui does not reflect the true cost of living here for residents like me. My current AMI disqualifies me from affordable housing programs, leaving me in a difficult position where the high rental market is out of reach, yet I cannot access affordable housing programs because of the AMI thresholds.

On top of this, many of the affordable housing options are not pet friendly, and as a pet owner, this adds another layer of hardship. Like many survivors, my pets are not just

animals—they are my emotional support and an integral part of my family. Unfortunately, most rental options, both market rate and affordable, have strict pet restrictions that do not allow me to keep my animals. This creates an impossible situation, where I cannot find housing that accommodates both my financial situation and my need to keep my pets, which are vital to my mental well-being.

As of June 2025, Maui's wildfire survivors have been provided temporary housing through various initiatives:

The FEMA Direct Lease Program has been instrumental in housing displaced families. However, starting March 1, 2025, participants will be required to pay rent based on the U.S. Department of Housing and Urban Development's Fair Market Rent rates. For many survivors, these rates are unaffordable, leading to concerns about potential displacement. The program has been extended to 2026, but its future is uncertain due to changes in federal policies, including challenges from the Trump administration. Many survivors fear they will not qualify for continued assistance under this program.

Kilohana Group Housing, located in Lahaina, is FEMA managed housing that offers 167 modular homes to survivors. However, as of February 5, 2025, the site reached full occupancy, with all units assigned to eligible households. Survivors who have not been placed in Kilohana are left with few options.

Ka La'i Ola, a state-managed housing project in West Maui, aims to provide up to 450 modular homes for survivors who are not eligible for FEMA assistance. However, the project is still under development, and not all units are available yet. Many survivors in the FEMA Direct Lease program will likely not qualify for this housing once their FEMA assistance ends. Hale 'O Lā'ie, located in Kihei, offers approximately 150 hotel style units to survivors. While it provides some relief, it is not a long-term solution, and there are limitations on capacity. Additionally, survivors currently in the FEMA Direct Lease program do not qualify for Hale La'ie or Ka La'i Ola when FEMA assistance ends, as these options are primarily available to those in certain income brackets or specific assistance programs provided by the state.

One critical challenge that many survivors face, and which extends to the broader community, is the issue of Area Median Income (AMI) and its impact on eligibility for affordable housing programs. The AMI calculations currently used do not accurately reflect the reality of what families can afford in Maui's rental market. As rent prices continue to rise, especially in the wake of the wildfires, the AMI for Maui does not match the actual costs of living here for most residents.

For example, median rental prices for a one bedroom apartment in Maui have now risen to \$2,350, yet the AMI calculation still places many local families far above the income thresholds required for affordable housing. This results in a significant number of people

being disqualified from affordable housing projects, even though their income is far from sufficient to afford current market rents.

In addition, the FEMA Direct Lease program and many affordable housing programs use state level AMI calculations, which are often much higher than what is realistic for Maui. This disparity excludes many families who are stuck between qualifying for affordable housing and the market rates they cannot afford.

As FEMA's Direct Lease program concludes in 2026, many survivors face the difficult reality of not qualifying for state housing options like Kilohana, Ka La'i Ola, or Hale 'O Lā'ie, because their incomes are considered too high based on AMI standards—even though those same incomes are not enough to meet the high rental prices on Maui. This is a critical issue that needs to be addressed in our housing policies.

The housing crisis on Maui is not only affecting residents but also their beloved pets. The Maui Humane Society is experiencing unprecedented overcrowding, with over 130 dogs in care and only 43 kennels available. This situation has led to some dogs being doubled or tripled up in kennels, while others are kept in offices. Approximately 60 more dogs are in foster homes, all under the responsibility of the Humane Society.

A significant contributor to this crisis is the lack of pet friendly housing. Approximately 40% of all animal surrenders to the Maui Humane Society are due to individuals being unable to find housing that allows pets. This shortage forces many residents to make the heartbreaking decision to surrender their animals.

To address this issue, Senate Bill 416 is currently under consideration. If passed, this bill would amend Hawai'i's landlord tenant code to prohibit rental agreements from stopping tenants from keeping pet animals, provided they obtain and maintain liability insurance to cover any damages caused by the pet.

The lack of pet friendly housing is a pressing concern that not only impacts residents but also strains our community's resources. Addressing this issue is crucial for the well-being of both residents and their pets.

As FEMA's Direct Lease program is set to conclude in February 2026, many survivors face the prospect of displacement due to the high cost of market rents and the limited availability of affordable housing options. Survivors who do not meet the qualifications for state housing options such as Ka La'i Ola or Hale 'O Lā'ie will be left without secure housing options, exacerbating the crisis. While Kilohana is FEMA-managed housing, it is currently fully occupied, and no new residents can be accommodated. This leaves many survivors with no viable housing options.

This situation underscores the urgency of converting short-term rentals into long-term housing to provide stable living conditions for these families, especially as FEMA's temporary

housing support comes to an end. Transitioning short-term rentals to long-term rentals would help alleviate some of the lack of infrastructure in Maui by making use of existing properties that are already built and ready for occupancy. With limited new housing development due to the lack of available land and the challenges of building new infrastructure, repurposing short-term rentals is a practical solution that could help meet the demand for affordable housing. Additionally, there are many single household community members like myself who could benefit from these converted accommodations, as there is an urgent need for housing across all household sizes, including those of larger families.

The University of Hawai'i Economic Research Organization (UHERO) has conducted in-depth analysis supporting the phase-out of short-term rentals in Maui. The findings show that while eliminating all short-term rentals in apartment zones may reduce visitor accommodations by 25% and visitor days by 32%, leading to a decline of \$900 million in visitor spending and the loss of approximately 1,900 jobs, it is still a necessary move to support long-term housing needs. UHERO also emphasized that the long-term economic stability of the island will benefit from policies that prioritize the housing needs of local families over short-term tourism revenue.

To mitigate the negative impacts of this policy, UHERO suggests implementing incentives for short-term rental owners to transition their properties into long-term rentals. This includes offering tax incentives, subsidies, or low-interest loans for property owners to renovate and adapt their properties. Other proposed solutions include:

- *Encouraging responsible tourism by shifting towards high-value, low-impact tourism.
- *Promoting sustainable economic diversification to reduce Maui's reliance on tourism and create more stable, long-term employment.
- *Supporting workers in transition by investing in retraining programs for workers displaced by the reduction in short-term rental activity.

Worldwide, communities are grappling with the issues of short-term rentals and housing affordability. Cities like Barcelona, Vancouver, and Berlin have implemented measures to limit short-term rentals in order to protect long-term housing stock. These actions have helped reduce the strain on rental markets while still allowing for regulated tourism. Maui has the opportunity to follow in their footsteps by converting short-term rentals into long-term housing, helping to address the pressing needs of displaced survivors and local families.

The housing crisis on Maui is a multi-faceted issue that requires urgent and thoughtful action. The conversion of short-term rentals into long-term housing is a crucial step toward providing stable homes for displaced survivors, local families, and all members of our community. The time for action is now, and the need is clear. Let's prioritize the well-being of the people who

call Maui home, ensuring that we have a sustainable, inclusive, and resilient community for future generations.

Thank you for your time and consideration.

Sincerely,

Diana Tevaga

Diana Tevaga

dianatevaga@gmail.com

Kaiola Place

Kihei , Hawaii 96753

HLU Committee

From: Tait Gielow <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 7:47 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Tait Gielow, and I'm writing in strong support of Bill 9.

This crisis didn't just happen. For decades, tourism was allowed to sprawl past the resorts, eating into neighborhoods. By the time of the fire, 87% of homes north of Kā'anapali were STRs.

Removing STRs isn't destroying tourism. It's bringing it back to the resorts, where it was always meant to be. Even if we phase out the 6,000+ Minatoya STRs, our occupancy rate is expected to increase.

This is not about jobs either. These aren't hotels and the majority are without union workers and local staff. These are mostly remote-managed units. Meanwhile, we have hundreds of open jobs here in the County with real benefits jobs our people could fill if they had a place to live.

We've seen how STRs hollow out communities and inflate housing costs. And we've watched other cities take bold action while Maui stood still. We've waited long enough. Let's stop treating STRs like they're too big to challenge and start standing with the people who are still trying to come home.

As a Lāhainā resident, and decades long Maui residents we need change!!!

Also, I respectfully ask for no carve-outs or special protections for timeshares

Mahalo

Tait Gielow

trg1104@gmail.com

Tait Gielow

trg1104@gmail.com

112 Awaiku St
Lahaina, Hawaii 96761

HLU Committee

From: Olivia Kotter <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 7:46 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Olivia Kotter, and I'm writing in strong support of Bill 9.

This crisis didn't just happen. For decades, tourism was allowed to sprawl past the resorts, eating into neighborhoods. By the time of the fire, 87% of homes north of Kā'anapali were STRs.

Removing STRs isn't destroying tourism. It's bringing it back to the resorts, where it was always meant to be. Even if we phase out the 6,000+ Minatoya STRs, our occupancy rate is expected to increase.

This is not about jobs either. These aren't hotels and the majority are without union workers and local staff. These are mostly remote-managed units. Meanwhile, we have hundreds of open jobs here in the County with real benefits jobs our people could fill if they had a place to live.

We've seen how STRs hollow out communities and inflate housing costs. And we've watched other cities take bold action while Maui stood still. We've waited long enough. Let's stop treating STRs like they're too big to challenge and start standing with the people who are still trying to come home.

Also, I respectfully ask for no carve-outs or special protections for timeshares

Mahalo,
-Olivia Kotter

Olivia Kotter
balancedbodyworkmaui@gmail.com

Wailuku, Hawaii 96793

HLU Committee

From: Dorothy Jakubek <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 7:44 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Dorothy Jakubek, I have had the pleasure of living on Maui for the past 10 years and I'm writing in strong support of Bill 9.

This crisis didn't just happen. For decades, tourism was allowed to sprawl past the resorts, eating into neighborhoods. By the time of the fire, 87% of homes north of Kā'anapali were STRs.

Removing STRs isn't destroying tourism. It's bringing it back to the resorts, where it was always meant to be. Even if we phase out the 6,000+ Minatoya STRs, our occupancy rate is expected to increase.

This is not about jobs either. These aren't hotels and the majority are without union workers and local staff. These are mostly remote-managed units. Meanwhile, we have hundreds of open jobs here in the County with real benefits jobs our people could fill if they had a place to live.

We've seen how STRs hollow out communities and inflate housing costs. And we've watched other cities take bold action while Maui stood still. We've waited long enough. Let's stop treating STRs like they're too big to challenge and start standing with the people who are still trying to come home.

Also, I respectfully ask for no carve-outs or special protections for timeshares

As I write this letter, I am in the process of preparing to move off this beautiful island and go live on the mainland. It saddens me to think that so many greedy people have destroyed this beautiful place.

I also want to mention that I do worry about the people that have lived here all their lives. You can not tell me that the enormous homes that I see being built up adjacent to the Lahaina

Post Office are single family homes that the local people are building. Someone needs to see who the real people that are building those are. Investors? God help Maui.

Mahalo

Dorothy Jakubek

Dorothy Jakubek

dotjakubek@gmail.com

1500 Limahana Cir Apt 202

Lahaina, Hawaii 96761

HLU Committee

From: Misti Kotter <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 7:44 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Misti Kotter, and I'm writing in strong support of Bill 9.

We're not being unreasonable in our ask to support Bill 9, we're late to the game. Cities and regions across the globe, from New York to Barcelona, have already taken bold steps to rein in STRs. They've recognized the damage STRs do to housing markets and community life.

In places like San Francisco and Santa Monica, regulations limit short-term rentals to primary residences and impose strict caps on rental days to prevent the conversion of housing into de facto hotels. What we have now with the Minatoya list is a majority of de facto hotels.

Operating without any full time staff, lock boxes and do as you please mentality.

Maui has allowed this to go on for too long, and now we're simply doing what should have been done years ago: protecting housing for residents and restoring balance to our neighborhoods.

Also, I respectfully ask for no carve-outs or special protections for timeshares

Mahalo

Misti Kotter

Misti Kotter
misti.kotter@gmail.com
1370 AINAKEA RD
Lahaina, Hawaii 96761

HLU Committee

From: Diana Tevaga <dianatevaga@gmail.com>
Sent: Monday, June 9, 2025 8:00 AM
To: HLU Committee; planning@mauicounty.gov; County Clerk
Subject: Testimony in Support of the Phase-Out of Short-Term Rentals on Maui

Some people who received this message don't often get email from dianatevaga@gmail.com. [Learn why this is important](#)

Aloha, My name is Diana Tevaga, and I am a Maui born, Lahaina raised, displaced survivor of the devastating Lahaina wildfire. As someone who has experienced the hardships of this disaster, I prioritize the needs of our community and strongly support the proposed phase-out of short-term rentals, particularly those on the Minatoya List, with the goal of converting these units into long-term housing for local families.

Like so many others who are part of this community, I am deeply familiar with the hardship of finding and affording housing in a place I have always called home. As a displaced survivor, I understand the urgency of the housing crisis we face. The proposal to phase out short-term rentals is a necessary step toward addressing this critical issue. These short-term rentals are in apartment zoned areas, which were meant to house our community. Converting these properties back to what they were originally intended for is about making right what was made wrong, and correcting the misallocation of resources that has worsened our housing crisis. These properties, designed for long-term residential use, should serve local families, not just visitors.

I want to take this opportunity to share some of the challenges that survivors like myself are facing, especially with regard to the current rental market and affordable housing options.

I am a one person income household, and like many of my neighbors, I cannot afford the current rental market in Maui. The median rents for one bedroom and studio apartments have skyrocketed, with rents generally exceeding \$2,000 per month. Despite this, the Area Median Income (AMI) for Maui does not reflect the true cost of living here for residents like me. My current AMI disqualifies me from affordable housing programs, leaving me in a difficult position where the high rental market is out of reach, yet I cannot access affordable housing programs because of the AMI thresholds.

On top of this, many of the affordable housing options are not pet friendly, and as a pet owner, this adds another layer of hardship. Like many survivors, my pets are not just animals—they are my emotional support and an integral part of my family. Unfortunately, most rental options, both market rate and affordable, have strict pet restrictions that do not allow me to keep my animals. This creates an impossible situation, where I cannot find housing that accommodates both my financial situation and my need to keep my pets, which are vital to my mental well-being.

As of June 2025, Maui's wildfire survivors have been provided temporary housing through various initiatives:

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Ka La'i Ola, a state-managed housing project in West Maui, aims to provide up to 450 modular homes for survivors who are not eligible for FEMA assistance. However, the project is still under development, and not all units are available yet. Many survivors in the FEMA Direct Lease program will likely not qualify for this housing once their FEMA assistance ends.

Hale 'O Lā'ie, located in Kihei, offers approximately 150 hotel style units to survivors. While it provides some relief, it is not a long-term solution, and there are limitations on capacity. Additionally, survivors currently in the FEMA Direct Lease program do not qualify for Hale La'ie or Ka La'i Ola when FEMA assistance ends, as these options are primarily available to those in certain income brackets or specific assistance programs provided by the state.

One critical challenge that many survivors face, and which extends to the broader community, is the issue of Area Median Income (AMI) and its impact on eligibility for affordable housing programs. The AMI calculations currently used do not accurately reflect the reality of what families can afford in Maui's rental market. As rent prices continue to rise, especially in the wake of the wildfires, the AMI for Maui does not match the actual costs of living here for most residents.

For example, median rental prices for a one bedroom apartment in Maui have now risen to \$2,350, yet the AMI calculation still places many local families far above the income thresholds required for affordable housing. This results in a significant number of people being disqualified from affordable housing projects, even though their income is far from sufficient to afford current market rents.

In addition, the FEMA Direct Lease program and many affordable housing programs use state level AMI calculations, which are often much higher than what is realistic for Maui. This disparity excludes many families who are stuck between qualifying for affordable housing and the market rates they cannot afford.

As FEMA's Direct Lease program concludes in 2026, many survivors face the difficult reality of not qualifying for state housing options like Kilohana, Ka La'i Ola, or Hale 'O Lā'ie, because their incomes are considered too high based on AMI standards—even though those same incomes are not enough to meet the high rental prices on Maui. This is a critical issue that needs to be addressed in our housing policies.

The housing crisis on Maui is not only affecting residents but also their beloved pets. The Maui Humane Society is experiencing unprecedented overcrowding, with over 130 dogs in care and only 43 kennels available. This situation has led to some dogs being doubled or tripled up in kennels, while others are kept in offices. Approximately 60 more dogs are in foster homes, all under the responsibility of the Humane Society.

A significant contributor to this crisis is the lack of pet friendly housing. Approximately 40% of all animal surrenders to the Maui Humane Society are due to individuals being unable to find housing that allows pets. This shortage forces many residents to make the heartbreaking decision to surrender their animals.

To address this issue, Senate Bill 416 is currently under consideration. If passed, this bill would amend Hawai'i's landlord tenant code to prohibit rental agreements from stopping tenants from keeping pet animals, provided they obtain and maintain liability insurance to cover any damages caused by the pet.

The lack of pet friendly housing is a pressing concern that not only impacts residents but also strains our community's resources. Addressing this issue is crucial for the well-being of both residents and their pets.

As FEMA's Direct Lease program is set to conclude in February 2026, many survivors face the prospect of displacement due to the high cost of market rents and the limited availability of affordable housing options. Survivors who do not meet the qualifications for state housing options such as Ka La'i Ola or Hale 'O Lā'ie will be left without secure housing options, exacerbating the crisis. While Kilohana is FEMA-managed housing, it is currently fully occupied, and no new residents can be accommodated. This leaves many survivors with no viable housing options.

This situation underscores the urgency of converting short-term rentals into long-term housing to provide stable living conditions for these families, especially as FEMA's temporary housing support comes to an end.

Transitioning short-term rentals to long-term rentals would help alleviate some of the lack of infrastructure in Maui by making use of existing properties that are already built and ready for occupancy. With limited new housing development due to the lack of available land and the challenges of building new infrastructure, repurposing short-term rentals is a practical solution that could help meet the demand for affordable housing. Additionally, there are many single household community members like myself who could benefit from these converted accommodations, as there is an urgent need for housing across all household sizes, including those of larger families.

The University of Hawai'i Economic Research Organization (UHERO) has conducted in-depth analysis supporting the phase-out of short-term rentals in Maui. The findings show that while eliminating all short-term rentals in apartment zones may reduce visitor accommodations by 25% and visitor days by 32%, leading to a decline of \$900 million in visitor spending and the loss of approximately 1,900 jobs, it is still a necessary move to support long-term housing needs. UHERO also emphasized that the long-term economic stability of the island will benefit from policies that prioritize the housing needs of local families over short-term tourism revenue.

To mitigate the negative impacts of this policy, UHERO suggests implementing incentives for short-term rental owners to transition their properties into long-term rentals. This includes offering tax incentives, subsidies, or low-interest loans for property owners to renovate and adapt their properties. Other proposed solutions include:

- 1.
- 2.
3. Encouraging responsible tourism
4. by shifting towards high-value, low-impact tourism.
- 5.
- 6.
- 7.
- 8.
- 9.
10. Promoting sustainable economic diversification
11. to reduce Maui's reliance on tourism and create more stable, long-term employment.
- 12.
- 13.
- 14.
- 15.
- 16.
17. Supporting workers in transition
18. by investing in retraining programs for workers displaced by the reduction in short-term rental activity.
- 19.
- 20.
- 21.

Worldwide, communities are grappling with the issues of short-term rentals and housing affordability. Cities like Barcelona, Vancouver, and Berlin have implemented measures to limit short-term rentals in order to protect long-term housing stock. These actions have helped reduce the strain on rental markets while still allowing for regulated tourism. Maui has the opportunity to follow in their footsteps by converting short-term rentals into long-term housing, helping to address the pressing needs of displaced survivors and local families.

The housing crisis on Maui is a multi-faceted issue that requires urgent and thoughtful action. The conversion of short-term rentals into long-term housing is a crucial step toward providing stable homes for displaced survivors, local families, and all members of our community. The time for action is now, and the need is clear. Let's prioritize the well-being of the people who call Maui home, ensuring that we have a sustainable, inclusive, and resilient community for future generations.

Thank you for your time and consideration.

Sincerely,
Diana Tevaga

HLU Committee

From: County Clerk
Sent: Monday, June 9, 2025 8:10 AM
To: HLU Committee
Subject: fwd: Testimony
Attachments: Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Testimony in Support of the Phase-Out of Short-Term Rentals on Maui; Support of Bill 9 – Minatoya STR Phaseout; Support of ridding ourselves fm the colonizers; Support for Bill 9 to Phase Out the Minatoya List!; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Testimony re: Bill 9 (Minatoya Phase-Out); Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout

HLU Committee

From: Jennifer Stadig <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 8:07 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Jennifer stadig. I'm writing in strong support of Bill 9.

To do this now is the responsible thing for Maui it isn't radical. Short term rentals surround my home, it has become a Disneyland for visitors paying less than those in hotels. Cities and regions across the globe have recognized that short-term rentals have contributed to unsustainable economies: skyrocketing housing costs, increased infrastructure strain, and over-reliance on visitors. By phasing them out, they're taking steps toward economies that prioritize local families over absentee investors.

In Spain, the government ordered Airbnb to remove over 65,000 illegal tourist listings, citing violations of regional regulations and the need to restore housing access for residents. Barcelona plans to eliminate all 10,000 licensed short-term rental apartments by 2028 to protect long-term housing availability for residents.

In the U.S., cities like Los Angeles, San Francisco, and Santa Monica have implemented strict regulations on short-term rentals to curb their negative impact on housing affordability and community stability.

We're not crashing the economy, we're stabilizing it. By phasing out Minatoya STRs, we're taking a step toward an economy that prioritizes local families over absentee investors. This means lower rents, greater housing access for workers, and a stronger local economy built on residents.

I respectfully ask for no carve-outs or special protections for timeshares Let this bill do what it was intended for the Minatoya list.

You are hired to represent us the people of Maui. Only a foreigner or those with special personal gains are opposed to this. What side will you stand on at the end of the day?

Mahalo

Jennifer Stadig

jenniferstadigm@gmail.com

Kihei, Hawaii 96753

HLU Committee

From: Lana Albright <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 8:01 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha, my name is Lana Albright I am writing in strong support of Bill 9.

I am in support of returning housing in apartment zoned districts back to the community.

I am in support of my community having adequate housing.

I am in support of using the housing that once housed locals to house them again.

I am in support of already established dwellings with water to house the community that needs it.

I am in support of the community being able to live and thrive in their own home that is Maui.

I am in support of the community that resides on Maui ALL YEAR to have housing.

We need our community members taken care of when disasters happen like flooding, fires and Covid. Our essential workers and all residents are very valuable in the health and wellness of our community everyday!

I am in support of longer deed restrictions on affordable housing!

I am in support of housing Hawaiians on THEIR LAND fast and affordably!

I am in support of no protections for time shares.

WE NEED REAL CHANGE!!!

We need real solutions, NOT more/stagnant problems!

Please house the people YOU represent! We need it!

