Housing and Land Use Committee (2025-2027) on 2025-10-22 9:00 AM

Meeting Time: 10-22-25 09:00

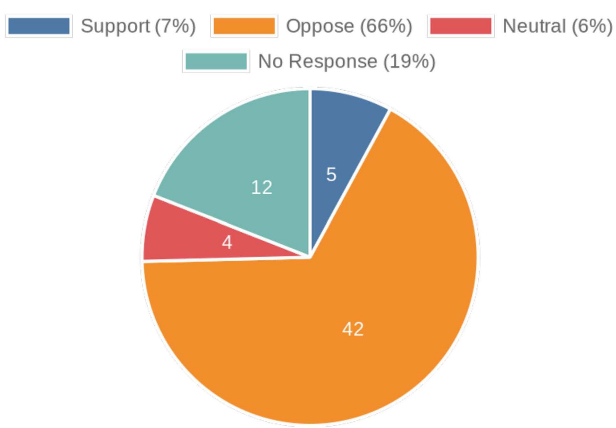
eComments Report

Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
Housing and Land Use Committee (2025-2027) on 2025-10-22 9:00 AM	10-22-25 09:00	2	63	5	42	4

Sentiments for All Meetings

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

Overall Sentiment



Housing and Land Use Committee (2025-2027) on 2025-10-22 9:00 AM
10-22-25 09:00

Agenda Name	Comments	Support	Oppose	Neutral
A G E N D A	22	3	13	3
HLU-4(1) TEMPORARY INVESTIGATIVE GROUP ON POLICIES AND PROCEDURES FOR TRANSIENT VACATION RENTAL USES IN THE APARTMENT DISTRICTS (HLU-4(1))	41	2	29	1

Sentiments for All Agenda Items

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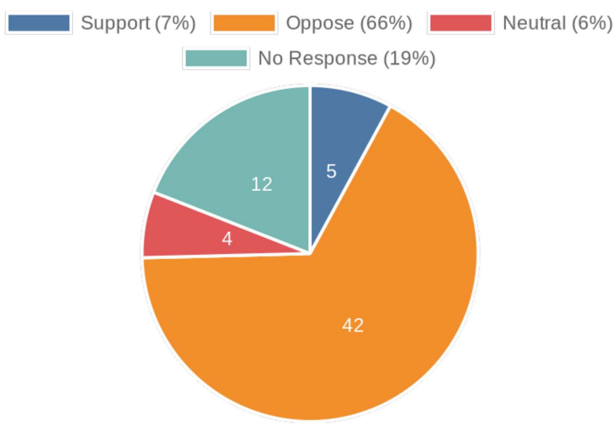
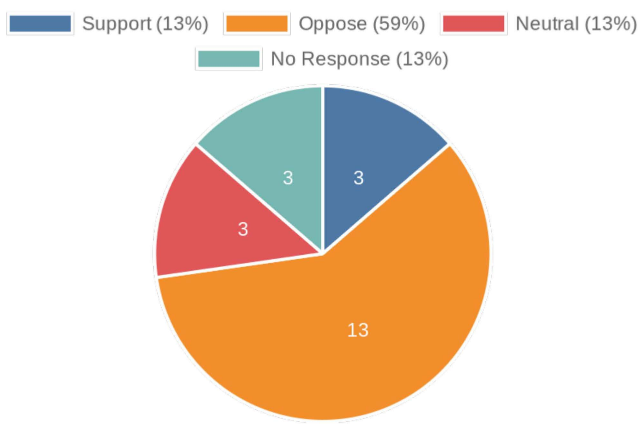
Overall Sentiment



Agenda Item: eComments for A G E N D A

Overall Sentiment



Guest User
Location:
Submitted At: 9:56am 10-22-25

Aloha,

I respectfully request you consider adding the exclusive 10 unit beach front resort, Puunoa Beach Estates to the list of exempted properties.

Each of the individual units are valued at $3-5MM —unattainable for local workforce. A loss of ability to STR would only serve to reduce high paying service jobs. This property was never intended to be local workforce housing.

The gated property has a check in desk, on-site housing for property manager, pool and hot tub, clubhouse with gym and sauna and resort style amenities.

We are shocked to learn this property was not included in Exhibit 2 in the TIG report. We appreciate your time and consideration.

Mahalo Nui Loa,

Caleb Medefind

Janel Cozzens
Location:
Submitted At: 9:33am 10-22-25

Aloha Chair Kama, Co-Chair U_u-Hodgins, and Members of the Housing and Land Use Committee. Our comments on the TIG's report and recommendations are attached.