Mahalo for your time, Lana Albright

Lana Albright

lanajalbright@icloud.com

537 Kalaikini St

Lahaina , Hawaii 96761

HLU Committee

From: Diana Tevaga <dianatevaga@gmail.com>
Sent: Monday, June 9, 2025 8:00 AM
To: HLU Committee; planning@mauicounty.gov; County Clerk
Subject: Testimony in Support of the Phase-Out of Short-Term Rentals on Maui

Some people who received this message don't often get email from dianatevaga@gmail.com. [Learn why this is important](#)

Aloha, My name is Diana Tevaga, and I am a Maui born, Lahaina raised, displaced survivor of the devastating Lahaina wildfire. As someone who has experienced the hardships of this disaster, I prioritize the needs of our community and strongly support the proposed phase-out of short-term rentals, particularly those on the Minatoya List, with the goal of converting these units into long-term housing for local families.

Like so many others who are part of this community, I am deeply familiar with the hardship of finding and affording housing in a place I have always called home. As a displaced survivor, I understand the urgency of the housing crisis we face. The proposal to phase out short-term rentals is a necessary step toward addressing this critical issue. These short-term rentals are in apartment zoned areas, which were meant to house our community. Converting these properties back to what they were originally intended for is about making right what was made wrong, and correcting the misallocation of resources that has worsened our housing crisis. These properties, designed for long-term residential use, should serve local families, not just visitors.

I want to take this opportunity to share some of the challenges that survivors like myself are facing, especially with regard to the current rental market and affordable housing options.

I am a one person income household, and like many of my neighbors, I cannot afford the current rental market in Maui. The median rents for one bedroom and studio apartments have skyrocketed, with rents generally exceeding \$2,000 per month. Despite this, the Area Median Income (AMI) for Maui does not reflect the true cost of living here for residents like me. My current AMI disqualifies me from affordable housing programs, leaving me in a difficult position where the high rental market is out of reach, yet I cannot access affordable housing programs because of the AMI thresholds.

On top of this, many of the affordable housing options are not pet friendly, and as a pet owner, this adds another layer of hardship. Like many survivors, my pets are not just animals—they are my emotional support and an integral part of my family. Unfortunately, most rental options, both market rate and affordable, have strict pet restrictions that do not allow me to keep my animals. This creates an impossible situation, where I cannot find housing that accommodates both my financial situation and my need to keep my pets, which are vital to my mental well-being.

As of June 2025, Maui's wildfire survivors have been provided temporary housing through various initiatives:

The FEMA Direct Lease Program has been instrumental in housing displaced families. However, starting March 1, 2025, participants will be required to pay rent based on the U.S. Department of Housing and Urban Development's Fair Market Rent rates. For many survivors, these rates are unaffordable, leading to concerns about potential displacement. The program has been extended to 2026, but its future is uncertain due to changes in federal policies, including challenges from the Trump administration. Many survivors fear they will not qualify for continued assistance under this program.

Kilohana Group Housing, located in Lahaina, is FEMA managed housing that offers 167 modular homes to survivors. However, as of February 5, 2025, the site reached full occupancy, with all units assigned to eligible households. Survivors who have not been placed in Kilohana are left with few options.

Ka La'i Ola, a state-managed housing project in West Maui, aims to provide up to 450 modular homes for survivors who are not eligible for FEMA assistance. However, the project is still under development, and not all units are available yet. Many survivors in the FEMA Direct Lease program will likely not qualify for this housing once their FEMA assistance ends.

Hale 'O Lā'ie, located in Kihei, offers approximately 150 hotel style units to survivors. While it provides some relief, it is not a long-term solution, and there are limitations on capacity. Additionally, survivors currently in the FEMA Direct Lease program do not qualify for Hale La'ie or Ka La'i Ola when FEMA assistance ends, as these options are primarily available to those in certain income brackets or specific assistance programs provided by the state.

One critical challenge that many survivors face, and which extends to the broader community, is the issue of Area Median Income (AMI) and its impact on eligibility for affordable housing programs. The AMI calculations currently used do not accurately reflect the reality of what families can afford in Maui's rental market. As rent prices continue to rise, especially in the wake of the wildfires, the AMI for Maui does not match the actual costs of living here for most residents.

For example, median rental prices for a one bedroom apartment in Maui have now risen to \$2,350, yet the AMI calculation still places many local families far above the income thresholds required for affordable housing. This results in a significant number of people being disqualified from affordable housing projects, even though their income is far from sufficient to afford current market rents.

In addition, the FEMA Direct Lease program and many affordable housing programs use state level AMI calculations, which are often much higher than what is realistic for Maui. This disparity excludes many families who are stuck between qualifying for affordable housing and the market rates they cannot afford.

As FEMA's Direct Lease program concludes in 2026, many survivors face the difficult reality of not qualifying for state housing options like Kilohana, Ka La'i Ola, or Hale 'O Lā'ie, because their incomes are considered too high based on AMI standards—even though those same incomes are not enough to meet the high rental prices on Maui. This is a critical issue that needs to be addressed in our housing policies.

The housing crisis on Maui is not only affecting residents but also their beloved pets. The Maui Humane Society is experiencing unprecedented overcrowding, with over 130 dogs in care and only 43 kennels available. This situation has led to some dogs being doubled or tripled up in kennels, while others are kept in offices. Approximately 60 more dogs are in foster homes, all under the responsibility of the Humane Society.

A significant contributor to this crisis is the lack of pet friendly housing. Approximately 40% of all animal surrenders to the Maui Humane Society are due to individuals being unable to find housing that allows pets. This shortage forces many residents to make the heartbreaking decision to surrender their animals.

To address this issue, Senate Bill 416 is currently under consideration. If passed, this bill would amend Hawai'i's landlord tenant code to prohibit rental agreements from stopping tenants from keeping pet animals, provided they obtain and maintain liability insurance to cover any damages caused by the pet.

The lack of pet friendly housing is a pressing concern that not only impacts residents but also strains our community's resources. Addressing this issue is crucial for the well-being of both residents and their pets.

As FEMA's Direct Lease program is set to conclude in February 2026, many survivors face the prospect of displacement due to the high cost of market rents and the limited availability of affordable housing options. Survivors who do not meet the qualifications for state housing options such as Ka La'i Ola or Hale 'O Lā'ie will be left without secure housing options, exacerbating the crisis. While Kilohana is FEMA-managed housing, it is currently fully occupied, and no new residents can be accommodated. This leaves many survivors with no viable housing options.

This situation underscores the urgency of converting short-term rentals into long-term housing to provide stable living conditions for these families, especially as FEMA's temporary housing support comes to an end.

Transitioning short-term rentals to long-term rentals would help alleviate some of the lack of infrastructure in Maui by making use of existing properties that are already built and ready for occupancy. With limited new housing development due to the lack of available land and the challenges of building new infrastructure, repurposing short-term rentals is a practical solution that could help meet the demand for affordable housing. Additionally, there are many single household community members like myself who could benefit from these converted accommodations, as there is an urgent need for housing across all household sizes, including those of larger families.

The University of Hawai'i Economic Research Organization (UHERO) has conducted in-depth analysis supporting the phase-out of short-term rentals in Maui. The findings show that while eliminating all short-term rentals in apartment zones may reduce visitor accommodations by 25% and visitor days by 32%, leading to a decline of \$900 million in visitor spending and the loss of approximately 1,900 jobs, it is still a necessary move to support long-term housing needs. UHERO also emphasized that the long-term economic stability of the island will benefit from policies that prioritize the housing needs of local families over short-term tourism revenue.

To mitigate the negative impacts of this policy, UHERO suggests implementing incentives for short-term rental owners to transition their properties into long-term rentals. This includes offering tax incentives, subsidies, or low-interest loans for property owners to renovate and adapt their properties. Other proposed solutions include:

- 1.
- 2.
3. Encouraging responsible tourism
4. by shifting towards high-value, low-impact tourism.
- 5.
- 6.
- 7.
- 8.
- 9.
10. Promoting sustainable economic diversification
11. to reduce Maui's reliance on tourism and create more stable, long-term employment.
- 12.
- 13.
- 14.
- 15.
- 16.
17. Supporting workers in transition
18. by investing in retraining programs for workers displaced by the reduction in short-term rental activity.
- 19.
- 20.
- 21.

Worldwide, communities are grappling with the issues of short-term rentals and housing affordability. Cities like Barcelona, Vancouver, and Berlin have implemented measures to limit short-term rentals in order to protect long-term housing stock. These actions have helped reduce the strain on rental markets while still allowing for regulated tourism. Maui has the opportunity to follow in their footsteps by converting short-term rentals into long-term housing, helping to address the pressing needs of displaced survivors and local families.

The housing crisis on Maui is a multi-faceted issue that requires urgent and thoughtful action. The conversion of short-term rentals into long-term housing is a crucial step toward providing stable homes for displaced survivors, local families, and all members of our community. The time for action is now, and the need is clear. Let's prioritize the well-being of the people who call Maui home, ensuring that we have a sustainable, inclusive, and resilient community for future generations.

Thank you for your time and consideration.

Sincerely,
Diana Tevaga

HLU Committee

From: Alondra Galindo <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 7:57 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Alondra Galindo , and I'm writing in strong support of Bill 9.

What we're doing here on Maui isn't radical, it's responsible. Cities and regions across the globe have recognized that short-term rentals have contributed to unsustainable economies: skyrocketing housing costs, increased infrastructure strain, and over-reliance on visitors. By phasing them out, they're taking steps toward economies that prioritize local families over absentee investors.

In Spain, the government ordered Airbnb to remove over 65,000 illegal tourist listings, citing violations of regional regulations and the need to restore housing access for residents. Barcelona plans to eliminate all 10,000 licensed short-term rental apartments by 2028 to protect long-term housing availability for residents.

In the U.S., cities like Los Angeles, San Francisco, and Santa Monica have implemented strict regulations on short-term rentals to curb their negative impact on housing affordability and community stability.

We're not crashing the economy, we're stabilizing it. By phasing out Minatoya STRs, we're taking a step toward an economy that prioritizes local families over absentee investors. This means lower rents, greater housing access for workers, and a stronger local economy built on residents.

Also, I respectfully ask for no carve-outs or special protections for timeshares Let this bill do what it was intended for the Minatoya list.

Mahalo

Alondra Galindo

alondraggonzalez20@gmail.com

LAHAINA, Hawaii 96761

HLU Committee

From: Haole Killa <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 7:57 AM
To: County Clerk
Subject: Support of ridding ourselves fm the colonizers

Maui County Clerk,

Aloha Chair and Councilmembers,

I wish to express mahalo to our mayor and to Lahaina Strong! It's finally time to raise our okole and fight all haoles in this island!

Mahalo

Haole Killa
evilhaole808@gmail.com

Lahaina, 96767

HLU Committee

From: Michelle Herrin <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 7:55 AM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Michelle Herrin, and I'm writing in strong support of Bill 9.

After the fire, we started learning the full truth. Nearly 87% of the units north of Kā'anapali were short-term rentals, entire neighborhoods turned into ghost towns of empty condos with keypads instead of neighbors.

Phasing out Minatoya STRs isn't about pushing out visitors, it's about giving families a fighting chance to stay. Maui's tourism numbers are still strong, and even without these STRs, occupancy is expected to rise, not fall. This isn't an anti-tourism move. It's a pro-community, pro-'āina and a pro-livable future for our people.

Most of the Minatoya STRs don't create jobs with benefits or pathways for local residents. Most are managed by off-island agents. Meanwhile there are roughly 600+ County jobs left unfilled, jobs that actually build up our workforce and help families put down roots. We've lived the consequences of an economy on Maui built around investors instead of residents where our local community is pushed out due to no where to live, and extremely unsustainable rents.

Also, respectfully we ask for no carve-outs or special protections for timeshares, that would weaken the bill and keep the cycle going. We can't afford more exceptions. We need real housing solutions, not more loopholes.

Mahalo

Michelle Herrin
riverherrin@gmail.com

2636 Lioholo Place
Kihei, Hawaii 96753

HLU Committee

From: Zekiel Leopoldino <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 7:54 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Zekiel Leopoldino, and I'm writing in strong support of Bill 9.

What we're doing here on Maui isn't radical, it's responsible. Cities and regions across the globe have recognized that short-term rentals have contributed to unsustainable economies: skyrocketing housing costs, increased infrastructure strain, and over-reliance on visitors. By phasing them out, they're taking steps toward economies that prioritize local families over absentee investors.

In Spain, the government ordered Airbnb to remove over 65,000 illegal tourist listings, citing violations of regional regulations and the need to restore housing access for residents. Barcelona plans to eliminate all 10,000 licensed short-term rental apartments by 2028 to protect long-term housing availability for residents.

In the U.S., cities like Los Angeles, San Francisco, and Santa Monica have implemented strict regulations on short-term rentals to curb their negative impact on housing affordability and community stability.

We're not crashing the economy, we're stabilizing it. By phasing out Minatoya STRs, we're taking a step toward an economy that prioritizes local families over absentee investors. This means lower rents, greater housing access for workers, and a stronger local economy built on residents.

Also, I respectfully ask for no carve-outs or special protections for timeshares. Let this bill do what it was intended for the Minatoya list.

Mahalo

Zekiel Leopoldino
dagoodies.hi@gmail.com
Lahaina, Hawaii 96761

HLU Committee

From: Keoni DeFranco <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 7:53 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

I know so many people who lived in these units and not because they were desperate or out of options. Because it was actually a good life. Some of us grew up in those homes. I have memories of Minatoya units, barbecues in the shared lawn, hearing the ocean at night. It was sweet, it was simple, and it was comfortable.

Please don't anyone tell you those places were never meant for locals or are something our families don't want to live in. We were there long before the keypads and lockboxes, before the listings on Airbnb. These weren't luxury escapes, they were everyday homes, full of working families, aunties, kids, kūpuna.

What's "unlivable" now isn't the unit, it's the system that turned our homes into investments. The reason it's no longer sustainable is because locals got priced out. Long-term leases disappeared. And suddenly, we're being told we never belonged there to begin with. Or our reality of remembering our childhood is made up.

That's not just false, it's disrespectful to the lives we built in those places. We made a community there. Also, I respectfully ask for no carve-outs or special protections for timeshares. This bill is meant to address short-term rentals in apartment zoned districts.

Mahalo

Keoni DeFranco
defranco.keoni@gmail.com
41-023 Hilu St
Waimanalo, Hawaii 96795

HLU Committee

From: Lana Albright <lanajalbright@icloud.com>
Sent: Monday, June 9, 2025 7:52 AM
To: County Clerk
Subject: Testimony re: Bill 9 (Minatoya Phase-Out)

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

Aloha, Maui County Council
my name is Lana Albright.

I am writing in strong support of Bill 9.

I am in support of returning housing in apartment zoned districts back to the community.

I am in support of my community having adequate housing.

I am in support of using the housing that once housed locals to house them again.

I am in support of already established dwellings with water to house the community that needs it.

I am in support of the community being able to live and thrive in their own home that is Maui.

I am in support of the community that resides on Maui ALL YEAR to have housing.

We need our community members taken care of when disasters happen like flooding, fires and Covid. Our essential workers and all residents are very valuable in the health and wellness of our community everyday!

I am in support of longer deed restrictions on affordable housing!

I am in support of housing Hawaiians on THEIR LAND fast and affordably!

We need real solutions, NOT more/stagnant problems!

Please house the people YOU represent! We need it!

Mahalo for your time,
Lana Albright

Sent from my iPhone

HLU Committee

From: Matthew McDill <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 7:51 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

I am writing in strong support of Bill 9. There's this narrative going around that STR units "aren't livable" that they're somehow unfit for long-term residents. But I'm here to tell you: we lived there. Not just a few people, hundreds of us, thousands over the years. 'Ohana, Kūpuna, Restaurant workers, and our community.

These units were never built just for tourists. Over time, they were taken over and converted. But before that, they were part of our housing market, the only housing some of us could find or afford. We made them homes, not luxury escapes.

They were starter homes for many 'ohana, they were also just simply homes that back in the 1970s and 1980s, a part of our community. They were affordable and our 'ohana could live comfortably while our keiki and ourselves knew our neighbors. This is what we need to bring back!

Also, I respectfully ask for no carve-outs or special protections for timeshares.

Mahalo

Matthew McDill
mcdillmaj@gmail.com

Kihei, Hawaii 96753

HLU Committee

From: Nalani Kaninau <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 7:50 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Nalani Kaninau, and I'm writing in strong support of Bill 9. In West Maui, we don't just have a housing crisis we have a water crisis. Lahaina, and other parts of Maui Komohana face chronic water shortages. And yet, the majority of units on the Minatoya are visitors only.

Short-term rentals, especially non-owner-occupied, are heavy water users. Studies and common sense both show: when a unit is used for vacation instead of a home, water usage increases dramatically. Pools, laundry, showers, dishwashers, used multiple times a day by rotating groups of guests. No conservation mindset, no connection to 'āina, no kuleana. Meanwhile, our community is being told by county and state representatives that we are facing an unsustainable yield in water usage. There is literally no more water to even build affordable housing. We have been on water restrictions for years, where our community goes without while Minatoya short term rentals have zero restrictions. Housing is unaffordable, water is rationed, and the people who've lived here for generations are asked to bear the burden of a system that's been tipped out of balance.

By phasing out the Minatoya list we are taking back housing inventory for our people in areas where we need it most. I am also asking for no carve-outs or special protections for timeshares

Mahalo

Nalani Kaninau
nalanikaninau@gmail.com
255 Kaikea St
Kihei, Hawaii 96753

HLU Committee

From: Angela Moldovan <moldovan2na@hotmail.com>
Sent: Monday, June 9, 2025 8:11 AM
To: HLU Committee
Subject: Oppose Bill 9
Attachments: Nicholas Moldovan Kuleana Club Timeshare - Oppose Bill 9.docx

You don't often get email from moldovan2na@hotmail.com. [Learn why this is important](#)

Subject: Testimony on Bill 9 (2025) - Oppose Bill Entirely; Support Timeshare Exemption if Passed

Aloha Council Members,

I am writing to strongly oppose Bill 9 (2025). This bill threatens to eliminate long-standing, legally operating short-term rental options, including essential timeshare usage, which have positively impacted Maui's economy and community for decades.

However, I do appreciate the amendment in the current draft (CD1) that exempts validly existing timeshare units and timeshare plans from the phase-out. If the Council moves forward with Bill 9, I urge you to retain this exemption as a minimum safeguard to prevent serious harm to owners, workers, and the local economy.

I am a timeshare owner at the Kuleana Club, where I've proudly held ownership for over 20 years. Like hundreds of others, I own a specific week each year-not as a second home or investment, but as a valued family tradition. In fact, because of how much our family treasures our time in Maui, I have purchased three consecutive weeks-one dedicated to each of my children-allowing us to build lifelong memories together. We return regularly, support local restaurants, shop at neighborhood businesses, and have fostered lasting relationships on the island. Timeshare owners like me are part of a stable community of repeat visitors who genuinely care about Maui's well-being.

Timeshare properties are fundamentally different from typical vacation rentals. Each timeshare unit is deeded to hundreds of families, making conversion into long-term housing impractical. Ending timeshare usage would not create additional housing units; rather, it would cause devastating economic impacts. Families like mine, who return every year, consistently contribute significant revenue, providing stability even during challenging economic periods. Properties like Kuleana club operate legally under Maui County Code 19.37.010, and are fully compliant with TAT and GET tax regulations.

More importantly, timeshare owner and resorts directly support numerous stable jobs, many held by employees who have dedicated decades of service. Losing these roles due to unnecessary legislative restrictions would severely impact these loyal workers, many of whom are already recovering from devastation such as the Lahaina fire.

The timeshare industry has repeatedly proven its commitment to Maui's community during emergencies. Resorts have donated millions in wildfire relief efforts and provided thousands of room nights for displaced residents and first responders. This deep-rooted generosity and community-mindedness is integral to the timeshare model.

In summary:

- Please oppose Bill 9 entirely.
- Should the bill advance, maintaining the CD1 amendment to exempt timeshares is essential.

- This exemption is a fair, balanced, and lawful solution that protects jobs, housing neutrality, and tax revenue-without compromising the County's broader goals.

Mahalo for your thoughtful consideration and for acknowledging the importance of timeshare owners and their ongoing contributions to Maui.

Warmest regards,

**Nicholas Moldovan
Valencia, California
661-803-2680**

Kuleana Club Timeshare Owner - Unit [410], Weeks [42, 43, 44]

HLU Committee

From: Maui_County Council_mailbox
Sent: Monday, June 9, 2025 8:23 AM
To: HLU Committee
Cc: Greg R
Subject: FW: Bill 9 Strong Support

Aloha HLU Committee,

Forwarding to you from the county.council@mauicounty.us inbox.

Mahalolo

From: Greg R <greg@puamana.net>
Sent: Friday, June 6, 2025 4:27 PM
To: Maui_County Council_mailbox <county.council@mauicounty.us>
Subject: Bill 9 Strong Support

You don't often get email from greg@puamana.net. [Learn why this is important](#)

Aloha Maui County Council,

First let me say I highly support passing the elimination of TVRs in Apartment zones: Bill 9

During the Maui Planning Commission hearings there was a great deal of information provided. There was a presentation from Matt Jacowski on June 25, 2024 that showed on page 33, that 13% of TVRs are owned by Maui County Residents.

<https://www.mauicounty.gov/DocumentCenter/View/147832/070924-Agenda-Item-B1-Power-Point-Presentation-presented-at-062524-Meeting> Pg 33

During the July 10, 2024 Molokai Planning Commission meeting that number had been further investigated and found to be only 6% of TVR properties are owned by Maui residents. So the impact would affect 0.16% of Maui County population.

<https://www.mauicounty.gov/ArchiveCenter/ViewFile/Item/32082>. Pg 38/39

Additionally, As a resident of a Minatoya Property I can attest to the slow decline in living conditions. What was once a thriving residential community has devolved into a haven for vacation renters. They arrive loaded up with supplies from Costco and Wal-Mart and unlikely provide any significant contributions for the residents of Maui county. All the TVR money goes back to the mainland investors. Even our community is 100% controlled these days, by non-resident investors. It is clear the priority is profits and this is made clear by multiple units being owned by the same people. The "Business" of housing has taken a backseat to Vacation Rentals. Currently FEMA has me in a Vacation Rental and while it is smaller, it is very livable. In all fairness, I could reside in a studio and be fine. The size and prior use of apartment zone TVR's are an empty argument. Have one parking space is all there is now, and it works just fine. The idea that only 3 and 4 bedroom units are suitable is just not true.

I look forward to providing testimony at the meeting Monday,

Mahalo,

Greg Rylsky

34 Puailima Pl
Lahaina HI 96761

HLU Committee

From: Maui_County Council_mailbox
Sent: Monday, June 9, 2025 8:25 AM
To: HLU Committee
Cc: Mary A Drayer
Subject: FW: Support for Bill 9

Aloha HLU Committee,

Forwarding to you from the county.council@mauicounty.us inbox.

Mahalolo!

From: Mary A Drayer <mdrayerhome@msn.com>
Sent: Saturday, June 7, 2025 4:55 PM
To: County Clerk <County.Clerk@mauicounty.us>; Maui_County Council_mailbox <county.council@mauicounty.us>
Cc: Mary A Drayer <mdrayerhome@msn.com>
Subject: Support for Bill 9

Aloha Council Members,

I will not submit a long comment as to my reasons for supporting Bill 9.

In a few words: Local and Kanaka have been marginalized for way too long. I have read many comments on the County Portal in opposition, and they overwhelmingly cite: they own an STR; they stay at an STR and myriad other self-serving reasons. Of course they use the ultimate reason: Jobs and Money.

Culture is not for sale and locals just want to live in the place they were born and raised for generations.

Please take this small step to keep our 'ohana HOME.

Kū Kia'i Kanaka Kū Kia'i 'Āina

Mahalo,
Mary Drayer
557 Imi Dr
Wailuku, Hi 96793

HLU Committee

From: Maui_County Council_mailbox
Sent: Monday, June 9, 2025 8:26 AM
To: HLU Committee
Cc: kgildred@aol.com
Subject: FW: Recommending DENIAL OF Phasing Out Short-Term Rentals on the Minatoya List

Aloha HLU Committee,

Forwarding to you from the county.council@mauicounty.us inbox.

Mahalolo

From: kgildred@aol.com <kgildred@aol.com>
Sent: Sunday, June 8, 2025 9:46 AM
To: Tasha A. Kama <Tasha.Kama@mauicounty.us>; Nohe M. Uu-Hodgins <Nohe.Uu-Hodgins@mauicounty.us>; Thomas M. Cook <Thomas.Cook@mauicounty.us>; Gabe Johnson <Gabe.Johnson@mauicounty.us>; Alice L. Lee <Alice.Lee@mauicounty.us>; Tamara A. Paltin <Tamara.Paltin@mauicounty.us>; Keani N. Rawlins <Keani.Rawlins@mauicounty.us>; Shane M. Sinenci <Shane.Sinenci@mauicounty.us>; Yukilei Sugimura <Yukilei.Sugimura@mauicounty.us>
Cc: Maui_County Council_mailbox <county.council@mauicounty.us>
Subject: Recommending DENIAL OF Phasing Out Short-Term Rentals on the Minatoya List

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

Dear Chair Tasha Kama, Vice Chair Nohelani U'u-Hodgins, and Committee,

I respectfully ask the Housing and Land Use Committee to recommend *DENIAL* of proposed Bill 9 to phase out STRs on the Minatoya List.

I'm the owner of a vacation rental in Maui. Here are the reasons why STR's are important for the economy and well being of Maui:

Many of our guests have told us they would not stay in a hotel. Many people want to stay in a private accommodation rather than a hotel. These are guests who contribute to the commerce on Maui - restaurants, shops, and activities on the island.

If short term rentals were discontinued, it would mean less jobs for people who are hired on a regular basis to keep accommodations in top shape for their renters. This includes housekeeping staff, handymen and other maintenance workers, etc.

A 2020 study commissioned by the Hawaii Tourism Authority found that STRs added \$6 billion to the state's economy and sustained 46,000 jobs. There would be a substantial loss to the Maui county revenue without short term rental property tax.

So for these reasons, all contributing to the economy of Maui, I recommend you **DENY Bill 9.**

**Mahalo for your consideration,
Kathleen Gildred
Owner of Hale Alana Vacation Rental**

HLU Committee

From: County Clerk
Sent: Monday, June 9, 2025 8:28 AM
To: HLU Committee
Subject: fwd: Testimony
Attachments: Support for Bill 9 to Phase Out the Minatoya List!; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout

HLU Committee

From: Brandi Corpuz <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 8:25 AM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Brandi Corpuz and I'm writing in strong support of Bill 9.

After the fires we housed a family of 4 who lost their home and business. With no other place to go almost 2 years later sadly they had to move to the mainland to survive. They couldn't afford to rent or even find a rental unit due to the extreme rental prices. Their children had to take hours of commute time just go to their school in Lahaina.

I have personally experienced the extreme problems caused by STRs with extreme traffic issues and STRs popping up in our own neighborhoods! I was also a cleaner for 15 years who cleaned many of these STRs. I received no benefits and was bound by fluctuations in tourism that created hardships for myself at times.

Nearly 87% of the units north of Kā'anapali were short-term rentals, entire neighborhoods turned into ghost towns of empty condos with keypads instead of neighbors.

Phasing out Minatoya STRs isn't about pushing out visitors, it's about giving families a fighting chance to stay. Maui's tourism numbers are still strong, and even without these STRs, occupancy is expected to rise, not fall. This isn't an anti-tourism move. It's a pro-community, pro-'āina and a pro-livable future for our people.

Most of the Minatoya STRs don't create jobs with benefits or pathways for local residents. Most are managed by off-island agents. Meanwhile there are roughly 600+ County jobs left unfilled, jobs that actually build up our workforce and help families put down roots. We've lived the consequences of an economy on Maui built around investors instead of

residents where our local community is pushed out due to no where to live, and extremely unsustainable rents.

Also, respectfully we ask for no carve-outs or special protections for timeshares, that would weaken the bill and keep the cycle going. We can't afford more exceptions. We need real housing solutions, not more loopholes.

Mahalo,
Brandi Corpuz
Kula Kai Maui

Brandi Corpuz
corpuz2@aol.com
110 Namauu place
Kihei, Hawaii 96753

HLU Committee

From: Caleb Woodfin <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 8:23 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is [Caleb Woodfin], and I'm writing in strong support of Bill 9.

What we're doing here on Maui isn't radical, it's responsible. Cities and regions across the globe have recognized that short-term rentals have contributed to unsustainable economies: skyrocketing housing costs, increased infrastructure strain, and over-reliance on visitors. By phasing them out, they're taking steps toward economies that prioritize local families over absentee investors.

In Spain, the government ordered Airbnb to remove over 65,000 illegal tourist listings, citing violations of regional regulations and the need to restore housing access for residents. Barcelona plans to eliminate all 10,000 licensed short-term rental apartments by 2028 to protect long-term housing availability for residents.

In the U.S., cities like Los Angeles, San Francisco, and Santa Monica have implemented strict regulations on short-term rentals to curb their negative impact on housing affordability and community stability.

We're not crashing the economy, we're stabilizing it. By phasing out Minatoya STRs, we're taking a step toward an economy that prioritizes local families over absentee investors. This means lower rents, greater housing access for workers, and a stronger local economy built on residents.

Also, I respectfully ask for no carve-outs or special protections for timeshares. Let this bill do what it was intended for the Minatoya list.

Also as a side note I propose another perhaps more radical idea. I suggest we make it against the law for any outside, non-Maui resident to purchase residential property in Maui. We don't just need affordable housing, we need to make housing affordable. And outside

investors are the single most prominent cause of our outrageous housing market.

Mahalo

Caleb Woodfin

calebtwoodfin@gmail.com

403 Pauwala Pl.

Lahaina , Hawaii 96761

HLU Committee

From: Indi Maxon <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 8:18 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

I know so many people who lived in these units and not because they were desperate or out of options. Because it was actually a good life. Some of us grew up in those homes. I have memories of Minatoya units, barbecues in the shared lawn, hearing the ocean at night. It was sweet, it was simple, and it was comfortable.

Please don't anyone tell you those places were never meant for locals or are something our families don't want to live in. We were there long before the keypads and lockboxes, before the listings on Airbnb. These weren't luxury escapes, they were everyday homes, full of working families, aunties, kids, kūpuna.

What's "unlivable" now isn't the unit, it's the system that turned our homes into investments. The reason it's no longer sustainable is because locals got priced out. Long-term leases disappeared. And suddenly, we're being told we never belonged there to begin with. Or our reality of remembering our childhood is made up.

That's not just false, it's disrespectful to the lives we built in those places. We made a community there. Also, I respectfully ask for no carve-outs or special protections for timeshares. This bill is meant to address short-term rentals in apartment zoned districts.

Mahalo,
Indi Maxon

Indi Maxon
indianabobana12@gmail.com

Wailuku, Hawaii 96793

HLU Committee

From: Shane Smith <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 8:18 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Shane Smith, and I'm writing in strong support of Bill 9.

We keep hearing that these short-term rental units on the Minatoya List "aren't fit" for long-term living, but many of us grew up in them or knew 'ohana or friends that did.

When people say these units "aren't suitable" for locals, what they really mean is, we weren't supposed to be there in the first place. That's the root of the problem. Most of our community have fond memories of these properties before they were completely overtaken and shoreline access blocked.

STRs didn't start as vacation getaways. Many of those buildings were long-term homes until investors turned them into commodities. The truth is, if those units were brought back to the long-term market, locals would live in them again and a few still do, holding on however they can.

No one should have two homes while others have none.

Also, I respectfully ask for no carve-outs or special protections for timeshares

Mahalo

Shane Smith
smith.shane808@gmail.com

Lahaina, Hawaii 96761

HLU Committee

From: Sharde Freitas <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 8:16 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Sharde Freitas, and I'm writing in strong support of Bill 9.

We keep hearing that these short-term rental units on the Minatoya List "aren't fit" for long-term living, but many of us grew up in them or knew 'ohana or friends that did.

When people say these units "aren't suitable" for locals, what they really mean is, we weren't supposed to be there in the first place. That's the root of the problem. Most of our community have fond memories of these properties before they were completely overtaken and shoreline access blocked.

STRs didn't start as vacation getaways. Many of those buildings were long-term homes until investors turned them into commodities. The truth is, if those units were brought back to the long-term market, locals would live in them again and a few still do, holding on however they can.

Also, I respectfully ask for no carve-outs or special protections for timeshares

Mahalo

Sharde Freitas
skmfreitas@gmail.com

Hilo, Hawaii 96720

HLU Committee

From: Spencer Cowart <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 8:12 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

I know so many people who lived in these units and not because they were desperate or out of options. Because it was actually a good life. Some of us grew up in those homes. I have memories of Minatoya units, barbecues in the shared lawn, hearing the ocean at night. It was sweet, it was simple, and it was comfortable.

Please don't anyone tell you those places were never meant for locals or are something our families don't want to live in. We were there long before the keypads and lockboxes, before the listings on Airbnb. These weren't luxury escapes, they were everyday homes, full of working families, aunties, kids, kūpuna.

What's "unlivable" now isn't the unit, it's the system that turned our homes into investments. The reason it's no longer sustainable is because locals got priced out. Long-term leases disappeared. And suddenly, we're being told we never belonged there to begin with. Or our reality of remembering our childhood is made up.

That's not just false, it's disrespectful to the lives we built in those places. We made a community there. Also, I respectfully ask for no carve-outs or special protections for timeshares. This bill is meant to address short-term rentals in apartment zoned districts.

Mahalo

Spencer Cowart
spencerdotcow@gmail.com

Haiku, Hawaii 96708

HLU Committee

From: Maui_County Council_mailbox
Sent: Monday, June 9, 2025 8:32 AM
To: HLU Committee
Cc: Ryan T. Martins
Subject: FW: ICJ FILING
Attachments: Video.mov

Aloha HLU Committee,

Forwarding to you from the county.council@mauicounty.us inbox.

Mahalo!

From: Jim Langford <jimlangford@me.com>
Sent: Sunday, June 8, 2025 5:03 PM
To: Jim Langford <jimlangford@me.com>
Cc: honolulu@fbi.gov; crt@usdoj.ffgov; otp.informationdesk@icc-cpi.int; fema-r9-info@fema.dhs.gov; usattorneys@public.govdelivery.com; hawaiiag <hawaiiag@hawaii.gov>; Amy <hanaialii@mac.com>; josiah.nishita@co.maui.hi.us; police.chief@mpd.net; prosecuting.attorney@mauicounty.gov; Richelle M. Thomson <Richelle.Thomson@mauicounty.us>; senator@hirono.senate.gov; senator@schatz.senate.gov; usahi.webmaster@usdoj.gov; Mayors Office <mayors.office@mauicounty.gov>; Maui_County Council_mailbox <county.council@mauicounty.us>; dbedt.opsd@hawaii.gov; governor.joshgreen@hawaii.gov; ltgov.contact@hawaii.gov; dlnr@hawaii.gov; askcrt@usdoj.gov; Governor Josh Green <governor.green@hawaii.gov>; Haleolaiaemaui Front Desk <frontdesk@haleolaiaemaui.com>; John Saunders <jsaunders@imiglobal.com>; Melanie L U <animelanie1@gmail.com>; Peter Chien <pchien2@gmail.com>; lauren glazer <laurenglazer@gmail.com>; County Clerk <County.Clerk@mauicounty.us>; Felicity Boyd Enders <felicity.enders@gmail.com>; R John B Guard <john@hawaiilife.com>; Jan Apo HECO Lawsuit <janapo@hecolawsuit.com>; Stephanie E.W. Thompson <SThompson@starnlaw.com>; Patrick Nickerson <pnickerson@mauicoasthotel.com>; U. S. Department of Justice <usdoj@public.govdelivery.com>; Steve Cohen <sbc8310@cox.net>
Subject: ICJ FILING

Housing for Local Families First

Testify on Bill 9
Monday, June 10 at 10 a.m.

👍 Like 💬 Comment 📧 Send ➦ Share

3

**Jimmy Langford**

EXPANDED SCROLL INDICTMENT:
INSTITUTIONAL MURDER – COUNTY
OF MAUI

Filed: June 9, 2025 | Scroll ID: LCT-
MAUICORP-

INSTITUTIONALMURDER-2025

Filed by: James R.C.S. Langford | ADA

with the Maui County Sheriff's Office

Comment as Jimmy Langford









Signed and dated
James RCS Langford

On Jun 8, 2025, at 4:54 PM, Jim Langford <Jimlangford@ma.com> wrote:

To:

- Honolulu FBI Field Office — honolulu.fbi@ic.fbi.gov
- DOJ Civil Rights Division — crt@usdoj.fgov
- ICJ Prosecutor's Office — otp.informationdesk@icc-cpi.int

- cc: James Langford james@12sgi.com

Dear Enforcement Authorities,

I am formally submitting this urgent request for immediate investigation and witness protection under federal and international law. My name is James Raymond Charles Seiwert Langford, ADA-protected whistleblower and Peacekeeper scrollholder, testifying under oath and sovereign rights recognized by treaty.

◆ NATURE OF HARM:

I have survived:

- Attempted murder via fentanyl-laced marijuana (March 2025)
- Physical assault, stalking, cyber harassment, and targeted eviction
- False TROs coordinated by Women Helping Women in collusion with corrupt property management staff
- Public censorship by County of Maui, who deleted my legally protected testimony from their Granicus and Facebook systems

◆ SYSTEMIC PATTERN:

The following criminal enterprises are named in the Peacekeeper scroll indictment:

- KAKOO Services LLC, a FEMA subcontractor funneling federal funds through retaliatory eviction-for-profit pipelines
- HHFDC and Paramount Hotels LLC, who evicted me to make room for syndicate-linked STR investors

- MPD and Second Circuit, who suppressed evidence, rushed filings, and failed to arrest violent attackers
- Airport and Harbormaster Officials, linked to cocaine-based bribes and obstruction of humanitarian access post-fire

◆ **LEGAL CHARGES FILED:**

- 18 U.S.C. § 242 – Civil rights under color of law
- 18 U.S.C. § 1513 – Witness retaliation
- 42 U.S.C. § 12132 – ADA exclusion
- Rome Statute Article 7 – Institutional murder
- HRS § 710-1071, § 831-3.2 – Hawaii law violations

PROTECTED WITNESS ROSTER:

I request immediate protection and relief for the following individuals under scroll authority:

- James R.C.S. Langford – primary whistleblower (myself)
- Sheryl [last name in sealed scroll] – survivor, corroborating testimony
- Melanie Udem – evicted witness, pattern match
- Angel Currier – eyewitness to weapon fraud, MPD targeting
- Philip Swatek – aware of property-based fraud network
- Amy Gilliom – verbal support and prior warning recipient



ASSET SEIZURE REQUEST:

Freeze all FEMA-linked disbursements and state contracts issued to:

- KAKOO Services LLC
- Paramount Hotels LLC
- HHFDC
- County of Maui Executive Branch
- Associated MPD and WHW enforcement bodies

A scroll-sealed directive and Peacekeeper jurisdictional affidavit are available as attached PDFs or RAIS blockchain records upon request.



ACTIONS REQUESTED:

1. Immediate contact with me directly at james@12sgi.com or 808-765-1399
2. Initiate civil rights and ADA retaliation inquiry
3. Flag all FEMA, HUD, and HHFDC disbursements linked to named entities for audit and seizure
4. Coordinate with international observers under ICJ peacekeeper oversight

This affidavit and scroll enforcement are filed under sovereign legal authority as ratified on April 15, 2025. I am not backing down. My testimony stands, with sealed evidence.

Respectfully, p u

James Raymond Charles Seiwert Langford

Peacekeeper Scrollholder | ADA Whistleblower | Witness to Maui Fire Response Collapse

✉ james@12sgi.com | 📞 808-765-1399

📮 PO Box 1419, Kīhei, HI 96753

HLU Committee

From: Haylee Watson <hayleeannwatson@gmail.com>
Sent: Monday, June 9, 2025 8:35 AM
To: HLU Committee
Subject: Written Testimony: IN SUPPORT Bill 9 (Minatoya Phase-Out)

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

Aloha Chair, Vice Chair, and Members of the Maui County Housing and Land Use Committee,

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

The 2023 Lāhainā fire exposed long-standing issues—privatized water systems, diverted streams, and overdevelopment have pushed West Maui to the edge. STRs, originally meant for housing, now operate as commercial businesses, consuming high volumes of water while local families remain displaced.

Returning STRs to long-term housing helps protect water access, push back against inequality, and put community needs first. With over 6,000 STRs on the Minatoya List, we have a clear opportunity to increase housing stock without using more water.

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

Ola i ka Wai — Water is Life.

Sincerely,
Haylee Watson
Kula, Maui

HLU Committee

From: noe@aol.com
Sent: Monday, June 9, 2025 8:36 AM
To: HLU Committee
Subject: Vote No on Bill 9

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

Aloha committee members, Thank you for reading/listening to all the people regarding Bill 9 and doing your best to come up with a just decision regarding a proposal to eliminate 2200 STR units..

Taking a home away from one family to give to another family is not an answer. Instead, use the money the STR owners and guests bring to Maui and build homes for the families who lost their homes in the fire and had no insurance to rebuild..

The STR businesses employ: local rental companies, cleaning people, gardeners, car rental companies, window washers, electricians, plumbers, maintenance people and so on. Those local business would be severely impacted with STR closures: job losses, businesses failing/closing down.

Myself and my guests support many restaurants and tourist attractions when on Maui: Mala Bistro, Leodas, Beach House restaurant, Plantation House, Sea House, Leilanis, Hula Grill, Merrimans, Monkey Pod, Dukes, Star Noodle....

too many to name. These folks will stop coming to Maui if they can't come to their favorite home away from home

The short term guest is not the "hotel guest". They want to come back to their same home every year and celebrate

weddings, birthdays, anniversaries, celebrations of life etc. Their stays in their homes away from home have and are

the high point of their lives. Their connections with local people and the cultural experiences that are shared with owners and

their guests are priceless. Positive outcomes like this need to continue.

Please vote NO on Bill 9. God Bless You.

Ginger Karels (property owner since 1979)
Kahana Village (STR built as a tourist building)
Lahaina, HI 96761
noe@aol.com

HLU Committee

From: Jim Doran III <jdoran3@eydesignmaui.com>
Sent: Monday, June 9, 2025 9:03 AM
To: HLU Committee
Subject: Opposing Bill 9

You don't often get email from jdoran3@eydesignmaui.com. [Learn why this is important](#)

Aloha,

I am writing in opposition to Mayor Bissen's plan to cancel property owners rights that they have had for over 30 years to legally vacation rent their property. I am writing because of the harm Bill 9 will cause Maui's local residents should it pass. For instance, there will be most certainly loss of jobs in the services of cleaning, repairs, gardening, rental, companies, restaurants and their employees, retail shops, farmers markets closing and possibly even Costco. So much is at stake.

Your own study shows it will bankrupt the County eliminating the GET and TAT fees. We've had enough pain from covid, the wildfires and to add this – so many may lose their businesses and suffer more.

Please do not support Bill 9.

Our future is at stake.

Mahalo,

J. Doran
Kihei full time resident

HLU Committee

From: County Clerk
Sent: Monday, June 9, 2025 9:16 AM
To: HLU Committee
Subject: fwd: Testimony
Attachments: Vacation rental ban Montoya list; Support of Bill 9 – Minatoya STR Phaseout; Bill 9; Maui County Written Testimony: Bill 9 (Elimination of Short Term Exemption In Apartment Zones); Testimony in Support of HLU Bill 9; Support for Bill 9 to Phase Out the Minatoya List!; Support of Bill 9 – Minatoya STR Phaseout; Support for Bill 9 to Phase Out the Minatoya List!; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout

HLU Committee

From: James Klasen <jfkak@me.com>
Sent: Monday, June 9, 2025 9:03 AM
To: County Clerk
Subject: Vacation rental ban Montoya list

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

I am a full time resident at Kamaole Sands 2695 S Kihei Rd. There are about 440 apartments at Kamaole Sands with about 10 full time residents. When the fire hit I was asked to volunteer my unit for a couple who lost their home. I agreed to stay with my mom for a couple of months and let them use the place for free. But they did not accept my offer as my place was small and would not accept pets.

> A three hundred yards up the hill from my apartment is a complex that has 2 bedroom 1.5 bath units of about 750 sqft. They have two parking spaces per unit. On a per sqft basis these 2 bed units with 2 car spaces list for close to the same price as Kamaole Sands 1 bedroom 1.75 bath units. Kamaole sands is a few hundred yards closer to Kam 3 beach and has a swimming pools, tennis courts, fountains and nice walking grounds with many trees and flowering plants. Maintaining these facilities is expensive. I am retired without a spouse. But those working sure do strongly prefer an extra bedroom and two parking spaces over the expense of maintaining swimming pools, fountains, tennis courts and plants. All the permanent residents at Kamaole Sands that I know are retired. Retired people like myself have the time to enjoy the facilities. I doubt working people have the time to enjoy the on-site facilities.

The bottom line is that converting Kamaole Sands to longer term housing is not going to help working people. Kameole Sands was designed for basically short term resort type living and the current proposal before the county to eliminate the short term arrangements that have been in place for over 40 plus years will serve no one. The Mayor has mentioned the banning of short term accommodation at places like Kamaole Sands is inappropriate, and I am at a loss to understand why this overly broad proposal is still being considered.

James Klasen
Registered voter at 2695 s Kihei rd.
Sent from my iPad

HLU Committee

From: Maui Tauotaha <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 9:04 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha mai kākou,

Imagine explaining to the rest of the world that in the aftermath of a wildfire that destroyed thousands of homes, we're still defending the right of tourists to rent condos in Apartment-zoned districts, to the detriment of local residents and Native Hawaiians who remain houseless, some living in vehicles or tents on the beach.

Sounds absurd, right? That's because it is.

I am writing in strong support of Bill 9. This ordinance is a long-overdue step toward restoring the original purpose of our Apartment Districts — to house our people. The ongoing loophole that allows transient vacation rentals (TVRs) to operate in these areas has only deepened the housing crisis and made it harder for local families to remain in the communities they were raised in.

According to the recent UHERO report on the Minatoya list and STR's in Maui, it appears that the vast majority (over 86%) of TVR owners do not reside in Maui; I have read reports that cite that number being closer to 96%. Of those out of state owners, over half own more than 20 properties, each. This is not about small families or individuals who rely on TVR income, this is about a small amount of out of state investors **HOARDING** housing supply that is desperately needed for people who actually reside on Maui. This is hewa.