Guest User

Location:
Submitted At: 9:09am 10-22-25

Mahalo for this opportunity to comment on the October 14, 2025 Bill 9 T I G report. I praise the efforts of the T I G led by Chair U'u-Hodgins and the commissioners who recommended modifications so condo property owners may continue their law-abiding and government sanctioned businesses.
Let Bill 9 die in Committee due to the T I G's Report outlining Bill 9's flaws and continued economic damage to Maui Island.
It is extremely unfortunate Bill 9 was introduced which caused such economic disruption and such a division amongst the people of this beautiful island. Mayor Bissen, who introduced Bill 9, is a smart man and a judge for several years. Bill 9 makes me wonder what has such an undue influence over his sensibilities to cause us to waste the past years, and caused such anguish and heartache. The T I G report confirms Bill 9, as written, fails to support Maui residents and supporters in any way especially absent meeting the goals of Land use Management .
T I G recommendation #1 and #2, is to establish H3 and H4 codes which:
• Requires lengthy legislative process which provides no guarantee of completion.
• increases administrative workload rather than absorbing TVRs into the existing H1 and H2 codes. Referring to 1960 Ordinance No. 286, both hotels and apartments are similar enough to be within the same definition. Both groups perform the same business of providing residential accommodations, one pays more tax than the other.
• Provides a separation between hotel and STR property tax rates assigning the STR owners a significantly higher property tax rate than hotel's property tax rate.
• directs the South Maui General Plan to accommodate above directions; however, the Plan is already in its final stages.
The T I G's disclosed barrier to implementation is the length of time for review and approval will extend beyond the current Council term. Where is the urgency in this process? We are over two years out with an expected 7 or 8 more years to go before execution.
Finally, the T I G Report is silent on any comprehensive plans to capture and release the complexes to the residents. The T I G Report fails to include surveys of how many residents are prequalified to purchase and how many would be buyers or tenants. And absent is the population numbers after hearing so many residents left the island for better jobs and homes. Or as a settlement from the 2023 fires. Securing homes is important but this is absolutely not the right way.
Let Bill 9 die in Committee due to the T I G's Report outlining Bill 9's flaws and continued economic damage to Maui Island.
Thank you for your attention to our concerns.
Karan and Stephen Marsh

Guest User
Location:
Submitted At: 8:20am 10-22-25

Aloha Council and Chair, Thank you for your investigative work on this. I feel some complexes that should be rezoned are missing from exhibit 2. I oppose Bill 9, as it is divisive and destructive to our community and it will not solve the housing crisis, only make it worse, and hurt so many Maui residents in the process. It is a way for the hotels to create a "need" for hotel rooms in order to build more hotels. Please vote "NO" on this bill. Maybe change some zoning and don't allow any more hotels until more housing is created. Mahalo!

Guest User
Location:
Submitted At: 7:32am 10-22-25

Not all properties in Sea Level rise area at 3.2' exposure were listed in TIG Report Exhibit 2 exclusions. Kahana Reef was not listed but is directly on sea level and Kahana Outrigger and other units just like Kahana Reef were listed. Please put Kahana Reef in Exhibit 2

Guest User
Location:
Submitted At: 6:47am 10-22-25

Opposition to Current Form of TIG Report

Not all properties in Sea Level rise area at 3.2' exposure were listed in TIG Report Exhibit 2 exclusions.

Does this mean that council does not really believe that Sea Level is rising? If so, please clarify. If you do believe sea level is rising and are concerned about exposure area, why in the world would you essentially encourage local residents to purchase in the SLR area and set them up for a terrible long-term outcome?

Guest User
Location:
Submitted At: 6:08am 10-22-25

Questions for the "TIG" committee: Under existing law how could Maui Sunset be included on Exhibit 2 but NOT Kauhale Makai?

Guest User
Location:
Submitted At: 9:50pm 10-21-25

Aloha Members of the Committee,

My name is Brian Murphy. As an owner, I am writing to ask you to consider re-zoning Kanai A Nalu from Apartment zoning to Hotel (H-4). This property was not included under Exhibit 2 in the recent TIG report. The property's economics and shoreline vulnerability make it viable only as visitor accommodation, not long-term housing.

First: the monthly fixed costs are already around $1,000 for HOA dues plus $1,000 lease fee, not including taxes, insurance, utilities, and mortgage costs. Ownership makes sense as short-term, hotel-style accommodations, but it likely isn't affordable as residential housing.

Second: the site is in a high-risk coastal zone with shoreline erosion and seawall maintenance needs, exactly the sort of exposure the TIG report flagged for managed retreat and non-residential use.