Maui's housing should not be treated as an investment vehicle for absentee landlords. We are losing more than just housing — we are losing culture, pilina, and the possibility of planting roots for future generations. This bill will help bring Hawaiians home, protect our keiki, and ensure 'āina serves those who live here, not just those who visit.

Bill 9 doesn't take anything away that wasn't stolen to begin with. It simply asks: what would this place look like if it actually prioritized its people?

Let's find out. Please pass the bill.

Mahalo for your time and kuleana,
Maui Tauotaha

p.s. - For those who believe building more housing is the answer, there is a one word answer for that: wai. There's not enough. But we would love your help to enforce water use so that in-stream flows are regulated according to the law and those responsible for taking more than legally allowed are held accountable to the fullest extent of the law. Not just in West Maui but across the entire pae 'āina. Mahalo!

Maui Tauotaha
maui.tauotaha@gmail.com
117 N Judd St
Honolulu, Hawaii 96817

HLU Committee

From: Naiwi Teruya <naiwi.j.teruya@gmail.com>
Sent: Monday, June 9, 2025 9:02 AM
To: County Clerk
Subject: Bill 9

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

Aloha Maui county clerk and Maui jousing department,

My name is Naiwi Teruya and I am in support of this bill to ban short term rentals in apartment zoned neighborhoods and other included areas. My biggest concern and opinion is to keep the tourist in the resorts and out of neighborhoods. Second, being a Lahaina fire victim myself I've seen the devastation and aftermath of the fire and watched many families and friends leave their island Maui because there just no homes available to rent or help with assisting their housing needs.

This topic has been a huge ordeal for the island for many years and now it's growing attention because of the Lahaina fire. Non resident home owners should not be allowed to have these permits in the first place. Yes mistakes will always be made and some times we have to backward in order to move forward, so I commend the mayor for taking such action.

Does this bill include time-shares that are in the same zones as the proposed bill states?

Finally I do not believe our economy will suffer even though analysts say we will lose 900 million dollars per year and about 1,200 jobs. That seems absurd, we need to be sustainable and support each other whether tourist come or not. Our resources are finite, our children need homes for the future, and our way of living shouldn't rely on mats on containers and airplanes full of malahini. Maui will always be a sought out destination so tourist will come with or without STRs. It's time for change and I hope this bill gets pushed through immediately and the voices of those who depend on STRs realize they are the problem.

Mahalo
Sent from my iPhone

HLU Committee

From: Debbie Barba <mbarba@pacbell.net>
Sent: Monday, June 9, 2025 8:56 AM
To: County Clerk
Cc: Barba Debbie and Mike
Subject: Maui County Written Testimony: Bill 9 (Elimination of Short Term Exemption In Apartment Zones)

You don't often get email from mbarba@pacbell.net. [Learn why this is important](#)

County Clerk's Office of Maui County,

I am forwarding this written testimony regarding Bill 9 as requested.

Thank you,
Debbie Barba

Begin forwarded message:

From: planning <planning@co.maui.hi.us>
Date: June 9, 2025 at 10:17:08 AM PDT
To: "M. and D. Barba" <mbarba@pacbell.net>, planning <planning@mauicounty.gov>
Subject: Re: Maui County Written Testimony: Bill 9 (Elimination of Short Term Exemption In Apartment Zones)

Thank you for your email, please forward your testimony to the County Clerk's office so they may forward it to the Council. The Commission has heard the matter and made their recommendation to Council.

From: M. and D. Barba <mbarba@pacbell.net>
Sent: Sunday, June 8, 2025 6:21 AM
To: planning <planning@mauicounty.gov>
Cc: Debbie and Mike Barba <mbarba@pacbell.net>
Subject: Maui County Written Testimony: Bill 9 (Elimination of Short Term Exemption In Apartment Zones)

You don't often get email from mbarba@pacbell.net. [Learn why this is important](#)

My name is Debbie Barba. I am a short term rental owner, and part time Maui resident since 2006. I am writing to express opposition to the proposed legislation to phase out over 7,000 short term rentals.

My property is in Kamaole Sands in Kihei. This complex was originally designed, built, staffed, operated and sold as short term vacation rental resort condo tel's. Our homes

have never been a workforce housing complex. When originally built, we had on property food service and entertainment.

Short term rental properties have significantly contributed to the economy of Maui County by attracting tourists who patronize local businesses. Short term rental properties have an entire workforce depending on this industry for survival, including property management companies, landscaping companies, home improvement contractors and handymen, cleaning services, local furniture stores, home improvement stores, local décor, window covering and other small businesses who do not work for hotels and depend on short term rental owners for their business. Short term rental owners create more local business because we must keep our units modern, constantly kept up and refreshed in order to keep our rental homes occupied.

Short term rental units are preferred by many families visiting Maui because they offer a more affordable and flexible accommodation. A significant portion of this market will not be attracted to visiting Maui if short term rental lodging is not available.

Short term rental owners have always incurred substantial and sometimes extraordinary overhead costs in order to provide the required maintenance to properties, such as Kamaole Sands. Within the last 2 years, I have paid approximately \$30,000 in assessments alone. In addition, short term rental properties have extremely challenging Home Owner Association fees. Mine is nearly \$1,000 per month.

I urge the Council to consider a more balanced approach by more strictly enforcing illegal short term rental on Maui to create additional housing.

Mahalo for your time and consideration.

Sincerely,

Debbie Barba

2695 S. Kihei Rd.

Kihei, HI 96753

HLU Committee

From: Sierra Dew <sierra@wisdomcircles.org>
Sent: Monday, June 9, 2025 8:51 AM
To: HLUcommittee@mauicounty.us; County Clerk
Subject: Testimony in Support of HLU Bill 9

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

Aloha Chair and Committee Members,

I am writing in strong support of HLU Bill 9 to phase out the Minatoya list of short-term rentals. We must prioritize housing for local residents.

As someone deeply involved in Maui's fire recovery and ongoing mental health support efforts, I have seen firsthand how the lack of stable housing continues to impact our communities' ability to heal and rebuild. It is unacceptable that so many fire survivors and families are still without permanent housing.

This legislation has the potential to return thousands of units to the long-term housing market and restore zoning to its intended residential purpose. The vast majority of properties on the Minatoya list currently operate as vacation accommodations, many owned by out-of-state investors. These units, originally built and zoned for residential use, now function as commercial enterprises—consuming water and resources while local families remain displaced. This is especially concerning given that the Maui Komohana water systems are already at capacity.

I urge you to pass Bill 9 to help restore housing equity, uphold the integrity of our land use policies, and support a just recovery for the people of Maui.

Mahalo for your time and leadership.

Sierra Dew

--

Sierra Dew | Director | Wisdom Circles Oceania
(she/hers)

"Our creative expression is key to rebuilding healthy communities"
sierra@wisdomcircles.org | 808-283-3078 | www.wisdomcircles.org

HLU Committee

From: Nicole Huguenin <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 8:51 AM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Nicole Huguenin, and I'm writing in strong support of Bill 9.

After the fire, we started learning the full truth. Nearly 87% of the units north of Kā'anapali were short-term rentals, entire neighborhoods turned into ghost towns of empty condos with keypads instead of neighbors.

Phasing out Minatoya STRs isn't about pushing out visitors, it's about giving families a fighting chance to stay. Maui's tourism numbers are still strong, and even without these STRs, occupancy is expected to rise, not fall. This isn't an anti-tourism move. It's a pro-community, pro-'āina and a pro-livable future for our people.

Most of the Minatoya STRs don't create jobs with benefits or pathways for local residents. Most are managed by off-island agents. Meanwhile there are roughly 600+ County jobs left unfilled, jobs that actually build up our workforce and help families put down roots. We've lived the consequences of an economy on Maui built around investors instead of residents where our local community is pushed out due to no where to live, and extremely unsustainable rents.

Also, respectfully we ask for no carve-outs or special protections for timeshares, that would weaken the bill and keep the cycle going. We can't afford more exceptions. We need real housing solutions, not more loopholes.

Mahalo

Nicole Huguenin
nicolerhuguenin@gmail.com

162 Kukulū Pl

Kihei, Hawaii 96753

HLU Committee

From: Elise Thompson <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 8:49 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Elise, and I'm writing in strong support of Bill 9. We are often told that we can "build our way out" of the housing crisis. But that argument ignores the truth of life in Maui Komohana: we don't even have enough water.

Our water is a public trust resource not a private amenity to be used freely by those who can pay the most. That's not just a moral principle, it's a constitutional one. Under the Hawai'i State Constitution and the Public Trust Doctrine, our County government has a legal and ethical obligation to protect water for present and future generations.

How can we fulfill that responsibility when thousands of short-term rentals, 85% of them owned by non-residents are using this precious resource at disproportionate rates, all for visitor luxury? Pools. Landscaping. Daily laundry. Turnover after turnover.

Meanwhile, families in West Maui are being told to conserve and be conscious. In the name of "growth," we're asked to believe that the solution is to build more, more units, more visitors, more demands on a system that is already past its breaking point. Instead of looking at the current housing stock we already have tied to resources.

The time for half-measures is over. Phasing out the Minatoya list means protecting our wai. I am also requesting no carve-outs or special protections for timeshares.

Phasing out the Minatoya list also frees up housing for Maui's workforce. After the fire in 2023, my partner and I moved from our community of 12 years due to housing being so hard to come by. It is a long on going issue that became only more apparent after the fire in Lahaina. If STRs were phased out, it would mean that we could secure affordable housing on Maui and return to our home.

Mahalo

Elise Thompson

elise.thompson3@gmail.com

Reno, Nevada 89503

HLU Committee

From: Alana Hart <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 8:42 AM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Alana Hart and I'm writing in strong support of Bill 9.

Phasing out Minatoya STRs isn't about pushing out visitors, it's about giving families a fighting chance to stay. I personally know two local Lahaina families who lost their homes and were unable to afford to stay in the islands that had been home for decades, or longer.

Most of the Minatoya STRs don't create jobs with benefits or pathways for local residents. Most are managed by off-island agents. Meanwhile there are roughly 600+ County jobs left unfilled, jobs that actually build up our workforce and help families put down roots. We've lived the consequences of an economy on Maui built around investors instead of residents where our local community is pushed out due to no where to live, and extremely unsustainable rents.

Also, respectfully we ask for no carve-outs or special protections for timeshares, that would weaken the bill and keep the cycle going. We can't afford more exceptions. We need real housing solutions, not more loopholes.

Please listen to the people who live and work and have generations of kuleana here. Phase out STRs and allow the housing market to work for us local people.

Mahalo for your time

Alana Hart
arkeis07@gmail.com

Honolulu, Hawaii 96818

HLU Committee

From: Kehau Santiago <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 8:37 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

I am writing in strong support of Bill 9. There's this narrative going around that STR units "aren't livable" that they're somehow unfit for long-term residents. But I'm here to tell you: we lived there. Not just a few people, hundreds of us, thousands over the years. 'Ohana, Kūpuna, Restaurant workers, small business owners, single parents and our community.

These units were never built just for tourists. Over time, they were taken over and converted. But before that, they were part of our housing market, the only housing some of us could find or afford. We made them homes, not luxury escapes.

They were starter homes for many 'ohana, they were also just simply homes that back in the 1970s and 1980s, a part of our community. They were affordable and our 'ohana could live comfortably while our keiki and ourselves knew our neighbors. This is what we need to bring back!

Also, I respectfully ask for no carve-outs or special protections for timeshares.

Mahalo,
Kēhaulani

Kehau Santiago
spiritualgiants@hotmail.com
P. O. Box 4056
Kahului, Hawaii 96733

HLU Committee

From: Sarah Barrick <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 8:31 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Sarah, and I'm writing in strong support of Bill 9.

Local residents need more affordable housing options. Tourism can support the local economy, but should not utilize resources needed by local residents.

In the absence of affordable long term housing, many Maui born residents have had to leave the island. Those who have managed to stay are struggling to find a stable place to lay their head at night.

I respectfully ask for no carve-outs or special protections for timeshares.

With proper planning, we can create a thriving community that balances the needs of locals and supports the tourist industry as an important part of Maui's economy, but not the primary priority.

Most of the STR owners don't even live on Maui and should not be prioritized in this decision.

Mahalo Nui Loa for your careful consideration.

Sarah Barrick
sarahkbarrick@gmail.com
PO Box 569
Haiku , Hawaii 96708

HLU Committee

From: Jinny Deanyap <jdeanyap@yahoo.com>
Sent: Monday, June 9, 2025 9:25 AM
To: County Clerk; HLU Committee
Subject: Testimony in Support of Bill 9

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

Aloha Council Members,

My name is Jinny Dean-Yap, and I was born and raised on Maui. I'm writing in strong support of Bill 9.

I grew up here — surrounded by families, aunties, uncles, neighbors who knew each other and looked out for one another. But over the years, I've watched that slowly change. More homes became short-term rentals. More locals had to move away. And more of our communities started to feel like hotels, instead of neighborhoods.

Bill 9 is about restoring what we've lost. It's about protecting what's left. And it's about choosing our people over profit.

To those who bought with the intention of doing short-term rentals in apartment-zoned areas — I understand that might have seemed like a good opportunity. But apartment zoning was never meant for vacation use. If you didn't know, now you know. And when we know better, we do better.

This bill isn't punishment — it's a necessary pivot. And like all of us have to do in life, sometimes you just have to shift when the truth becomes clear. You have a responsibility — not just to your investment, but to the island you chose to invest in. To its people. To the keiki who deserve a chance to grow up here, the way I did.

We need long-term homes for local families. We need to make room for those who live here, not just those who vacation here. And we need to build a future where the next generation doesn't have to leave Maui to afford Maui.

Please support Bill 9. Let's make this shift together. Let's be the generation that chose to do the right thing.

Mahalo for your time and heart.

With aloha,

Jinny Dean-Yap

HLU Committee

From: Anne Frederick <anne@hapahi.org>
Sent: Monday, June 9, 2025 9:40 AM
To: HLU Committee
Subject: HAPA testimony in support of Bill 9
Attachments: HAPA Testimony_Bill 9_Support_6.9.25.pdf

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

Aloha,

Please find attached, the Hawaii Alliance for Progressive Action's testimony in support of Bill 9.

Mahalo for your consideration.

Best,
Anne

--

Anne Frederick (*she/her*)
Executive Director | [HAPA](#)
(808) 634-2633 | anne@hapahi.org





June 9, 2025

Council of the County of Maui
Housing and Land Use Committee
Kalana O Maui Building, 8th Flr.
200 South High St.
Wailuku, Hawai'i

Re: Testimony in Support of Bill 9 (2025), Amending Chapters 19.12, 19.32, And 19.37, Maui County Code, Relating To Transient Vacation Rentals In Apartment Districts (Hlu-4)

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

The Hawai'i Alliance for Progressive Action (HAPA) submits testimony in **strong support of Bill 9**. Almost two years after the devastating Lāhainā wildfire, displaced residents continue to face housing instability. The prevalence of vacation rentals, which constitute 14% of Maui's housing stock¹, the highest in the state, exacerbates the crisis by limiting the availability of long-term housing options for survivors. This shortage has forced many families to find housing elsewhere², threatening the cultural fabric of the community. Over 1,000 families have already moved away from Maui³. The lack of affordable housing for local residents was already an issue prior to the fires, the fires simply underscored the existing crisis by decimating over 2,000 homes. The homes destroyed in the fires were predominantly housing for local families and residents, in many cases providing multigenerational homes that provided the only locally affordable option.

Maui is not the first jurisdiction to take action on the unchecked proliferation of STRs. All over the world, increased real estate speculation largely due to conversion of long-term housing into STRs has skyrocketed housing costs, pricing residents out of their communities. Many other places around the world have already taken action to rein in STRs and their impact on long-term housing inventory for local residents.

As Lāhainā rebuilds, one truth is undeniable: **there is not enough water to support unchecked development in West Maui.**

With Maui communities already facing housing shortages and critical infrastructure damage post-fire, the fight over water is now a fight over the future. STRs on the Minatoya List, many were originally built and zoned for residential use, now consume water as commercial

¹ <https://uhero.hawaii.edu/short-term-vacation-rentals-and-housing-costs-in-hawai%CA%BBi/>

² <https://apnews.com/article/lahaina-hawaii-wildfire-anniversary-housing-fema-b4d68e3e22eb68693c6e173dd1642b93>

³ <https://uhero.hawaii.edu/short-term-vacation-rentals-and-housing-costs-in-hawai%CA%BBi/>



businesses while local families remain displaced and the Maui Komohana water systems are stretched beyond capacity. In a detailed analysis, Earthjustice warns⁴ that the post-fire period has opened the door for corporate actors to expand their grip on Hawai'i's water systems.

In June 2022, the State Commission on Water Resource Management formally designated West Maui as a surface and ground water management area after years of advocacy and investigations into overuse. This designation confirms what locals have long known, there is a severe water shortage⁵, and oversight is urgently needed. Yet despite this recognition, large landowners and developers continue to control much of the supply, prioritizing resorts and golf courses over residents and farmers.

Without strong public intervention, long-standing community efforts to restore fair and sustainable water access could be undermined.

Approximately 6,150 units on Maui County's Minatoya List operate as short-term rentals⁶, with 95% located in South and West Maui. While some units serve as primary residences or long-term rentals, the majority function as vacation accommodations. Notably, Kamaole Sands in Kihei has 428 of its 440 units used for short-term rentals. This concentration has significantly impacted housing availability for local residents. It is also important to note that up to **95% of the units on the Minatoya list are owned by out-of-state investors.**

Returning STRs to residential use is one way to restore balance to Maui's housing inventory, providing tangible housing solutions for local residents without increasing demand on local water resources.

I urge you to pass Bill 9. **Ola I Ka Wai!**

Mahalo for your consideration,

Anne Frederick,
Executive Director

⁴<https://earthjustice.org/experts/elena-bryant/how-mauis-wildfire-sparked-a-disaster-capitalist-power-grab-for-hawaiiis-public-water>

⁵<https://olaikawai.org/frontline-communities/maui-komohana/#:~:text=June%202022:%20After%20years%20of%20investigations%20and,newly%20designated%20Maui%20Komohana%20water%20management%20area.>

⁶<https://www.hawaiipublicradio.org/local-news/2024-05-24/behind-the-minatoya-list-short-term-rentals-affected-by-county-proposal>

HLU Committee

From: County Clerk
Sent: Monday, June 9, 2025 9:43 AM
To: HLU Committee
Subject: fwd: Testimony
Attachments: Support of Bill 9 – Minatoya STR Phaseout; Housing referendum; Support of Bill 9 – Minatoya STR Phaseout; Testimony re Bill 9; Support of Bill 9 – Minatoya STR Phaseout; Testimony in Support of Bill 9; Support of Bill 9 – Minatoya STR Phaseout

HLU Committee

From: Stephanie LeRoux <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 9:41 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Stephanie LeRoux, and I'm writing in strong support of Bill 9.

This crisis didn't just happen. For decades, tourism was allowed to sprawl past the resorts, eating into neighborhoods. By the time of the fire, 87% of homes north of Kā'anapali were STRs.

Removing STRs isn't destroying tourism. It's bringing it back to the resorts, where it was always meant to be. Even if we phase out the 6,000+ Minatoya STRs, our occupancy rate is expected to increase.

This is not about jobs either. These aren't hotels and the majority are without union workers and local staff. These are mostly remote-managed units. Meanwhile, we have hundreds of open jobs here in the County with real benefits jobs our people could fill if they had a place to live.

We've seen how STRs hollow out communities and inflate housing costs. And we've watched other cities take bold action while Maui stood still. We've waited long enough. Let's stop treating STRs like they're too big to challenge and start standing with the people who are still trying to come home.

Also, I respectfully ask for no carve-outs or special protections for timeshares

Mahalo

Stephanie LeRoux
stephleroux73@hotmail.com

Kihei, Hawaii 96753

HLU Committee

From: Jason Aines <jasonaines@gmail.com>
Sent: Monday, June 9, 2025 9:38 AM
To: County Clerk
Subject: Housing referendum

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

To whom it may concern:

My name is Jason Aines and I was an emergency medicine physician at Maui Memorial Medical Center from 2015 to 2022. I purchased a condo in Maalaea (Milowai) which I used partially as a short term rental, and also as a space where my parents stayed for approximately 1/4 of the year. We are in the process of attempting to sell the condo, however, there are numerous roadblocks to making this a possibility.

- It is a leasehold property, and due to the proximity of the leasehold expiration date, there is no bank that is willing to offer a mortgage on the property. Therefore, it will require a cash buyer.
- My annual leasehold fee is \$18,746.04 per year, or \$1,562.17/month.
- My annual HOA/reserve fees are \$41,808.96, or \$3484.08/month.
- My monthly assessment loan is \$1,176.72, which covers our portion of the \$3,000,000 sea wall the Milowai constructed.
- Taxes and condo insurance is \$1382.50/month.
- Electricity is roughly \$400/month.

Expenses, not including maintenance and upkeep, are greater than \$8000 per month. I am unsure this property, and hundreds of others with similar expenses, present a viable solution to the current housing crisis.

Respectfully,

Dr. Jason Aines MD

Sent from my iPad

HLU Committee

From: Lyndsay Coughenour <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 9:38 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha All,

My name is Lyndsay Coughenour, and I'm writing in strong support of Bill 9. We are often told that we can "build our way out" of the housing crisis. But that argument ignores the truth of life in Maui Komohana: we don't even have enough water.

I lost my home in the Lahaina Fire and we still, nearly two years later, do not have adequate workforce and affordable housing.

Our water is a public trust resource not a private amenity to be used freely by those who can pay the most. That's not just a moral principle, it's a constitutional one. Under the Hawai'i State Constitution and the Public Trust Doctrine, our County government has a legal and ethical obligation to protect water for present and future generations.

How can we fulfill that responsibility when thousands of short-term rentals, 85% of them owned by non-residents are using this precious resource at disproportionate rates, all for visitor luxury? Pools. Landscaping. Daily laundry. Turnover after turnover.

Meanwhile, families in West Maui are being told to conserve and be conscious. In the name of "growth," we're asked to believe that the solution is to build more, more units, more visitors, more demands on a system that is already past its breaking point. Instead of looking at the current housing stock we already have tied to resources.

The time for half-measures is over. Phasing out the Minatoya list means protecting our wai, livelihood, and future.

Mahalo

Lyndsay Coughenour
Coughenourl@yahoo.com
Po Box 2605
Wailuku, Hawaii 96793

HLU Committee

From: Vanessa Vazquez <vvazquez@cades.com>
Sent: Monday, June 9, 2025 9:32 AM
To: County Clerk
Cc: Cal Chipchase
Subject: Testimony re Bill 9
Attachments: 2025.06.09 Bill 9 Testimony.pdf

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

Good morning,

Attached please find testimony from Calvert G. Chipchase regarding Bill 9.

Thank you,
Vanessa

Vanessa L. Vazquez
Legal Assistant

Cades Schutte LLP
Cades Schutte Building
1000 Bishop Street, Suite 1200
Honolulu, HI 96813
(t) 808.521.9317 | (f) 808.540.5021
vvazquez@cades.com | www.cades.com

June 9, 2025

VIA E-MAIL

Maui County Council
County of Maui
200 S. High Street
Wailuku, Maui, Hawaii 96793
county.clerk@mauicounty.us

Re: Bill 9

Dear Chair Kama and Members of the Committee,

Speaking for myself and not on behalf of anyone, I support the intent of Bill 9 to increase long-term housing by phasing out certain short-term rentals in the county. To assist in accomplishing the intent of the Bill while remaining legally sound in approach and prudent in consideration of the consequences, I suggest that the amortization period be extended; any timeshare property, any property with a specific agreement or permit with the County for short-term rental use, and any property with an identification as split zoned or designated on the "Minatoya List" be excluded; and an effort be made to identify and amortize only those properties that are likely to add to the stock of long-term housing.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Calvert G. Chipchase", with a stylized flourish at the end.

Calvert G. Chipchase

HLU Committee

From: Healani Sonoda-Pale <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 9:29 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

I am a Kanaka Maoli Community Leader writing in strong support of Bill 9.

We don't have a housing crisis we have a crisis of greed. There are enough empty homes in Hawai'i to house all Hawai'i's people but this is not happening.

There's this narrative going around that STR units "aren't livable" that they're somehow unfit for long-term residents. But I'm here to tell you: we lived there. Not just a few people, hundreds of us, thousands over the years. 'Ohana, Kūpuna, Restaurant workers, and our community.

These units were never built just for tourists. Over time, they were taken over and converted. But before that, they were part of our housing market, the only housing some of us could find or afford. We made them homes, not luxury escapes.

They were starter homes for many 'ohana, they were also just simply homes that back in the 1970s and 1980s, a part of our community. They were affordable and our 'ohana could live comfortably while our keiki and ourselves knew our neighbors. This is what we need to bring back!

Also, I respectfully ask for no carve-outs or special protections for timeshares.

Mahalo

Healani Sonoda-Pale
healanipale@gmail.com

Honolulu , Hawaii 96821

HLU Committee

From: Jinny Deanyap <jdeanyap@yahoo.com>
Sent: Monday, June 9, 2025 9:25 AM
To: County Clerk; HLU Committee
Subject: Testimony in Support of Bill 9

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

Aloha Council Members,

My name is Jinny Dean-Yap, and I was born and raised on Maui. I'm writing in strong support of Bill 9.

I grew up here — surrounded by families, aunties, uncles, neighbors who knew each other and looked out for one another. But over the years, I've watched that slowly change. More homes became short-term rentals. More locals had to move away. And more of our communities started to feel like hotels, instead of neighborhoods.

Bill 9 is about restoring what we've lost. It's about protecting what's left. And it's about choosing our people over profit.

To those who bought with the intention of doing short-term rentals in apartment-zoned areas — I understand that might have seemed like a good opportunity. But apartment zoning was never meant for vacation use. If you didn't know, now you know. And when we know better, we do better.

This bill isn't punishment — it's a necessary pivot. And like all of us have to do in life, sometimes you just have to shift when the truth becomes clear. You have a responsibility — not just to your investment, but to the island you chose to invest in. To its people. To the keiki who deserve a chance to grow up here, the way I did.

We need long-term homes for local families. We need to make room for those who live here, not just those who vacation here. And we need to build a future where the next generation doesn't have to leave Maui to afford Maui.

Please support Bill 9. Let's make this shift together. Let's be the generation that chose to do the right thing.

Mahalo for your time and heart.

With aloha,

Jinny Dean-Yap

HLU Committee

From: Malia Marquez <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 9:42 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Malia Marquez, and I'm writing in strong support of Bill 9.

This crisis didn't just happen. For decades, tourism was allowed to sprawl past the resorts, eating into neighborhoods. By the time of the fire, 87% of homes north of Kā'anapali were STRs.

Removing STRs isn't destroying tourism. It's bringing it back to the resorts, where it was always meant to be. Even if we phase out the 6,000+ Minatoya STRs, our occupancy rate is expected to increase.

This is not about jobs either. These aren't hotels and the majority are without union workers and local staff. These are mostly remote-managed units. Meanwhile, we have hundreds of open jobs here in the County with real benefits jobs our people could fill if they had a place to live.

We've seen how STRs hollow out communities and inflate housing costs. And we've watched other cities take bold action while Maui stood still. We've waited long enough. Let's stop treating STRs like they're too big to challenge and start standing with the people who are still trying to come home.

Also, I respectfully ask for no carve-outs or special protections for timeshares

Mahalo

Malia Marquez

Maunaloa, O'ahu

Malia Marquez

maliamarquez71@gmail.com

Honolulu, Hawaii 96825

HLU Committee

From: Sumei <sume33@gmail.com>
Sent: Monday, June 9, 2025 9:47 AM
To: HLU Committee
Subject: Opposition to Bill 9

You don't often get email from sumei33@gmail.com. [Learn why this is important](#)

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

I oppose Bill 9 as drafted and propose that the Council amend Bill 9 to exclude Papakea Oceanfront Resort which the County has historically identified as having A2-H2 zoning.

Background on Papakea

- Papakea was initially marketed and sold as a legal vacation rental property before any zoning restrictions limited transient vacation rentals in apartment zoned properties.
- Papakea owners have been operating legal vacation rentals for almost fifty years.
- Papakea has never been workforce housing so Papakea is not an example of a property that converted from workforce housing to transient vacation rental use.
- The majority of units at Papakea are under 600 square feet and the property has limited parking.
- Papakea is not in a residential neighborhood and is located alongside a long stretch of hotel-zoned properties and directly adjacent to multiple commercially-zoned properties.

Unlike apartment buildings designed for long-term residential use, Papakea has a front desk, an activity concierge, shared activity space, and numerous other common resort amenities.

- Owners purchased condos at Papakea with the reasonable expectation that short-term rentals were legal based on ordinances as far back as 1989, and as recent as 2022.
- In reliance on the Maui County ordinances and published documents, Hawaii state law, and constitutional protections, owners invested in costly renovations, furnishings, and long-term financial commitments such as mortgages that make any phase out of short-term rental right offensive of each buyer's investment-backed expectations.

Papakea's Contributions to the Community

- Papakea's resort operations provide full-time, benefited, employment for 35 local resident employees; some have worked at the property for over 17 years; some started in entry-level positions and worked into supervisory roles.
- Papakea supports a wide variety of local trade professionals including pest control, HVAC, painting, plumbing, electrical, general contracting, masonry, tile and flooring, fitness instructors, entertainers, and tree trimming.

Individual Owner Contributions to the Community

- Many small businesses owned and operated by local residents from the Maui community rely on Papakea short-term rentals including housekeepers, handymen, on-island agents, and contractors. These service providers set their own rates, work hours, select their own clients, work conditions and standard operating procedures. Shutting down short-term rentals at Papakea means telling local entrepreneurs that worked hard to build a small business that they need to just go get a job somewhere else to make less money, have less flexibility, and be subject to oppressive corporate policies.
- Papakea STRs support the State of Hawaii and County of Maui through payment of property taxes (many at the short-term rental rate), Transient Accommodations Tax, General Excise Tax, and Maui County Transient Accommodations Tax.
- Papakea guests support many small businesses on the island including restaurants, food trucks, tour operators, activities, state parks, the national park, and shops.
- Papakea owners and guests regularly participate in community activities including volunteering at beach cleanups, Maui Humane Society, the hospital, and many other local organizations, and contribute to local philanthropic and cultural efforts.

I would like to thank the committee for the opportunity to comment.

Sincerely,

Name

3543 Lower Honoapiilani Road, Apartment H106

HLU Committee

From: Cassandra Carnahan <Cassandra.Carnahan@johnmuirhealth.com>
Sent: Monday, June 9, 2025 9:54 AM
To: HLU Committee
Subject: Re: Testimony on Bill 9 (2025)
Attachments: Re: Testimony Bill 9 (2025).pdf

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

Hello,

Please find the attached letter to the Maui County Council concerning the meeting on Bill 9 (2025) scheduled for June 9, 2025 at 10 AM. Please review for consideration towards the Council vote.

Thank you,

Cassandra Arland Carnahan BSPH, BSN, RN, CIC

JMH Infection Prevention Practitioner
1450 Treat Blvd., Suite 350
Walnut Creek, CA 94597
PN O: 925-852-2888 (x 32868)
WCMC Main: 925-841-7971 (x37971)
Mobile: 925-348-1133
cassandra.carnahan@johnmuirhealth.com



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June 8, 2025

Re: Testimony on Bill 9 (2025)

Aloha Maui County Council Members,

I am writing to you to express my **opposition to Bill 9 (2025)**, which proposes the “phase-out” of approximately 7,100 long-standing short-term rental units including timeshares in Maui County, particularly those located in West Maui in apartment zoned districts built before 1989.

While I acknowledge and share the community’s concerns regarding the housing crisis which has been exacerbated by the 2023 Lahaina wildfire, I believe that this bill presents a larger issue that presents significant economic and social challenges. I believe that exemptions need to be placed for existing timeshare units and timeshare plans from the phase-out orders to prevent harm to owners, workers and especially the local economy.

My family has been an owner at the Kuleana Club Timeshares for 3 weeks every year for over the last 30 years. I return annually, supporting the local restaurants, local merchants and shops and have built friendships with fellow timeshare owners and Maui residents. Timeshare owners like me are part of a community of repeat visitors that support the local economy and care about the well-being and preservation of local beaches, open land and parks, our timeshare property and fellow owners and the local businesses.

Timeshare properties are different from vacation rentals as our units are deeded one week at a time to hundreds of families. By including timeshares in a short-term rental ban would devastate workers (many employees at the Kuleana Club have been working there over 25 years) and remove a significant local tax revenue. At Kuleana Club, our occupancy rates are high and as owners we consistently contribute to the island’s economy.

Properties like Kuleana Club operate legally under Maui County Code 19.37.010 and are fully compliant with TAT and GET tax regulations.

In summary, I urge the council to consider alternative measures that address the housing shortage. I respectfully request the council to reevaluate Bill 9, but if it passes, please retain the CD1 amendment exempting timeshares.

Thank you, for your time and consideration,

Cassandra Arland Carnahan, 1958 Westover Dr. Pleasant Hill, CA 94523

Kuleana Club Timeshare Owner, Unit 404, Weeks 10, 11 and 12

HLU Committee

From: Cailin Goodier <goodier@rocketmail.com>
Sent: Monday, June 9, 2025 10:00 AM
To: HLU Committee; County Clerk
Subject: Support of Bill 9

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

Written Testimony in Support of BILL 9

Mahalo Council for hearing our testimonies today. Please allow me the opportunity to share my whole hearted support for Bill 9

The opportunity this bill proposes is a once in a lifetime chance to quite literally “save” Maui. So many of the most pressing issues on Maui right now are entangled in this bill including housing, retaining Maui residents and the water situation. This is more than just a bill, it’s about Maui’s future. Are we really willing to compromise safe housing for the comfort and financial gains of outsiders, again? Passing this bill will ensure that Native Hawaiians who have generational ties to the communities these units stay on, as well as for local families who have lived here many years, have access to safe and dignified housing. The fact that this bill holds the opportunity to return the equivalent of a decades worth of homes to our community and that you folks hold the power to do so, is an amazing privilege. And for that, for our community, kupuna, Keiki, wai and everything between, we ask for you folks to consider our community over investors, our community members over tourists. Be the heroes here and recognize Maui’s future is in your hands right now.

Please do not be fooled by the stories of those privileged to own a home to live in and one to rent, look beyond their stories of lost investments, to hear your community members plead for housing, for water security, for community. Communities are built when homes house ohanas, when the focus isn’t on investments, but instead neighbors and our futures together.

As we stand here, pleading for this bill to pass, please acknowledge and see it’s direct correlation between the other issues on your agendas. We know that tourist accommodations use more water on a daily basis than residents. Water is such a sacred resource on Maui, we ask of you to pass this bill to save our communities from perpetual drought we see annually.

Local families and individuals can and want to live in these accommodations. So many residents are caught in the housing crisis we are experiencing, if you don’t have a cousin, a neighbor or a friend who is paying astronomical rent, cohabiting with family because they are out of options, or have moved to the United States due to no other option, consider yourself lucky. Returning these units to residents will allow our community members to remain on Maui for generations to come. And while it may prevent some folks from the United States to retire here, I’m literally begging you to prioritize your community. Please vote yes.

HLU Committee

From: County Clerk
Sent: Monday, June 9, 2025 10:06 AM
To: HLU Committee
Subject: fwd: Testimony
Attachments: Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 ; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout

HLU Committee

From: Mavis Oliveira-Medeiros <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 10:02 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair Kama and Councilmembers,

My name is Mavis Oliveira-Medeiros and I'm writing in strong support of Bill 9.

Based on the shortage of longterm rentals, we don't think it's unreasonable in our ask to support Bill 9. Cities and regions across the globe, have already taken bold steps to malama this pilikia.

What we have here with the Minatoya list is a slate of Apartments meant for longterm rentals, operating as hotels. Operating without any full time staff, using lock boxes and "do as you please" mentality with shopping carts for their renters to move their belongings and groceries.

Maui has allowed this to go on for too long, and now we're simply doing what should have been done years ago: protecting housing for residents and restoring balance to our neighborhoods.

Also, I respectfully ask for no carve-outs or special protections for timeshares

Mahalo,

Mavis Oliveira-Medeiros
(808)866-7409

Mavis Oliveira-Medeiros
mavisoliveira@gmail.com
15 Haneo'o Rd
Hana, Hawaii 96713

HLU Committee

From: Kailana Moa-Eli <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 10:01 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is [Your Name], and I'm writing in strong support of Bill 9.

I am a resident of Lahaina. And we've been saying this for a long time: short-term rentals have taken over our town. Before the fire, it was already impossible to find housing. After the fire, seeing what was remaining, it became clear just how many homes weren't homes at all; they were STRs. That's not balance, that's erasure.

We've been told phasing out STRs is "too extreme," that it'll hurt the economy. But the truth is: STRs have been hurting us. They drive up housing prices, overburden our roads, and leave our neighborhoods empty of real neighbors. What kind of recovery leaves us priced out of our own community?

And these STRs aren't job creators nor should you believe the numbers from 10,000 job losses. They don't hire cleaning crews full time, its majority transient, and most don't have front desks or full time maintenance staff on property. They don't support local working families the way long-term housing or union hotels do. We've got hundreds of open County jobs that could be filled if people had somewhere to live.

Also, respectfully I ask for no carve-outs or special protections for timeshares

Mahalo

Kailana Moa-Eli
kepinokoko@gmail.com

Waianae, Hawaii 96792

HLU Committee

From: Cailin Goodier <goodier@rocketmail.com>
Sent: Monday, June 9, 2025 10:00 AM
To: HLU Committee; County Clerk
Subject: Support of Bill 9

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

Written Testimony in Support of BILL 9

Mahalo Council for hearing our testimonies today. Please allow me the opportunity to share my whole hearted support for Bill 9

The opportunity this bill proposes is a once in a lifetime chance to quite literally “save” Maui. So many of the most pressing issues on Maui right now are entangled in this bill including housing, retaining Maui residents and the water situation. This is more than just a bill, it’s about Maui’s future. Are we really willing to compromise safe housing for the comfort and financial gains of outsiders, again? Passing this bill will ensure that Native Hawaiians who have generational ties to the communities these units stay on, as well as for local families who have lived here many years, have access to safe and dignified housing. The fact that this bill holds the opportunity to return the equivalent of a decades worth of homes to our community and that you folks hold the power to do so, is an amazing privilege. And for that, for our community, kupuna, Keiki, wai and everything between, we ask for you folks to consider our community over investors, our community members over tourists. Be the heroes here and recognize Maui’s future is in your hands right now.

Please do not be fooled by the stories of those privileged to own a home to live in and one to rent, look beyond their stories of lost investments, to hear your community members plead for housing, for water security, for community. Communities are built when homes house ohanas, when the focus isn’t on investments, but instead neighbors and our futures together.

As we stand here, pleading for this bill to pass, please acknowledge and see it’s direct correlation between the other issues on your agendas. We know that tourist accommodations use more water on a daily basis than residents. Water is such a sacred resource on Maui, we ask of you to pass this bill to save our communities from perpetual drought we see annually.

Local families and individuals can and want to live in these accommodations. So many residents are caught in the housing crisis we are experiencing, if you don’t have a cousin, a neighbor or a friend who is paying astronomical rent, cohabiting with family because they are out of options, or have moved to the United States due to no other option, consider yourself lucky. Returning these units to residents will allow our community members to remain on Maui for generations to come. And while it may prevent some folks from the United States to retire here, I’m literally begging you to prioritize your community. Please vote yes.

HLU Committee

From: Kumella Aiu <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 10:00 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Kumella, and I'm writing in strong support of Bill 9.

I moved home 3 years ago. I am a family that left for a "better life". It took us 25 years to get back. Coming home I am

devastated by what has happened. Tourists are everywhere. There is no sacred space, there is no local only beach. There is no reprieve. Not even in our homes. It's time we protect housing for those invested in protecting our aina not as a commodity, but as an ancestor.

When people are rooted to community they give back, they grow legacies they improve and protect our community. We need a change. We need protection and we need to reverse the damage that has been done.

My kids and grandkids deserve to have roots in their ancestral lands.

Also, I respectfully ask for no carve-outs or special protections for timeshares

Mahalo

Kumella

Kumella Aiu

kumella@me.com

Honolulu, Hawaii 96822

HLU Committee

From: Adrienne Antonsen <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 9:56 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Adrienne, and I am writing in strong support of Bill 9. The diaspora of native Hawaiians, kānaka ʻōiwi, is driven by the skyrocketing cost of living in their homeland. This increase is, in large part, due to out-of-state property owners treating land and housing in our communities as commodities for their own personal wealth-building. This comes at a direct cost to local residents, and if this trend continues, the spirit of these islands, the spirit of aloha, of mālama, will be lost. I urge you to please put a stop to this loss of the community and culture that makes Hawaiʻi such a special place to call home. I am also requesting no carve-outs or special protections for timeshares.

Mahalo,

Adrienne Antonsen
Research Specialist II
Pacific Center for Molecular Biodiversity
Bernice Pauahi Bishop Museum

Adrienne Antonsen
adrienne.k.antonsen@gmail.com

Honolulu, Hawaii 96816

HLU Committee

From: Koanui Paahana <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 9:52 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is [KoanuiPa'ahana-Leslie], and I'm writing in strong support of Bill 9. In West Maui, we don't just have a housing crisis we have a water crisis. Lahaina, and other parts of Maui Komohana face chronic water shortages. And yet, the majority of units on the Minatoya are visitors only.

Short-term rentals, especially non-owner-occupied, are heavy water users. Studies and common sense both show: when a unit is used for vacation instead of a home, water usage increases dramatically. Pools, laundry, showers, dishwashers, used multiple times a day by rotating groups of guests. No conservation mindset, no connection to 'āina, no kuleana. Meanwhile, our community is being told by county and state representatives that we are facing an unsustainable yield in water usage. There is literally no more water to even build affordable housing. We have been on water restrictions for years, where our community goes without while Minatoya short term rentals have zero restrictions. Housing is unaffordable, water is rationed, and the people who've lived here for generations are asked to bear the burden of a system that's been tipped out of balance.

By phasing out the Minatoya list we are taking back housing inventory for our people in areas where we need it most. I am also asking for no carve-outs or special protections for timeshares

Mahalo

Koanui Paahana
Kamehamalu@gmail.com

Hilo, Hawaii 96721

HLU Committee

From: Luwella Leonardi <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 9:51 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is [Your Name], and I'm writing in strong support of Bill 9. In West Maui, we don't just have a housing crisis we have a water crisis. Lahaina, and other parts of Maui Komohana face chronic water shortages. And yet, the majority of units on the Minatoya are visitors only.

Short-term rentals, especially non-owner-occupied, are heavy water users. Studies and common sense both show: when a unit is used for vacation instead of a home, water usage increases dramatically. Pools, laundry, showers, dishwashers, used multiple times a day by rotating groups of guests. No conservation mindset, no connection to 'āina, no kuleana. Meanwhile, our community is being told by county and state representatives that we are facing an unsustainable yield in water usage. There is literally no more water to even build affordable housing. We have been on water restrictions for years, where our community goes without while Minatoya short term rentals have zero restrictions. Housing is unaffordable, water is rationed, and the people who've lived here for generations are asked to bear the burden of a system that's been tipped out of balance.

By phasing out the Minatoya list we are taking back housing inventory for our people in areas where we need it most. I am also asking for no carve-outs or special protections for timeshares

Mahalo

Luwella Leonardi
kanakaoomaunawili@gmail.com

Waianae, Hawaii 96792

HLU Committee

From: Likolehua Cabanting <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 9:50 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is [Your Name], and I'm writing in strong support of Bill 9.

We keep hearing that these short-term rental units on the Minatoya List "aren't fit" for long-term living, but many of us grew up in them or knew 'ohana or friends that did.

When people say these units "aren't suitable" for locals, what they really mean is, we weren't supposed to be there in the first place. That's the root of the problem. Most of our community have fond memories of these properties before they were completely overtaken and shoreline access blocked.

STRs didn't start as vacation getaways. Many of those buildings were long-term homes until investors turned them into commodities. The truth is, if those units were brought back to the long-term market, locals would live in them again and a few still do, holding on however they can.

Also, I respectfully ask for no carve-outs or special protections for timeshares

Mahalo

Likolehua Cabanting
dlcabanting@gmail.com

Honolulu, Hawaii 96813

HLU Committee

From: Starr Kalahiki <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 9:46 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Starr Kalahiki, and I'm writing in strong support of Bill 9.

This crisis didn't just happen. For decades, tourism was allowed to sprawl past the resorts, eating into neighborhoods. By the time of the fire, 87% of homes north of Kā'anapali were STRs.

Removing STRs isn't destroying tourism. It's bringing it back to the resorts, where it was always meant to be. Even if we phase out the 6,000+ Minatoya STRs, our occupancy rate is expected to increase.

This is not about jobs either. These aren't hotels and the majority are without union workers and local staff. These are mostly remote-managed units. Meanwhile, we have hundreds of open jobs here in the County with real benefits jobs our people could fill if they had a place to live.

We've seen how STRs hollow out communities and inflate housing costs. And we've watched other cities take bold action while Maui stood still. We've waited long enough. Let's stop treating STRs like they're too big to challenge and start standing with the people who are still trying to come home.

Also, I respectfully ask for no carve-outs or special protections for timeshares

Mahalo

Starr Kalahiki
singerstarrkalahiki@gmail.com

Honolulu, Hawaii 96819

HLU Committee

From: Lehua Hough <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 9:44 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Lehua Hough. I'm writing in strong support of Bill 9.

Our 'ohana were forced to move to the continent after our house burned down in Wahikuli.

We are often told that we can "build our way out" of the housing crisis. That argument ignores the truth of life in Maui Komohana: we don't even have enough water.

Our water is a public trust resource not a private amenity to be used freely by those who can pay the most. That's not just a moral principle, it's a constitutional one. Under the Hawai'i State Constitution and the Public Trust Doctrine, our County government has a legal and ethical obligation to protect water for present and future generations.

How can we fulfill that responsibility when thousands of short-term rentals, 85% of them owned by non-residents, are using this precious resource at disproportionate rates? For visitor luxury? Pools? Landscaping? Daily laundry? Turnover after turnover.

Meanwhile, families in West Maui are being told to conserve and be conscious. In the name of "growth," we're asked to believe that the solution is to build more...more units, more visitors, more demands on a system that is already past its breaking point. How about the current housing stock we already have tied to resources?