Third: neighboring oceanfront properties have similar leasehold structures and hazard exposure and are treated as hotel-zoned in the TIG report (Exhibit 2). Consistent treatment is fair and practical.

In summary, Kanai A Nalu simply cannot pencil out as long-term housing. The H-4 hotel zoning is the realistic path that will continue to support tax and tourism revenue. Re-zoning Kanai A Nalu to Hotel (H-4) does not reduce Maui's supply of long-term housing; it recognizes that this particular site was never viable for it.

Thank you for your consideration.

Mahalo,

Brian Murphy

Guest User
Location:
Submitted At: 9:50pm 10-21-25

Aloha Members of the Committee,

My name is Brian Murphy. As an owner, I am writing to ask you to consider re-zoning Kanai A Nalu from Apartment zoning to Hotel (H-4). This property was not included under Exhibit 2 in the recent TIG report. The property's economics and shoreline vulnerability make it viable only as visitor accommodation, not long-term housing.

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Third: neighboring oceanfront properties have similar leasehold structures and hazard exposure and are treated as hotel-zoned in the TIG report (Exhibit 2). Consistent treatment is fair and practical.

In summary, Kanai A Nalu simply cannot pencil out as long-term housing. The H-4 hotel zoning is the realistic path that will continue to support tax and tourism revenue. Re-zoning Kanai A Nalu to Hotel (H-4) does not reduce Maui's supply of long-term housing; it recognizes that this particular site was never viable for it.

Thank you for your consideration.

Mahalo,

Brian Murphy

Guest User
Location:
Submitted At: 9:43pm 10-21-25

I oppose Bill 9 and certainly hope that the Maui Council will be wise enough to do the same.
Yes, there is a housing situation, but wouldn't it be better to make a housing plan that will actually work without law suits, a broken economy, and unhappiness all the way around? I have heard that it is important for "our people" to be able to stay on the island. I propose that if Bill 9 were to pass, many more of the locals will be forced to leave.
I don't believe Mayor Bissen ever thought for a minute that he should really shut down 7000 STR's. What was he thinking? I don't know, but as an educated man, he had to realize that such a disruption to the people and the economy was not wise. Hotel lobbyists and friends from Lahaina Strong must have been very persuasive.
A plan to change some of the zoning will please some, but how long will that take? Tourism is off, and the economy is already suffering because of the perception that Maui is no longer welcoming. Please, vote "NO" on Bill 9.

Guest User
Location:
Submitted At: 9:21pm 10-21-25

In April, 1973, the Maui County Council enacted then numbered Bill 10 which became Ordinance 752. This ordinance created the hotel zone in which my property at Wailea Ekahi is currently located (see 1973 zoning map adopted with Ordinance 752 and available on County website). The zoning at the time the entire Wailea Ekahi property was built in the early 1970s permitted transient vacation rentals through all residential units on the property and without any question, explicitly still permits such use of my hotel zone unit.
In 1973, both the County and the developer of Wailea recognized that the then proposed hotels and low-rise residences in Wailea Ekahi would be part of a "resort destination area, unique in the world." See Statement of Hannibal Tavares on behalf of Wailea Development Company, dated April 3, 1973, available from the County Council's office as a document relating to Ordinance 752.
The TIG proposal to maybe, but not definitely, rezone Wailea Ekahi to permit transient vacation rentals under H2 or He zoning is well intentioned but totally ignores the reason the development originally was built. It further ignores the permissions granted to the owners in 1973, and their subsequent purchasers, regarding the use of their property.
Adoption of Bill 9, without the rights that were granted to the Wailea property owners when their units were originally constructed will be a taking. The TIG proposal will not solve the significant problems created by Bill 9 and until it does, it is at best a sleight of hand.

Guest User
Location:
Submitted At: 8:47pm 10-21-25

My property, located in Wavecrest Resort on Moloka'i, is within the Sea Level Rise Exposure Area but was not included on Exhibit 2. Will the Council reconsider these listings before making amendments or changes?

Bob McCann - Wavecrest Resort HOA Vice President

Guest User
Location:
Submitted At: 4:50pm 10-21-25

I support the TIG report and the list of units to be rezoned to H3/H4.

Even better would be to table Bill 9 and allow continued short term rentals for all units.

I haven't seen a single one of these units sell to local working families even after prices have fallen 40%. Ask yourself, why haven't they been purchased do the last years once prices dropped. It's because Bill 9 will NOT add any attainable/affordable rentals. Ask yourself why there are affordable apartment communities that have many vacancies. It's because there isn't an issue with finding vacant places to live.

Please vote Bill 9 down as soon as it lets to the council.