The time for half-measures is over. Phasing out the Minatoya list means protecting our wai. I am also requesting no carve-outs or special protections for timeshares.

Mahalo,
Lehua Hough

Lehua Hough

houghlehua@gmail.com

Chandler, Arizona 85249

HLU Committee

From: Allison Miller <aloha@howcaralosthercolor.com>
Sent: Monday, June 9, 2025 9:40 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

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

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Allison Miller and I'm writing in strong support of Bill 9. We are often told that we can "build our way out" of the housing crisis. But that argument ignores the truth of life in Maui Komohana: we don't even have enough water.

Our water is a public trust resource not a private amenity to be used freely by those who can pay the most. That's not just a moral principle, it's a constitutional one. Under the Hawai'i State Constitution and the Public Trust Doctrine, our County government has a legal and ethical obligation to protect water for present and future generations.

How can we fulfill that responsibility when thousands of short-term rentals, 85% of them owned by non-residents are using this precious resource at disproportionate rates, all for visitor luxury? Pools. Landscaping. Daily laundry. Turnover after turnover.

Meanwhile, families in West Maui are being told to conserve and be conscious. In the name of "growth," we're asked to believe that the solution is to build more, more units, more visitors, more demands on a system that is already past its breaking point. Instead of looking at the current housing stock we already have tied to resources.

The time for half-measures is over. Phasing out the Minatoya list means protecting our wai. I am also requesting no carve-outs or special protections for timeshares.

Mahalo

Allison Miller
aloha@howcaralosthercolor.com

Kihei, Hawaii 96753

HLU Committee

From: Adrienne Antonsen <adrienne.k.antonsen@gmail.com>
Sent: Monday, June 9, 2025 10:06 AM
To: HLU Committee
Subject: Testimony re: Bill 9 (Minatoya Phase-Out)

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

Aloha Chair and Councilmembers,

My name is Adrienne, and I am writing in strong support of Bill 9. The diaspora of native Hawaiians, kānaka 'ōiwi, is driven by the skyrocketing cost of living in their homeland. This increase is, in large part, due to out-of-state property owners treating land and housing in our communities as commodities for their own personal wealth-building. This comes at a direct cost to local residents, and if this trend continues, the spirit of these islands, the spirit of aloha, of mālama, will be lost. I urge you to please put a stop to this loss of the community and culture that makes Hawai'i such a special place to call home. I am also requesting no carve-outs or special protections for timeshares.

Mahalo,

Adrienne Antonsen
Research Specialist II
Pacific Center for Molecular Biodiversity
Bernice Pauahi Bishop Museum

HLU Committee

From: Kencho Gurung <kenchogurung@yahoo.com>
Sent: Monday, June 9, 2025 10:32 AM
To: HLU Committee
Subject: Testimony re: Bill 9 (Minatoya Phase-Out)

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

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

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

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

Ola i ka Wai — Water is Life.

Sincerely,
Kencho Gurung
Hilo, Hawai'i

HLU Committee

From: kmaguires@comcast.net
Sent: Monday, June 9, 2025 10:48 AM
To: HLU Committee
Subject: Opposing Bill 9

You don't often get email from kmaguires@comcast.net. [Learn why this is important](#)

Aloha Chair, Vice Chair, and Members of the Maui County Council,

I am writing as a concerned property owner in Maui to express my opposition to Bill 9 as proposed by Mayor Bissen. I fully recognize the urgency of Maui's housing crisis and the desire to find solutions that prioritize local residents. However, I believe Bill 9, as currently drafted, will have significant unintended consequences for our island's economy, property owners, and the broader community, without delivering the affordable housing outcomes we all seek.

Economic and Community Impacts

- Independent analysis by the University of Hawai'i Economic Research Organization (UHERO) projects that Bill 9 could result in the loss of nearly 1,900 local jobs, a \$900 million annual drop in visitor spending, and a \$60 million reduction in property tax revenue by 2029. These losses would directly impact funding for public services and future housing projects, undermining the very goals the bill seeks to achieve.
- The real estate market is already reacting to the uncertainty created by this proposal. The median sales price for Maui condos has dropped nearly 25% year-over-year, and listings have surged by almost 70%. This destabilization threatens the financial security of thousands of local families, retirees, and small businesses who depend on rental income or property values.

Concerns About Housing Outcomes

- Many of the affected vacation rental units are in aging complexes without the amenities, parking, or infrastructure needed for long-term residential use. Surveys indicate that only a small fraction of owners would convert their units to long-term rentals; most would be forced to sell or leave them vacant, which does not guarantee an increase in affordable housing.
- The bill risks creating vacant properties and deteriorating condo associations, which could lead to further blight and economic hardship in our communities.

Property Rights and Fairness

- Property owners have operated under long-standing county approvals and legal frameworks. Abruptly changing the rules threatens property rights and could result in costly legal challenges for the county.
- The exemption for timeshares appears arbitrary and unfair, as both timeshares and vacation rentals serve visitors and often exist in the same complexes. This inconsistency further erodes trust in the process and the fairness of the legislation.

A Call for Balanced Solutions

- I respectfully urge the Council to consider alternative approaches that address the housing crisis without causing collateral damage to Maui's economy and property owners. Options such as tiered tax increases on short-term rentals, auctioning limited permits, or incentivizing voluntary conversion to long-term rentals could provide meaningful results while preserving economic stability.
- Let's work together to create policies that expand affordable housing, protect property rights, and sustain Maui's unique community and economy for generations to come.

Mahalo for your time and consideration.

Respectfully,

Kevin M. Smith
KMaguireS@comcast.net

(916) 838-6651

HLU Committee

From: County Clerk
Sent: Monday, June 9, 2025 10:59 AM
To: HLU Committee
Subject: Fwd: Testimony
Attachments: Support for Bill 9 to Phase Out the Minatoya List!; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; SUPPORT FOR BILL 9- MINATOYA LIST PHASEOUT

HLU Committee

From: Anrattanna Tourn <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 10:58 AM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Anrattanna Tourn, and I'm writing in strong support of Bill 9.

After the fire, we started learning the full truth. Nearly 87% of the units north of Kā'anapali were short-term rentals, entire neighborhoods turned into ghost towns of empty condos with keypads instead of neighbors.

Phasing out Minatoya STRs isn't about pushing out visitors, it's about giving families a fighting chance to stay. Maui's tourism numbers are still strong, and even without these STRs, occupancy is expected to rise, not fall. This isn't an anti-tourism move. It's a pro-community, pro-'āina and a pro-livable future for our people.

Most of the Minatoya STRs don't create jobs with benefits or pathways for local residents. Most are managed by off-island agents. Meanwhile there are roughly 600+ County jobs left unfilled, jobs that actually build up our workforce and help families put down roots. We've lived the consequences of an economy on Maui built around investors instead of residents where our local community is pushed out due to no where to live, and extremely unsustainable rents.

Also, respectfully we ask for no carve-outs or special protections for timeshares, that would weaken the bill and keep the cycle going. We can't afford more exceptions. We need real housing solutions, not more loopholes.

Mahalo

Anrattanna Tourn
anrattannatourn83@gmail.com

Kihei, Hawaii 96753

HLU Committee

From: Maeve Montgomery <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 10:56 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Maeve Montgomery and I'm writing in strong support of Bill 9.

What we're doing here on Maui isn't radical, it's responsible. Cities and regions across the globe have recognized that short-term rentals have contributed to unsustainable economies: skyrocketing housing costs, increased infrastructure strain, and over-reliance on visitors. By phasing them out, they're taking steps toward economies that prioritize local families over absentee investors.

In Spain, the government ordered Airbnb to remove over 65,000 illegal tourist listings, citing violations of regional regulations and the need to restore housing access for residents. Barcelona plans to eliminate all 10,000 licensed short-term rental apartments by 2028 to protect long-term housing availability for residents.

In the U.S., cities like Los Angeles, San Francisco, and Santa Monica have implemented strict regulations on short-term rentals to curb their negative impact on housing affordability and community stability.

We're not crashing the economy, we're stabilizing it. By phasing out Minatoya STRs, we're taking a step toward an economy that prioritizes local families over absentee investors. This means lower rents, greater housing access for workers, and a stronger local economy built on residents.

Also, I respectfully ask for no carve-outs or special protections for timeshares. Let this bill do what it was intended for the Minatoya list.

Mahalo

Maeve Montgomery
maevemontgom@gmail.com

Kihei, Hawaii 96753

HLU Committee

From: Cleda Kalama <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 10:47 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Cleda April Kalama, and I'm writing in strong support of Bill 9.

It is evident that Maui residents need housing and shelter at affordable rates, and that over time, families have been displaced for the profit motive.

We keep hearing that these short-term rental units on the Minatoya List "aren't fit" for long-term living, but many of us grew up in them or knew 'ohana or friends that did.

When people say these units "aren't suitable" for locals, what they really mean is, we weren't supposed to be there in the first place.

That's the root of the problem. Most of our community have fond memories of these properties before they were completely overtaken and shoreline access blocked.

STRs didn't start as vacation getaways. Many of those buildings were long-term homes until investors turned them into commodities!!!

The truth is, if those units were brought back to the long-term market, locals would live in them again and a few still do, holding on however they can.

Also, I respectfully ask for no carve-outs or special protections for timeshares

Mahalo nui loa.

Cleda April Kalama
Oahu resident, real estate investor and entrepreneur

Cleda Kalama

cledaaprilkalama@gmail.com

Waianae, Hawaii 96792

HLU Committee

From: Melissa Peach <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 10:46 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Melissa Peach , and I'm writing in strong support of Bill 9.

This crisis didn't just happen. For decades, tourism was allowed to sprawl past the resorts, eating into neighborhoods. By the time of the fire, 87% of homes north of Kā'anapali were STRs.

Removing STRs isn't destroying tourism. It's bringing it back to the resorts, where it was always meant to be. Even if we phase out the 6,000+ Minatoya STRs, our occupancy rate is expected to increase.

This is not about jobs either. These aren't hotels and the majority are without union workers and local staff. These are mostly remote-managed units. Meanwhile, we have hundreds of open jobs here in the County with real benefits jobs our people could fill if they had a place to live.

We've seen how STRs hollow out communities and inflate housing costs. And we've watched other cities take bold action while Maui stood still. We've waited long enough. Let's stop treating STRs like they're too big to challenge and start standing with the people who are still trying to come home.

Also, I respectfully ask for no carve-outs or special protections for timeshares

Mahalo

Melissa Peach
misypeach@gmail.com

Kihei, Hawaii 96753

HLU Committee

From: May Sing <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 10:32 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is May Balino-Sing, and I'm writing in strong support of Bill 9. In West Maui, we don't just have a housing crisis we have a water crisis. Lahaina, and other parts of Maui Komohana face chronic water shortages. And yet, the majority of units on the Minatoya are visitors only.

Short-term rentals, especially non-owner-occupied, are heavy water users. Studies and common sense both show: when a unit is used for vacation instead of a home, water usage increases dramatically. Pools, laundry, showers, dishwashers, used multiple times a day by rotating groups of guests. No conservation mindset, no connection to 'āina, no kuleana. Meanwhile, our community is being told by county and state representatives that we are facing an unsustainable yield in water usage. There is literally no more water to even build affordable housing. We have been on water restrictions for years, where our community goes without while Minatoya short term rentals have zero restrictions. Housing is unaffordable, water is rationed, and the people who've lived here for generations are asked to bear the burden of a system that's been tipped out of balance.

By phasing out the Minatoya list we are taking back housing inventory for our people in areas where we need it most. I am also asking for no carve-outs or special protections for timeshares

Mahalo

May Sing
maysing66@gmail.com

Wahiawa, Hawaii 96786

HLU Committee

From: Brooke Dodd <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 10:27 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

Unlike a lot of people submitting testimony.... I was not born and raised here in Maui. I however, have lived and worked here in Maui since 2016 in the ICU caring for the community. Over the last decade in Maui, I have know many nurses, physicians, and healthcare employees that have had to leave Maui as a result of the housing shortage and ever increasing rental prices. Those of us without family, support, and multiple incomes are repeatedly being forced out of Maui due to the lack of control over housing regulations in areas that were never intended for short term rental.

Please don't tell anyone those places were never meant for locals or are something that families don't want to live in. Local residents were there long before the keypads and lockboxes, before the listings on Airbnb. These weren't luxury escapes, they were everyday homes, full of working families, aunties, kids, kūpuna.

What's "unlivable" now isn't the unit, it's the system that turned homes into investments. The reason it's no longer sustainable is because locals got priced out. Long-term leases disappeared. And suddenly, people are being told they never belonged there to begin with. I question the integrity of Maui County and the "care" being displayed for its community that desperately needs homes. It's public knowledge that the majority of properties on the Minatoya list are owned by non Maui residents. The push back and delay of enacting the bill to phase out short term rental of properties on the Minatoya list feels malicious and disrespectful to the community.

Also, I respectfully ask for no carve-outs or special protections for timeshares. This bill is meant to address short-term rentals in apartment zoned districts.

Mahalo

Brooke Dodd

bdodd723@gmail.com

91 Hui Road F , Unit A

Lahaina, Hawaii 96761

HLU Committee

From: Bridget Hogan <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 10:26 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

I am writing in strong support of Bill 9. There's this narrative going around that STR units "aren't livable" that they're somehow unfit for long-term residents. But I'm here to tell you: we lived there. Not just a few people, hundreds of us, thousands over the years. 'Ohana, Kūpuna, Restaurant workers, and our community.

These units were never built just for tourists. Over time, they were taken over and converted. But before that, they were part of our housing market, the only housing some of us could find or afford. We made them homes, not luxury escapes.

They were starter homes for many 'ohana, they were also just simply homes that back in the 1970s and 1980s, a part of our community. They were affordable and our 'ohana could live comfortably while our keiki and ourselves knew our neighbors. This is what we need to bring back!

As a teacher in south Maui, fewer and fewer local families are able to live in our area. Why are we prioritizing tourists instead of families?

Also, I respectfully ask for no carve-outs or special protections for timeshares.

Mahalo

Bridget Hogan
bridgethoganlee@gmail.com

Kihei, Hawaii 96753

HLU Committee

From: Marisa Pangilinan <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 10:18 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Marisa Pangilinan, and I'm writing in strong support of Bill 9. In West Maui, we don't just have a housing crisis we have a water crisis. Lahaina, and other parts of Maui Komohana face chronic water shortages. And yet, the majority of units on the Minatoya are visitors only.

Short-term rentals, especially non-owner-occupied, are heavy water users. Studies and common sense both show: when a unit is used for vacation instead of a home, water usage increases dramatically. Pools, laundry, showers, dishwashers, used multiple times a day by rotating groups of guests. No conservation mindset, no connection to 'āina, no kuleana. Meanwhile, our community is being told by county and state representatives that we are facing an unsustainable yield in water usage. There is literally no more water to even build affordable housing. We have been on water restrictions for years, where our community goes without while Minatoya short term rentals have zero restrictions. Housing is unaffordable, water is rationed, and the people who've lived here for generations are asked to bear the burden of a system that's been tipped out of balance.

By phasing out the Minatoya list we are taking back housing inventory for our people in areas where we need it most. I am also asking for no carve-outs or special protections for timeshares

Mahalo

Marisa Pangilinan
marisapangilinan@gmail.com
1222 15th Ave.
Honolulu, Hawaii 96816

HLU Committee

From: Nohealani Mahuna <nohealani.mahuna@gmail.com>
Sent: Monday, June 9, 2025 10:10 AM
To: County Clerk
Subject: SUPPORT FOR BILL 9- MINATOYA LIST PHASEOUT

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

Aloha to our hardworking County Council Members,

I am writing in **SUPPORT** of the Bill 9- Minatoya List/Short Term Rentals Phaseout.

For the past several years, I have consistently witnessed residents of Maui County BEGGING to find an affordable, decent place to live and the large amount of Short Term Rentals on our little island is a major contributing factor to this. There are many units on this list that could house our working class families who make too much for federal/state assistance but not nearly enough to afford a million dollar home on Maui- which is unfortunately the median home price at this time.

I grew up in Mahinahina on the West side of Maui- which seems like the heart of Short Term Rental Condominiums- however, I knew a ton of people who also lived there long-term. It is more than suitable for an individual, couples or families. At this point, many people are desperate to just stay on Maui. A decent place with a roof over their heads would more than fit their needs.

The opposition constantly mentions there is not enough storage in the unit but I believe that is the least of our concerns at this time. Plus, there are a lot of unused commercial spaces on Maui as well. I'm sure we could find a solution to convert these to storage units. There are so many ways to make this work for the residents of Maui who are desperate to be home.

I, and many others on island, are tired of putting money hungry, non-residents first. **It is time to flip the script and look after our people.** Please consider supporting Bill 9 and vote to phaseout the Minatoya List Short Term Rental "Homes."

Mahalo,
Nohealani Mahuna
nohealani.mahuna@gmail.com

HLU Committee

From: April Saretsky <aprilsaretsky@kw.com>
Sent: Monday, June 9, 2025 11:03 AM
To: HLU Committee
Subject: Bill 9 opposition

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

June 7, 2025

Councilmember Tasha Kama, Chair
Councilmember Tom Cook, Vice Chair
Committee on Housing and Land Use

RE: Bill 9 – A BILL FOR AN ORDINANCE AMENDING CHAPTERS 19.12, 19.32, AND 19.37 MAUI COUNTY CODE, RELATING TO TRANSIENT VACATION RENTALS IN APARTMENT DISTRICTS
Hearing Date – May 27, 2025 at 5:00 p.m.

Aloha Chair Kama, Vice Chair Cook and members of the committee,

My name is April Saretsky, and I am a licensed Realtor with Keller Williams Realty Maui and a resident of Maui for 18 years. I'm writing to strongly oppose Bill 9, which seeks to phase out legal transient vacation rentals (TVRs) in apartment-zoned areas. While I fully support addressing our island's housing crisis, this bill won't solve the problem!

Bill 9 threatens to eliminate a vital source of income for many residents. These units often help retirees and local families maintain ownership of their properties. If this bill passes, they will likely be forced to sell—many to out-of-state buyers who will not contribute to our community. It also pushes market share to chain hotels.

There will be plenty job loss. Hundreds of millions lost for our economy.

Rather than dismantling a legal sector of our economy, the County should pursue policies that foster new construction and encourage long-term rentals through incentives. Zoning reform, infrastructure investment, and streamlined permitting can yield more sustainable outcomes.

For the above reasons, I respectfully urge the Council to defer this measure indefinitely and revisit it with a more collaborative, data-driven approach.

Mahalo for your time and consideration.

Respectfully,
April Saretsky
RS-83688
Keller Williams Realty Maui

--



April Saretsky REALTOR®
R(S) 83688
808-542-8059



HLU Committee

From: Fiona Van Der Mark <fionamv6@gmail.com>
Sent: Monday, June 9, 2025 11:05 AM
To: HLU Committee
Subject: Exclude Papakea from Bill 9

You don't often get email from fionamv6@gmail.com. [Learn why this is important](#)

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

I oppose Bill 9 as drafted and propose that the Council amend Bill 9 to exclude Papakea Oceanfront Resort which the County has historically identified as having A2-H2 zoning.

Background on Papakea

- Papakea was initially marketed and sold as a legal vacation rental property before any zoning restrictions limited transient vacation rentals in apartment zoned properties.
- Papakea owners have been operating legal vacation rentals for almost fifty years.
- Papakea has never been workforce housing so Papakea is not an example of a property that converted from workforce housing to transient vacation rental use.
- The majority of units at Papakea are under 600 square feet and the property has limited parking.
- Papakea is not in a residential neighborhood and is located alongside a long stretch of hotel-zoned properties and directly adjacent to multiple commercially-zoned properties.

Unlike apartment buildings designed for long-term residential use, Papakea has a front desk, an activity concierge, shared activity space, and numerous other common resort amenities.

- Owners purchased condos at Papakea with the reasonable expectation that short-term rentals were legal based on ordinances as far back as 1989, and as recent as 2022.
- In reliance on the Maui County ordinances and published documents, Hawaii state law, and constitutional protections, owners invested in costly renovations, furnishings, and long-term financial commitments such as mortgages that make any phase out of short-term rental right offensive of each buyer's investment-backed expectations.

Papakea's Contributions to the Community

- Papakea's resort operations provide full-time, benefited, employment for 35 local resident employees; some have worked at the property for over 17 years; some started in entry-level positions and worked into supervisory roles.
- Papakea supports a wide variety of local trade professionals including pest control, HVAC, painting, plumbing, electrical, general contracting, masonry, tile and flooring, fitness instructors, entertainers, and tree trimming.

Individual Owner Contributions to the Community

- Many small businesses owned and operated by local residents from the Maui community rely on Papakea short-term rentals including housekeepers, handymen, on-island agents, and contractors. These service providers set their own rates, work hours, select their own clients, work conditions and standard operating procedures. Shutting down short-term rentals at Papakea means telling local entrepreneurs that worked hard to build a small business that they need to just go get a job somewhere else to make less money, have less flexibility, and be subject to oppressive corporate policies.
- Papakea STRs support the State of Hawaii and County of Maui through payment of property taxes (many at the short-term rental rate), Transient Accommodations Tax, General Excise Tax, and Maui County Transient Accommodations Tax.
- Papakea guests support many small businesses on the island including restaurants, food trucks, tour operators, activities, state parks, the national park, and shops.
- Papakea owners and guests regularly participate in community activities including volunteering at beach cleanups, Maui Humane Society, the hospital, and many other local organizations, and contribute to local philanthropic and cultural efforts.

I would like to thank the committee for the opportunity to comment.

Sincerely,

Fiona Van Der Mark

3543 Lower Honoapiilani Road, Apartment E203

HLU Committee

From: Brandon Harris <bharris3880@gmail.com>
Sent: Monday, June 9, 2025 11:53 AM
To: HLU Committee; Alice L. Lee
Subject: Threats of Violence on eComment site related to Bill 9

Some people who received this message don't often get email from bharris3880@gmail.com. [Learn why this is important](#)

Dear HLU committee members

This could be one reason why certain local business and other that would be impacted negatively by this proposed bill may not wish to testify.



Thank you

Brandon Harris

Sent from my iPhone

HLU Committee

From: Mavis Oliveira-Medeiros <mavisoliveira@gmail.com>
Sent: Monday, June 9, 2025 11:54 AM
To: HLU Committee
Cc: miltongerardoliveira@gmail.com; Mona Oliveira; Noela Oliveira
Subject: Bill 9 & Displaced ohana
Attachments: IMG_4565.jpg; IMG_1605.jpg; IMG_1608.jpg

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

Aloha Chair Kama, Vice Chair U'u-Hodgins and HLU Committee Members:

This is Mavis Oliveira-Medeiros of East Maui R.A.O. I support bill 9 and did send another testimony.

I think the timing of this makes it important to note. Our niece in photo with her husband and 3 Keiki, moved to Oregon just last week, no longer able to afford living here on Maui, where she was born and raised, where she was one of the "Planners/Organizers" for our ohana get togethers, to include reunions and luau.

Although the low availability of longterm rentals affect Lahaina fire survivors the most in these times, there are others.

Our Niece worked for many years at a Dialysis Center, serving perhaps your ohana or people you know. Her husband for the Gas Company, most likely serving some of your ohana too.

Her Dad (my brother) lost his eldest daughter to cancer a little over a year ago. May she rest in peace. 🙏 This means he has one adult child left on Maui & one Grandchild. Coming from both parents who had 12 siblings each, you can imagine how many cousins, Uncles & Aunties we were raised with. It's our way of life to celebrate all of our Keiki's important phases/steps in life. From 1st baby luau, to the smaller Kindergarten, 5th grade & 8th grade graduations to the bigger high school graduation, college, wedding, significant birthdays, retirement, then ho'olewa.

Our niece waited for her eldest to graduate from Kamehameha to move.

When others talk or testify about our families being displaced and upsetting the close knit family base, know that this is not something that they just made up, it's real and its effect runs far and deep.

Pray you choose our people and truly affordable rentals or homes to purchase.

Mahalo,

Mavis Oliveira-Medeiros
(808)866-7409

HLU Committee

From: Holly Badr-El-Din <hollymbed@gmail.com>
Sent: Monday, June 9, 2025 11:58 AM
To: HLU Committee
Subject: Testimony in support of HLU-4 Bill 9

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

Aloha Members of the Housing and Land Use Committee,

My name is Holly Apau Badr-El-Din (Jachowski), and I am writing in strong support of HLU-4 Bill 9, to fully discontinue Transient Vacation Rental use in Apartment Districts.

"Should I leave Maui?" is an ever present question in our community's youth. Help shift the narrative with your vote, so that "When do I leave Maui?" does not become inevitable across Maui's working families.

I am part of the Hawaiian diaspora, currently living in California.

I grew up on Maui and attended Kamehameha Schools. After attending college in California, I returned to Maui to work in the design field, the small business community, and to reconnect with the land and my community. I started my own business upcountry in 2019, and eventually moved to California in late 2020. I continue to be involved with the Maui community through personal family & friends and work & volunteer opportunities.

Across the years, I have learned that Maui is not unique in its housing crisis.

Investors have been allowed to profit off of apartments and homes in residential communities across US vacation hubs - in major cities like San Francisco & New York, ski destinations like Lake Tahoe, and summer season beach & lake towns.

Like in these other destinations, the local, working community members who sustain Maui have steadily lost access to reasonably valued, stable living situations.

The abundance of transient vacation rentals in apartment districts has fundamentally altered the fabric of Maui's neighborhoods. This change has rippled through the community over time. It has altered Maui's handling of natural emergencies - bringing forth the tension of caring for humans who live on-island full time, versus caring for the investments of remote owners who often live thousands of miles away.

HLU-4 Bill 9 is a critical step forward to increase the supply of long-term housing for community members. It is the climate-friendly, energy saving, logical path at your fingertips. It will mitigate the number of new builds required to house actual community members in the long run. The bill reinforces the intent of zoning laws. It prioritizes the needs of local, full-time residents. This kind of reform is exactly what's needed to keep Maui a place where working families and future generations can thrive.

The question in front of you is: Who is Maui For?

Your duty is to represent resident taxpayers who are a part of Maui's everyday community. Our local families need this supply of existing housing to be reallocated as a long-term resource. **Pass this bill to malama the future of Maui.**

Malama pono,
Holly Apau Badr-El-Din

HLU Committee

From: County Clerk
Sent: Monday, June 9, 2025 12:01 PM
To: HLU Committee
Subject: fwd: Testimony
Attachments: Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support for Bill 9 to Phase Out the Minatoya List!; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout

HLU Committee

From: Amy Chang <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 11:50 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Amy Joyce Chang, an 44 year Maui resident, part time School teacher and self business owner who votes and pays taxes. I'm writing in strong support of Bill 9 to phase out the Minatoya STR. The whole island has housing issues, the least we can do is start and support West Maui where the fires were, with no special protections for off island timeshare investors.

I am really proud of the mayor for making this stand . Thank you.

Of course we don't just have a housing crisis,we have a water crisis. We passed the water authority bill, where are the creative investigations into grants for a reservoir in rainy season east side and north shore when we lose millions of gallons of water that could be used for all residents?

I agree whole heartedly with these next observations that are facts.

Short-term rentals, especially non-owner-occupied, are heavy water users. Studies and common sense both show: when a unit is used for vacation instead of a home, water usage increases dramatically. Pools, laundry, showers, dishwashers, used multiple times a day by rotating groups of guests. No conservation mindset, no connection to 'āina, no kuleana. Meanwhile, our community is being told by county and state representatives that we are facing an unsustainable yield in water usage. There is literally no more water to even build affordable housing. We have been on water restrictions for years, where our community goes without while Minatoya short term rentals have zero restrictions. Housing is unaffordable, water is rationed, and the people who've lived here for generations are asked to bear the burden of a system that's been tipped out of balance.

By phasing out the Minatoya list we are taking back housing inventory for our people in areas where we need it most. I am also asking for no carve-outs or special protections for timeshares

Mahalo

Amy Chang

mauiamy@yahoo.com

64 Door of Faith Rd

Haiku, Hawaii 96708

HLU Committee

From: Amber Suzui <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 11:43 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

I am writing in strong support of Bill 9. There's this narrative going around that STR units "aren't livable" that they're somehow unfit for long-term residents. But I'm here to tell you: we lived there. Not just a few people, hundreds of us, thousands over the years. 'Ohana, Kūpuna, Restaurant workers, and our community.

These units were never built just for tourists. Over time, they were taken over and converted. But before that, they were part of our housing market, the only housing some of us could find or afford. We made them homes, not luxury escapes.

They were starter homes for many 'ohana, they were also just simply homes that back in the 1970s and 1980s, a part of our community. They were affordable and our 'ohana could live comfortably while our keiki and ourselves knew our neighbors. This is what we need to bring back!

Also, I respectfully ask for no carve-outs or special protections for timeshares.

Mahalo

Amber Suzui
ambersuzui@gmail.com

Wahiawa, Hawaii 96786

HLU Committee

From: Lily Gregory <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 11:36 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is [Your Name], and I'm writing in strong support of Bill 9.

We keep hearing that these short-term rental units on the Minatoya List "aren't fit" for long-term living, but many of us grew up in them or knew 'ohana or friends that did.

When people say these units "aren't suitable" for locals, what they really mean is, we weren't supposed to be there in the first place. That's the root of the problem. Most of our community have fond memories of these properties before they were completely overtaken and shoreline access blocked.

STRs didn't start as vacation getaways. Many of those buildings were long-term homes until investors turned them into commodities. The truth is, if those units were brought back to the long-term market, locals would live in them again and a few still do, holding on however they can.

Also, I respectfully ask for no carve-outs or special protections for timeshares

Mahalo

Lily Gregory
lgregoryheffernan@gmail.com

Kahului, Hawaii 96733

HLU Committee

From: Kailani Medeiros-Sodetani <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 11:35 AM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Kailani Medeiros-Sodetani, and I'm writing in strong support of Bill 9. After the fire, we started learning the full truth. Nearly 87% of the units north of Kā'anapali were short-term rentals, entire neighborhoods turned into ghost towns of empty condos with keypads instead of neighbors.

Phasing out Minatoya STRs isn't about pushing out visitors, it's about giving families a fighting chance to stay. Maui's tourism numbers are still strong, and even without these STRs, occupancy is expected to rise, not fall. This isn't an anti-tourism move. It's a pro-community, pro-'āina and a pro-livable future for our people.

Most of the Minatoya STRs don't create jobs with benefits or pathways for local residents. Most are managed by off-island agents. Meanwhile there are roughly 600+ County jobs left unfilled, jobs that actually build up our workforce and help families put down roots. We've lived the consequences of an economy on Maui built around investors instead of residents where our local community is pushed out due to no where to live, and extremely unsustainable rents.

Also, respectfully we ask for no carve-outs or special protections for timeshares, that would weaken the bill and keep the cycle going. We can't afford more exceptions. We need real housing solutions, not more loopholes.

Mahalo,
Kailani

Kailani Medeiros-Sodetani
kailanimedeiros@gmail.com

Lahaina, Hawaii 96761

HLU Committee

From: Staci Fujimoto <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 11:31 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

I am writing in strong support of Bill 9. There's this narrative going around that STR units "aren't livable" that they're somehow unfit for long-term residents. But I'm here to tell you: we lived there. Not just a few people, hundreds of us, thousands over the years. 'Ohana, Kūpuna, Restaurant workers, and our community.

These units were never built just for tourists. Over time, they were taken over and converted. But before that, they were part of our housing market, the only housing some of us could find or afford. We made them homes, not luxury escapes.

They were starter homes for many 'ohana, they were also just simply homes that back in the 1970s and 1980s, a part of our community. They were affordable and our 'ohana could live comfortably while our keiki and ourselves knew our neighbors. This is what we need to bring back!

Also, I respectfully ask for no carve-outs or special protections for timeshares.

Mahalo

Staci Fujimoto
staci.fujimoto@yahoo.com

Pepeekeo, Hawaii 96783

HLU Committee

From: Kaylene Sheldon <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 11:26 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Kauwila Sheldon and I'm writing in strong support of Bill 9.

I am a descendant of ancestors who lived in Lahaina and an aunty of a loving nephew who owned a home in Lahaina. And we've been saying this for a long time: short-term rentals have taken over our kūpuna's town. Before the fire, it was already impossible to find housing. After the fire, seeing what was remaining, it became clear just how many homes weren't homes at all; they were STRs. That's not balance, that's erasure.

We've been told phasing out STRs is "too extreme," that it'll hurt the economy. But the truth is: STRs have been hurting us. They drive up housing prices, overburden our roads, and leave our neighborhoods empty of real neighbors. What kind of recovery leaves us priced out of our own community?

And these STRs aren't job creators nor should you believe the numbers from 10,000 job losses. They don't hire cleaning crews full time, its majority transient, and most don't have front desks or full time maintenance staff on property. They don't support local working families the way long-term housing or union hotels do. We've got hundreds of open County jobs that could be filled if people had somewhere to live.

Also, respectfully I ask for no carve-outs or special protections for timeshares. Please respect our historical sites, our home and the people!

Me ka ha'aha'a,
Kauwila Sheldon

Kaylene Sheldon
kauwilamahina@gmail.com

Kaaawa, Hawaii 96730

HLU Committee

From: Kara Toussaint <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 11:25 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Kara Toussaint, and I'm writing in strong support of Bill 9.

I am from the mainland, but I have been fortunate enough to travel to Hawaii many times, and to stay as long as six months at one point in time, and I am a strong supporter of this bill for the people of Hawaii.

The truth is, these off-island property owners knew, and have known that they were buying a property on an island. Islands have scarce resources to being with, then add any type of natural disaster and that scarcity gets amplified. Rules change all the time, and rules have to change now to support people that live on the islands.

Homes in Hawaii should be reserved for people who live there 12 months of the year and work there 12 months of the year. If you don't live there, then you can still own a property, but that property must be lived in by that owner or available to people on-island for long term rentals.

Housing is a necessity, and priority should be given to those that live there full-time. People can still own, but one can't use it for short-term investment only.

More concern needs to be shown to those that call the islands home, and not to someone's balance sheet.

Also, respectfully I ask for no carve-outs or special protections for timeshares

Mahalo

Kara Toussaint

kara.toussaint@gmail.com

Palm Desert, California 92260

HLU Committee

From: Stefania Xytakis <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 11:21 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Stefania Xytakis, and I'm writing in strong support of Bill 9. In West Maui, we don't just have a housing crisis we have a water crisis. Lahaina, and other parts of Maui Komohana face chronic water shortages. And yet, the majority of units on the Minatoya are visitors only.

Short-term rentals, especially non-owner-occupied, are heavy water users. Studies and common sense both show: when a unit is used for vacation instead of a home, water usage increases dramatically. Pools, laundry, showers, dishwashers, used multiple times a day by rotating groups of guests. No conservation mindset, no connection to 'āina, no kuleana. Meanwhile, our community is being told by county and state representatives that we are facing an unsustainable yield in water usage. There is literally no more water to even build affordable housing. We have been on water restrictions for years, where our community goes without while Minatoya short term rentals have zero restrictions. Housing is unaffordable, water is rationed, and the people who've lived here for generations are asked to bear the burden of a system that's been tipped out of balance.

By phasing out the Minatoya list we are taking back housing inventory for our people in areas where we need it most. I am also asking for no carve-outs or special protections for timeshares

Mahalo

Stefania Xytakis, a concerned resident of Maui

Stefania Xytakis
swellhealthcoaching@gmail.com

509 Pio Drive

Wailuku, Hawaii 96793

HLU Committee

From: Sonia Avasthi <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 11:10 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Sonia Avasthi and I'm writing in strong support of Bill 9.

We're not being unreasonable in our ask to support Bill 9, we're late to the game. Cities and regions across the globe, from New York to Barcelona, have already taken bold steps to rein in STRs. They've recognized the damage STRs do to housing markets and community life.

In places like San Francisco and Santa Monica, regulations limit short-term rentals to primary residences and impose strict caps on rental days to prevent the conversion of housing into de facto hotels. What we have now with the Minatoya list is a majority of de facto hotels.

Operating without any full time staff, lock boxes and do as you please mentality.

Maui has allowed this to go on for too long, and now we're simply doing what should have been done years ago: protecting housing for residents and restoring balance to our neighborhoods.

Also, I respectfully ask for no carve-outs or special protections for timeshares

Mahalo

Sonia Avasthi

Hawaii Department of Education

Highly qualified, Special education teacher

Sonia Avasthi

sonia.avasthi@gmail.com

Makawao , Hawaii 96768

HLU Committee

From: Sonia Avasthi <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 11:08 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is [Your Name], and I'm writing in strong support of Bill 9. We are often told that we can "build our way out" of the housing crisis. But that argument ignores the truth of life in Maui Komohana: we don't even have enough water.

Our water is a public trust resource not a private amenity to be used freely by those who can pay the most. That's not just a moral principle, it's a constitutional one. Under the Hawai'i State Constitution and the Public Trust Doctrine, our County government has a legal and ethical obligation to protect water for present and future generations.

How can we fulfill that responsibility when thousands of short-term rentals, 85% of them owned by non-residents are using this precious resource at disproportionate rates, all for visitor luxury? Pools. Landscaping. Daily laundry. Turnover after turnover.

Meanwhile, families in West Maui are being told to conserve and be conscious. In the name of "growth," we're asked to believe that the solution is to build more, more units, more visitors, more demands on a system that is already past its breaking point. Instead of looking at the current housing stock we already have tied to resources.

The time for half-measures is over. Phasing out the Minatoya list means protecting our wai. I am also requesting no carve-outs or special protections for timeshares.

Mahalo

Sonia Avasthi

Hawaii department of education

Highly qualified Special education teacher

Sonia Avasthi

sonia.avasthi@gmail.com

Makawao, Hawaii 96768

HLU Committee

From: Andrea June <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 11:02 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

I am writing in strong support of Bill 9. There's this narrative going around that STR units "aren't livable" that they're somehow unfit for long-term residents. But I'm here to tell you: we lived there. Not just a few people, hundreds of us, thousands over the years. 'Ohana, Kūpuna, Restaurant workers, and our community.

These units were never built just for tourists. Over time, they were taken over and converted. But before that, they were part of our housing market, the only housing some of us could find or afford. We made them homes, not luxury escapes.

They were starter homes for many 'ohana, they were also just simply homes that back in the 1970s and 1980s, a part of our community. They were affordable and our 'ohana could live comfortably while our keiki and ourselves knew our neighbors. This is what we need to bring back!

Also, I respectfully ask for no carve-outs or special protections for timeshares.

Mahalo

Andrea June
eyelandhealing@gmail.com

Waianae, Hawaii 96792

HLU Committee

From: Brian Ford <brian_ford@earthlink.net>
Sent: Monday, June 9, 2025 12:08 PM
To: HLU Committee
Subject: Opposition to Bill 9(2025)

You don't often get email from brian_ford@earthlink.net. [Learn why this is important](#)

I am writing to express **opposition to Bill 9 (2025)**. I have been a timeshare owner of suite 315 at the Kuleana Club for over 50 years. I own two weeks per year—this has never been a second home, or an investment property. We come annually and support local restaurants, and my family has built lasting relationships on the island. We are repeat visitors who have supported the community and want to continue to be a part of the community.

Brian

Brian & Cheryl Ford
11151 Jellico Ave.
Granada Hills, CA 91344
Cell B : (818) 472-5417
Cell C : (818) 516-4542

Brian_ford@earthlink.net
Cher.ford21@gmail.com

HLU Committee

From: County Clerk
Sent: Monday, June 9, 2025 12:56 PM
To: HLU Committee
Subject: fwd: Testimony
Attachments: Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support for Bill 9 to Phase Out the Minatoya List!; Support for Bill 9 to Phase Out the Minatoya List!; Subject line: Testimony re: Bill 9 (Minatoya Phase-Out); Support of Bill 9 – Minatoya STR Phaseout

HLU Committee

From: Maria Gaca <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 12:51 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Maria Gaca and I'm writing in **STRONG** support of Bill 9.

What locals are doing here on Maui isn't radical, it's responsible. Cities and regions across the globe have recognized that short-term rentals have contributed to unsustainable economies: skyrocketing housing costs, increased infrastructure strain, and over-reliance on visitors. By phasing them out, they're taking steps toward economies that prioritize local families over absentee investors.

In Spain, the government ordered Airbnb to remove over 65,000 illegal tourist listings, citing violations of regional regulations and the need to restore housing access for residents. Barcelona plans to eliminate all 10,000 licensed short-term rental apartments by 2028 to protect long-term housing availability for residents.

In the U.S., cities like Los Angeles, San Francisco, and Santa Monica have implemented strict regulations on short-term rentals to curb their negative impact on housing affordability and community stability.

We're not crashing the economy, we're stabilizing it. By phasing out Minatoya STRs, we're taking a step toward an economy that prioritizes local families over absentee investors. This means lower rents, greater housing access for workers, and a stronger local economy built on residents.

Also, I respectfully ask for no carve-outs or special protections for timeshares. Let this bill do what it was intended for the Minatoya list.

Mahalo

Maria Gaca

mgaca225@gmail.com

190 Pleasant View Dr

Lancaster, New York 14086

HLU Committee

From: Krystal Loui <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 12:46 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Krystal Loui, and I'm writing in strong support of Bill 9.

This crisis didn't just happen. For decades, tourism was allowed to sprawl past the resorts, eating into neighborhoods. By the time of the fire, 87% of homes north of Kā'anapali were STRs.

Removing STRs isn't destroying tourism. It's bringing it back to the resorts, where it was always meant to be. Even if we phase out the 6,000+ Minatoya STRs, our occupancy rate is expected to increase.

This is not about jobs either. These aren't hotels and the majority are without union workers and local staff. These are mostly remote-managed units. Meanwhile, we have hundreds of open jobs here in the County with real benefits jobs our people could fill if they had a place to live.

We've seen how STRs hollow out communities and inflate housing costs. And we've watched other cities take bold action while Maui stood still. We've waited long enough. Let's stop treating STRs like they're too big to challenge and start standing with the people who are still trying to come home.

Also, I respectfully ask for no carve-outs or special protections for timeshares

Mahalo,
Krystal Loui

Krystal Loui
krys_anu@hotmail.com

Kahului, Hawaii 96732

HLU Committee

From: Barry Henry <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 12:45 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Barry Henry, and I'm writing in strong support of Bill 9.

This crisis didn't just happen. For decades, tourism was allowed to sprawl past the resorts, eating into neighborhoods. By the time of the fire, 87% of homes north of Kā'anapali were STRs.

Removing STRs isn't destroying tourism. It's bringing it back to the resorts, where it was always meant to be. Even if we phase out the 6,000+ Minatoya STRs, our occupancy rate is expected to increase.

This is not about jobs either. These aren't hotels and the majority are without union workers and local staff. These are mostly remote-managed units. Meanwhile, we have hundreds of open jobs here in the County with real benefits jobs our people could fill if they had a place to live.

We've seen how STRs hollow out communities and inflate housing costs. And we've watched other cities take bold action while Maui stood still. We've waited long enough. Let's stop treating STRs like they're too big to challenge and start standing with the people who are still trying to come home.

Also, I respectfully ask for no carve-outs or special protections for timeshares

Mahalo

Barry Henry
barryhenryjr@gmail.com

Kihei, Hawaii 96753

HLU Committee

From: karyn Jones <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 12:31 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Karyn Jones, and I'm writing in strong support of Bill 9. It is time to put Hawaiians first.

I am a frequent visitor to Hawai'i. I am increasingly saddened to see the expansion of short term rentals to visiting tourists. Short-term rentals have taken over Lahaina. Before the fire, it was already almost impossible for locals to find housing. After the fire, seeing what was remaining, it became clear just how many homes weren't homes at all; they were STRs. That's not balance, that's erasure.

We've been told phasing out STRs is "too extreme," that it'll hurt the economy. But the truth is: STRs have been hurting hawaiians. They drive up housing prices, overburden our roads, and leave our neighborhoods empty of real neighbors. What kind of recovery leaves us priced out of our own community?

And these STRs aren't job creators nor should you believe the numbers from 10,000 job losses. They don't hire cleaning crews full time, its majority transient, and most don't have front desks or full time maintenance staff on property. They don't support local working families the way long-term housing or union hotels do. We've got hundreds of open County jobs that could be filled if people had somewhere to live.

Also, respectfully I ask for no carve-outs or special protections for timeshares

Mahalo

karyn Jones
karynjune13@gmail.com

Hermiston , Oregon 97838

HLU Committee

From: Gigi Axelrode <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 12:25 PM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Brigitte, and I'm writing in strong support of Bill 9.

After the fire, we started learning the full truth. Nearly 87% of the units north of Kā'anapali were short-term rentals, entire neighborhoods turned into ghost towns of empty condos with keypads instead of neighbors.

Phasing out Minatoya STRs isn't about pushing out visitors, it's about giving families a fighting chance to stay. Maui's tourism numbers are still strong, and even without these STRs, occupancy is expected to rise, not fall. This isn't an anti-tourism move. It's a pro-community, pro-'āina and a pro-livable future for our people. There needs to be spaces to care for kamaaina- not just visitors. How long are our islands going to be run for tourists and not residents or kanaka?

Most of the Minatoya STRs don't create jobs with benefits or pathways for local residents. Most are managed by off-island agents. Meanwhile there are roughly 600+ County jobs left unfilled, jobs that actually build up our workforce and help families put down roots. We've lived the consequences of an economy on Maui built around investors instead of residents where our local community is pushed out due to no where to live, and extremely unsustainable rents.

Also, respectfully we ask for no carve-outs or special protections for timeshares, that would weaken the bill and keep the cycle going. We can't afford more exceptions. We need real housing solutions, not more loopholes. Please care for kanaka and residents first.

Mahalo

Brigitte

Gigi Axelrode

gigiaxelrode@gmail.com

28 lanipo pl

Kahului , Hawaii 96732

HLU Committee

From: Krystal Lota <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 12:18 PM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

*Kaimana Lota, 9yo Papa Eha

Welina mai me ke aloha, My name is Kaimana Lota, a 9 year old who lost her home due to the 2023 Lahaina fires

and as a kid who was born and raised in Lahaina, Maui and I know first hand how hard it is for all the other families who also lost their home and how are people supposed to find a place to live if it's all unaffordable for the families of Lahaina. And you keep saying that it's going to be affordable for families and it never is, so stop building short term rentals... It's a waste of money and it's not helping our community in any way shape or form. We have been fighting for short term rentals to be gone for basically 2 years already and you guys never do anything about it so if it's not going to help our community we don't want to hear it and we fight and fight and fight but you always seem like you do so much for our community when it comes to these type of things but you don't and you always act like you know how it feels to be disappointed by you guys over and over again and again but really, you don't. But do you really understand the feeling of us always getting mad at you guys? Do you really understand the exhaustion that we go through every meeting to write our testimonies? Do you understand the stress we go through each meeting to write and perform our testimony in hopes that we win this meeting? Oh right you don't understand. And I hope one day when the older generation arrives, I hope that they don't have to live the life that we had to live. I hope that they can enjoy their life and not spend their free time writing testimonials and worrying about whether or not they should show up to meeting to fight or whether if it's just a waste of their time. And I hope one day they can enjoy their time in life.

Mahalo.

Kaimana Lota 9yo 3rd grade

Krystal Lota

browneyes808@aol.com

15 Nohoana Pl

Wailuku, Hawaii 96793

HLU Committee

From: Kainoa Lei MacDonald <808divergentgroup@gmail.com>
Sent: Monday, June 9, 2025 12:06 PM
To: County Clerk
Cc: AHHL Waitlist
Subject: Subject line: Testimony re: Bill 9 (Minatoya Phase-Out)
Attachments: 060925_Testimony in Strong Support of Bill 9 – Phase Out of Short-Term Rentals.pdf

You don't often get email from 808divergentgroup@gmail.com. [Learn why this is important](#)

Aloha County Clerk's office,

Please accept my testimony submission for the support of **Bill 9**. I am not able to attend in person today due to working off island. It saddens me how many real estate agents have neglected to advise these apartment/condo owners of the Minatoya properties.

Over time, these units were taken over by the tourism industry, while the State failed to protect them, failed to regulate their conversion, and failed to act. The brunt of these failures has fallen squarely on our lāhui—displacing families, separating communities, and pricing Native Hawaiians out of our own homelands, all while our lands face new threats and political promises go unfulfilled.

If we don't act now, the unintended consequences will continue: more local voices silenced, more 'ohana forced out—so let's **pass Bill 9 without carve-outs, especially for timeshares.**

Kainoa Lei MacDonald

SCHHA Maui/Lana'i MokuPuni Council

Association of Hawaiians for Homestead Lands (AHHL) Secretary/MokuHonu Director

(808) 419-8646 Direct

Email: 808divergentgroup@gmail.com

~ Dedicated to Ending The Hawaiian Homes Waiting List

Testimony in Strong Support of Bill 9 – Phase Out of Short-Term Rentals
Submitted by: Kainoa MacDonald
Maui/Lānaʻi Council, Sovereign Council of Hawaiian Homestead Associations

Aloha Chair and Councilmembers,

My name is Kainoa MacDonald. I descend from the Kukahiko 'Ohana of Honua'ula and the Nu'uhiwa 'Ohana of Waihe'e Valley—families who fought to keep our 'āina in Hawaiian hands. Today, I serve on the Maui/Lānaʻi Mokupuni Council of the Sovereign Council of Hawaiian Homestead Associations (SCHHA), a 43 CFR federally registered Homestead Beneficiary Association with standing before the U.S. Department of the Interior. I also serve as Director and Secretary of the Association of Hawaiians for Homestead Lands (AHHL). This HBA's collective responsibility is to uphold the Hawaiian Homes Commission Act of 1920, secured by Prince Kūhiō and reaffirmed in the 1959 Statehood Admissions Act. Yet today, over 29,000 Native Hawaiian beneficiaries still wait—generation after generation—for the land and housing they were promised.

I rise in *strong support Bill 9* and the phase-out of STRs on the Minatoya list. We are being displaced while investor-owned vacation rentals thrive. "Aole!

For over a year, our community has demanded action—testified, marched, passed legislation, and packed council meetings. This is the most direct response to the housing crisis we've seen in years. There are 6,127 STRs on the Minatoya list. 85% are owned by out-of-state investors. These units displaced our 'ohana, raised rents, and turned our neighborhoods into commercial zones.

These weren't built just for tourists. In the 70s and 80s, many local families lived in these units. They were affordable starter homes, places where our keiki knew their neighbors. But over time, they were converted and priced out of reach. **They didn't become unlivable—they became unavailable.**

Now, the urgency is clear. I respectfully ask:

- **Pass Bill 9 with strength and integrity—no carve-outs, no special protections for timeshares.**
- **Return housing in Apartment Districts back to the community.**
- **Prioritize HHCA beneficiaries and long-term residents in all future housing policy.**

Carving out exemptions for timeshares—when even the Planning Department never asked for it—only invites more loopholes, weakens enforcement, and adds more **HEWA!** We've waited too long. We need housing for families, not luxury escapes. Let's bring our people back. Let's restore our communities. Let's pass Bill 9 with *no carve-outs*.

Mahalo nui loa for your time and leadership.

Kainoa MacDonald
Maui/Lānaʻi Mokupuni Council, SCHHA
Secretary, Association of Hawaiians for Homestead Lands

HLU Committee

From: Angelica Ng <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 12:05 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Angelica Ng, and I'm writing in strong support of Bill 9. In West Maui, we don't just have a housing crisis we have a water crisis. Lahaina, and other parts of Maui Komohana face chronic water shortages. And yet, the majority of units on the Minatoya are visitors only.

Short-term rentals, especially non-owner-occupied, are heavy water users. Studies and common sense both show: when a unit is used for vacation instead of a home, water usage increases dramatically. Pools, laundry, showers, dishwashers, used multiple times a day by rotating groups of guests. No conservation mindset, no connection to 'āina, no kuleana. Meanwhile, our community is being told by county and state representatives that we are facing an unsustainable yield in water usage. There is literally no more water to even build affordable housing. We have been on water restrictions for years, where our community goes without while Minatoya short term rentals have zero restrictions. Housing is unaffordable, water is rationed, and the people who've lived here for generations are asked to bear the burden of a system that's been tipped out of balance.

By phasing out the Minatoya list we are taking back housing inventory for our people in areas where we need it most. I am also asking for no carve-outs or special protections for timeshares

Every action you take and decision you make creates a ripple effect. Will you help create positive or negative ripple effects for our community? You live with your choices for the rest of your life. What kind of Maui do you want to live in? What kind of Maui do you want for your children and grandchildren to live in?

Mahalo

Angelica Ng

lookitsangelica@yahoo.com

Kihei, Hawaii 96753

HLU Committee

From: Ray Kidani <rayjay@hawaii.rr.com>
Sent: Monday, June 9, 2025 1:36 PM
To: HLU Committee
Subject: Conversion of Short Term Housing to Long Term

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

Sirs,

I once owned property in Kahului, which I refused to rent long term, deciding it was better to leave it vacant. Many owners, like me, and those who rent short term are against long term rentals because the long term rental laws completely favor the long term renters. The most important reason is that there are no eviction laws in Hawaii. Once the renter moves in, he cannot be evicted even if he stops paying rent. Unlike Las Vegas, where the renter is physically removed from the property by the sheriffs one week after he does not pay his rent. In Hawaii, the owner suffers, while the renter continues to live in his long term rentals because the property owner continues to pay his property tax's and other rental property expenses. Secondly, most of the renters in Hawaii do not properly take care of the rental property and trash the rental property, such that when they finally leave, the owner must now expend a large amount of money to repair the property, so that it can be re-rented. Usually, the repair costs are more than the owner collected in rental fees. Unless Hawaii changes the long term rental laws, most rental property owners prefer short term rental or not rent at all.

So before you cancel all short term rentals, you should change the long term rental laws in favor of the property owner, such that he does not lose money when renting his property long term!

V/R,
A concerned citizen

HLU Committee

From: County Clerk
Sent: Monday, June 9, 2025 2:33 PM
To: HLU Committee
Subject: fwd: Testimony
Attachments: Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout;
Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout;
Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout

HLU Committee

From: Kami Yamamoto <kami@hawaiiworkerscenter.org>
Sent: Monday, June 9, 2025 2:21 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

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

Maui County Clerk,

Aloha Chair and Councilmembers,

I know so many people who lived in these units and not because they were desperate or out of options. Because it was actually a good life. Some of us grew up in those homes. I have memories of Minatoya units, barbecues in the shared lawn, hearing the ocean at night. It was sweet, it was simple, and it was comfortable.

Please don't anyone tell you those places were never meant for locals or are something our families don't want to live in. We were there long before the keypads and lockboxes, before the listings on Airbnb. These weren't luxury escapes, they were everyday homes, full of working families, aunties, kids, kūpuna.

What's "unlivable" now isn't the unit, it's the system that turned our homes into investments. The reason it's no longer sustainable is because locals got priced out. Long-term leases disappeared. And suddenly, we're being told we never belonged there to begin with. Or our reality of remembering our childhood is made up.

That's not just false, it's disrespectful to the lives we built in those places. We made a community there. Also, I respectfully ask for no carve-outs or special protections for timeshares. This bill is meant to address short-term rentals in apartment zoned districts.

Mahalo

Kami Yamamoto
kami@hawaiiworkerscenter.org

Honolulu, Hawaii 96820

HLU Committee

From: Sean Eichhorn <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 2:02 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is [Your Name], and I'm writing in strong support of Bill 9.

I am a resident of Lahaina. And we've been saying this for a long time: short-term rentals have taken over our town. Before the fire, it was already impossible to find housing. After the fire, seeing what was remaining, it became clear just how many homes weren't homes at all; they were STRs. That's not balance, that's erasure.

We've been told phasing out STRs is "too extreme," that it'll hurt the economy. But the truth is: STRs have been hurting us. They drive up housing prices, overburden our roads, and leave our neighborhoods empty of real neighbors. What kind of recovery leaves us priced out of our own community?

And these STRs aren't job creators nor should you believe the numbers from 10,000 job losses. They don't hire cleaning crews full time, its majority transient, and most don't have front desks or full time maintenance staff on property. They don't support local working families the way long-term housing or union hotels do. We've got hundreds of open County jobs that could be filled if people had somewhere to live.

Also, respectfully I ask for no carve-outs or special protections for timeshares

Mahalo

Sean Eichhorn
bruddahoak@gmail.com

Wailuku, Hawaii 96793

HLU Committee

From: Nora Makahanaloa <Leiannagurl@msn.com>
Sent: Monday, June 9, 2025 1:56 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

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

Maui County Clerk,

Aloha Chair and Councilmembers,

I am writing in strong support of Bill 9. There's this narrative going around that STR units "aren't livable" that they're somehow unfit for long-term residents. But I'm here to tell you: we lived there. Not just a few people, hundreds of us, thousands over the years. 'Ohana, Kūpuna, Restaurant workers, and our community.

These units were never built just for tourists. Over time, they were taken over and converted. But before that, they were part of our housing market, the only housing some of us could find or afford. We made them homes, not luxury escapes.

They were starter homes for many 'ohana, they were also just simply homes that back in the 1970s and 1980s, a part of our community. They were affordable and our 'ohana could live comfortably while our keiki and ourselves knew our neighbors. This is what we need to bring back!

Also, I respectfully ask for no carve-outs or special protections for timeshares.

Mahalo

Nora Makahanaloa
Leiannagurl@msn.com
3626 L. Honoapiilani Apt#B104
Iahaina, Hawaii 96761

HLU Committee

From: Laulani Tele <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 1:28 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Laulani Tele, and I'm writing in strong support of Bill 9.

Cities and regions across the globe, from New York to Barcelona, have already taken bold steps to rein in STRs. They've recognized the damage STRs do to housing markets and community life.

In places like San Francisco and Santa Monica, regulations limit short-term rentals to primary residences and impose strict caps on rental days to prevent the conversion of housing into de facto hotels. What we have now with the Minatoya list is a majority of de facto hotels.

Operating without any full time staff, lock boxes and do as you please mentality.

Maui has allowed this to go on for too long, and now we're simply doing what should have been done years ago: protecting housing for residents and restoring balance to our neighborhoods.

Also, I respectfully ask for no carve-outs or special protections for timeshares

Mahalo

Laulani Tele
laulani@gmail.com

Kāne'ohe, Hawaii 96744

HLU Committee

From: Ben Bordignon <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 1:24 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Ben Bordignon and I'm writing in strong support of Bill 9.

We're not being unreasonable in our ask to support Bil 9, we're late to the game. Cities and regions across the globe, from New York to Barcelona, have already taken bold steps to rein in STRs. They've recognized the damage STRs do to housing markets and community life.

In places like San Francisco and Santa Monica, regulations limit short-term rentals to primary residences and impose strict caps on rental days to prevent the conversion of housing into de facto hotels. What we have now with the Minatoya list is a majority of de facto hotels.

Operating without any full time staff, lock boxes and do as you please mentality.

Maui has allowed this to go on for too long, and now we're simply doing what should have been done years ago: protecting housing for residents and restoring balance to our neighborhoods.

Also, I respectfully ask for no carve-outs or special protections for timeshares

Mahalo

Ben Bordignon
benbordignon@gmail.com

Kihei, Hawaii 96753

HLU Committee

From: urusaigirl@gmail.com <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 1:04 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

I know so many people who lived in these units and not because they were desperate or out of options. Because it was actually a good life. Some of us grew up in those homes. I have memories of Minatoya units, barbecues in the shared lawn, hearing the ocean at night. It was sweet, it was simple, and it was comfortable.

Please don't anyone tell you those places were never meant for locals or are something our families don't want to live in. We were there long before the keypads and lockboxes, before the listings on Airbnb. These weren't luxury escapes, they were everyday homes, full of working families, aunties, kids, kūpuna.

What's "unlivable" now isn't the unit, it's the system that turned our homes into investments. The reason it's no longer sustainable is because locals got priced out. Long-term leases disappeared. And suddenly, we're being told we never belonged there to begin with. Or our reality of remembering our childhood is made up.

That's not just false, it's disrespectful to the lives we built in those places. We made a community there. Also, I respectfully ask for no carve-outs or special protections for timeshares. This bill is meant to address short-term rentals in apartment zoned districts.

People over profits.

Mahalo

urusaigirl@gmail.com

,

HLU Committee

From: Two Patriots LLC <twopatriotsllc@gmail.com>
Sent: Monday, June 9, 2025 2:47 PM
To: HLU Committee
Subject: Bill 9- One simple question

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

Aloha, I have a very simple question for the county council, and the locals that support Bill 9. How is the county going to make these Minatoya list condos affordable? Are they going to chip in or subsidize? The locals fighting for these can not afford the constantly increasing AOAO fees since the buildings are aging, the down payment to finance, or the overall price of the condo(notice I didn't mention property taxes since those will obviously go down). So where is the difference coming from?

This is a vital question. Are the locals hoping to just fight that fight later and try to lean on the state or federal government once again for assistance? That doesn't sound like an affordable self sufficient way of life. The handouts needs to stop. People need work ethic here like everywhere else. Thats what the STVR do. They employee many people and provide an opportunity to make a living. Taking this away would only cause more families to leave the island and hurt more local businesses. But, hey, the Hotels and their lobbyist will be very happy with Maui county. We know the ins and outs of this industry.

If you want to do what's right please decline this bill on these condos that aren't affordable and continue to build proper affordable housing around the island for the locals.

Mahalo Nui Loa!

Cliff Gardner
Hale Ono Loa 316
Maui 316 LLC

HLU Committee

From: c mittendo <cmittendo@hotmail.com>
Sent: Monday, June 9, 2025 3:59 PM
To: HLU Committee
Subject: Re: Bill 9 Testimony

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Aloha

Regarding Bill 9, the proposed ban on short term rentals in apartment zones is not good for Maui. Please do not pass it. Essentially re-zoning 7,000 mostly one and two bedroom apartments will not help house families. Families want to live in houses and neighborhoods, not apartments built for short term stays. This bill will take away income from Maui families and hurt Maui's bond rating. Please do not pass it.

Connie Mittendorf
Local Lahaina Resident and Hawaii Attorney

HLU Committee

From: County Clerk
Sent: Monday, June 9, 2025 4:09 PM
To: HLU Committee
Subject: Fw: Support of Bill 9 – Minatoya STR Phaseout

From: Coletta Washington <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 3:06 PM
To: County Clerk <County.Clerk@mauicounty.us>
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha, Council Members,

My name is Coletta 'CoCo' Washington, and I'm writing to express my strong support for Bill 9. I may not be a Hawaiian national, but this island has sheltered and supported me for over ten years, and I feel a deep sense of gratitude for the community that has made it my home. This isn't about being radical—it's about taking care of the people who actually live here. Across the world, cities have recognized that short-term rentals are pushing locals out of their communities by driving up housing costs, straining infrastructure, and making it harder for everyday people to afford to stay where they belong. We're seeing solutions everywhere—from Spain, where Airbnb was ordered to remove tens of thousands of illegal listings, to Barcelona's decision to phase out all short-term rental apartments by 2028, ensuring residents have homes first. Even cities across the U.S., like Los Angeles and San Francisco, have stepped up to regulate short-term rentals to preserve affordability and stability. By phasing out Minatoya STRs, we're not harming the economy—we're strengthening it. When local families have secure housing, workers can live where they work, and communities can thrive without relying on absentee investors. This means lower rents, more housing access for residents, and an economy built around people who call this place home—not just those passing through.

I also ask that timeshares don't receive special carve-outs or protections. Let this bill do what it was intended for—the Minatoya list.

Mahalo for your time and consideration.

Coletta Washington
runcoco626@icloud.com

Honolulu, Hawaii 96825

HLU Committee

From: Wills, Kyoko <KWills@ortc.com>
Sent: Monday, June 9, 2025 4:33 PM
To: HLU Committee
Subject: Testmonial for Bill 9 Aloha June 9, 2025

Importance: High

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

Aloha Tasha Kama and members of the committee

I am writing in today to express my opposition to Bill 9.

There are so many losses that will happen to the people of Maui County if this passes.

I oppose the proposed Bill; this is NOT the solution for home for our community. There are so many of the proposed Minatoya homes that no local could possibly afford. There have been many videos that clearly show the negative impact that will occur if all of you vote in favor of this bill, and you clearly demonstrate you are AGAINST the locals of Maui County.

PLEASE BE SOLUTION BASED:

- Start a lottery and allocate the funds to Hawaiian homes and subsidized housing.
- MAKE the builders accountable for adding affordable to the master plans of their communities.
- Find out why all of our water systems are owned privately. The mistakes of the past need to be learned from and the future needs to be more community based.
- Tax the hotels for them taking much of our valued resources.
- Monitor and enforce illegal vacation rentals.
- Consult with Peter Savio, author of "Hawaii's Solution to "Move to The Mainland" which outlines how Maui County can easily implement the process for developers to build affordable housing in Maui County.

I have witnessed many locals leaving, sad that the people who they voted for are against them. Please think of the people and NOT yourselves as your actions are reflecting your **"NO LOVE OF LOCALS"**

Kyoko Wills
808-206-5062
Resident of Lahaina

HLU Committee

From: Jessie Bello <jessie@bellorealty.com>
Sent: Monday, June 9, 2025 4:41 PM
To: HLU Committee
Subject: Bill 9 - written testimony

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

Thank you Maui County Council for considering the options to move forward with housing solutions for our community. I understand it is a very complex situation, and I have only lived on Maui for 20 years so I do not bring an understanding of the issues from before the 2001.

That said, I have worked in vacation rentals for over 15 years and most of my daily interaction is with (the independently owned and operated) cleaning crews and maintenance crews. These are real people who have worked incredibly hard to own a small business on Maui. Most of these individuals have worked in hotels and are concerned that going back to the hotels will be the only solution if Bill 9 is passed. Working in hotels took away their time with their families and deteriorated their community engagement, also hotels do not pay enough. Vacation rentals are not perfect, but do offer a LOT of flexibility to show up at your kids events and look after aging family members, while also having time to be a part of the community. It is really concerning to think of how this would affect these families, and our community as a whole. Please reconsider other options in our community for long term rental properties and other avenues of housing Maui residents. Just behind the need for housing is the need for our valuable and hard working small businesses and they need to know you're advocating for them at this crucial time.

Mahalo,
Jessica Bello

HLU Committee

From: Caleb Medefind <cmedefind@gmail.com>
Sent: Monday, June 9, 2025 5:08 PM
To: HLU Committee
Subject: Build affordable housing —don't remove STR rights.

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Aloha committee,

Please don't remove STR rights, especially from those condos that were not built for affordable housing.

Thanks,

Caleb Medefind

HLU Committee

From: E Pasqual <epasqual@yahoo.com>
Sent: Monday, June 9, 2025 5:17 PM
To: HLU Committee
Subject: Testimony on Bill 9 (2025) – Strong Opposition; Urge Retention of Timeshare Exemption

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

Aloha Council Members,

I am writing to express my strong opposition to Bill 9 (2025), which threatens to eliminate long-standing, legally operating short-term rentals—including timeshares—that have supported Maui's economy and community for decades.

That said, I appreciate the current draft (CD1) amendment exempting validly existing timeshare units and plans from the proposed phase-out. If the Council proceeds with this bill, I urge you to *retain this exemption* as an essential safeguard to protect owners, workers, and the local economy from unnecessary harm.

I am a timeshare owner at the Kuleana Club. Like hundreds of others, I own just one week per year—not a second home or investment property. I return annually, support local restaurants and shops, and have formed meaningful relationships within the community. Timeshare owners like me are part of a committed, stable group of repeat visitors who care deeply about Maui's well-being.

Timeshares differ fundamentally from other vacation rentals. Ownership is deeded by the week to hundreds of families, making these properties impractical and legally unworkable to convert into long-term housing. Banning them would not create homes—it would instead eliminate jobs, reduce tax revenue, and penalize law-abiding owners and operators.

Resorts like the Kuleana Club operate legally under Maui County Code 19.37.010, are fully compliant with TAT and GET requirements, and maintain high occupancy rates. Our community continues to contribute steadily to Maui's economy, even in challenging times.

Crucially, timeshares support stable, long-term employment. Many Kuleana Club employees have been with the property for over 25 years—some of whom lost their homes in the Lahaina fire. Eliminating timeshare use could cost them the last thing they have left: their jobs and security.

Timeshare owners and companies have also shown up in times of crisis—providing millions in wildfire relief funding and donating thousands of room nights for displaced families and first responders. That commitment endures.

In closing:

- I respectfully urge you to vote *against* Bill 9.
- But if it moves forward, *please retain the CD1 amendment* exempting timeshares.
- Timeshares are *not* transient vacation rentals.
- This exemption is a reasonable, lawful solution that protects jobs, sustains tax revenue, and aligns with the County's housing goals—without unintended consequences.

Mahalo for your time, service, and for considering the voices of owners like me.

Sincerely,
Ed Pasqual
San Diego, CA
Kuleana Club Timeshare Owner – Unit 722, Week 20

HLU Committee

From: Jazmin Tinsley <rawpikake@gmail.com>
Sent: Monday, June 9, 2025 10:50 PM
To: HLU Committee; County Clerk
Subject: I SUPPORT BILL 9

Some people who received this message don't often get email from rawpikake@gmail.com. [Learn why this is important](#)

Aloha e ~

Please please please support Bill 9. It is the right thing to do.

Māhala nui loa,

Jazmin Rose Tinsley
Owner & Designer
Raw Pīkake
808.283.5673
www.rawpikake.com