Guest User
Location:
Submitted At: 2:07pm 10-21-25

Support 9

Guest User
Location:
Submitted At: 2:04pm 10-21-25

Aloha, My husband and I purchased our unit at The Ridge in 1988. We have used it as a short-term vacation rental and our home away from home. In doing so we provided jobs to Maui residents, contributed to the county tax coffers and supported the entire economy of Maui. By ending short term rentals , all of that will end. Kapalua will not increase workforce housing because it is unaffordable. This change will only hurt Maui's employment rate and economy in general. Please vote no.

Guest User
Location:
Submitted At: 11:42am 10-21-25

Please vote no on prop 9.As a condo owner in Kahana I need to short term rent some months to pay high property tax , maintenance fees, mortgage . Even though I have owned for over 20 years It is still a very high monthly payment. Have not been able to sell even at reduced rate. We also have special assessments being on waters edge . Help us keep our properties. Lots of us our retired. Only own one condo. Economy is hurting on Maui. This will create more issues. Thank you.

Guest User
Location:
Submitted At: 5:11pm 10-20-25

We support Bill 9.
Since discussion of this bill began I have seen local housing increase in our building by 3% due to sales prices dropping from this turmoil. This has enabled some locals the ability to purchase recently. I have seen long term owners from the mainland now renting to locals in our building. If there are about 100 buildings on the Minatoya list and each building has increased the long term local occupancy by 3% you may have already helped approximately 300 residents.

Our building has already had multiple repair expenses (due to over use and abuse from vacation rentals) and assessments. Some of those repairs are for abusing the delicate septic system along the ocean. It is a fact that owners respect the building and its structure more than visitors.

Guest User
Location:
Submitted At: 3:26pm 10-20-25

Please vote No to Bill 9.

Our economy is already suffering and in dire needs just from the decline in tourism, Every person that I talk to that actually “works” here is suffering and barely making it. Employees of Costco, Safeway, Gas stations, Home Depot, Walmart, restaurants, small businesses.
It's a trickle down affect on all businesses when you have less tourists, it hits everyone's pocket. It will hit our county workers too as a lot less money would come in, so after the big raises our government gave themselves, it will have to sacrifice other county jobs.
I have worked as an RN for over 30 years taking care of our kapuna, as well as many other jobs my wife and I have done to make ends meet over the last 50 years.
Passing Bill 9 would be putting the nail in the coffin for almost every Maui worker.
Why not take the 3% Maui TAT from those 7000 units and use that money to buy affordable housing for new neighborhoods, where people have a garage, a yard for their pets or kids, and NO HOA fees. That's what we need. Like they did in the 90s and early 2000.
Please make the right move and unite our residents with building affordable housing and get our economy back on track by actually encouraging visitors to come and spend money at all of our businesses.
Thank You,
John Phillips

David Ezzy
Location:
Submitted At: 11:27am 10-20-25

When our condo at Wailea Ekolu was built in 1979, the zoning at the time allowed for short term rentals.

- These units were built solely for the purpose of renting short term.
- They have no built in storage.
- There is only enough parking for one car.
- At the time of purchase, there was no discloser to us that short term rentals might be disallowed.
- Our break-even monthly expenses (mortgage, property taxes, association fees, insurance, utilities) runs $6,00 per month.

Please consider the H3/H4 zoning recommended by the TIG.

Thank you,
David Ezzy
Haiku

Guest User
Location:
Submitted At: 9:44am 10-20-25

Dear Committee Members,

I am writing to express my strong opposition to Bill 9, which proposes a phased ban on temporary vacation rentals in apartment-zoned districts across Maui. While I understand the urgency of addressing Maui's housing crisis, I believe this bill will have unintended and deeply harmful consequences for our community, economy, and coastline.

1. Economic Devastation for Small Businesses Temporary vacation rentals are a cornerstone of Maui's tourism ecosystem. Thousands of small businesses—ranging from local cafes and tour operators to cleaning services and maintenance crews—depend on the steady flow of visitors who choose these rentals for their stays. Eliminating this option will drastically reduce tourism spending in affected areas, threatening the livelihoods of countless residents.

2. Significant Loss of Tax Revenue According to recent studies and reports presented to this committee, the county stands to lose millions in tax revenue if Bill 9 is enacted. These funds currently support essential public services, infrastructure, and disaster recovery efforts. In a time when Maui is still healing from the Lahaina wildfires and facing mounting fiscal pressures, this loss would be especially damaging.

3. Risk of Coastal Blight and Property Neglect Vacation rentals require regular upkeep and investment to remain

attractive and safe for guests. If owners are prohibited from renting their properties, many will no longer have the financial incentive—or ability—to maintain them. This will likely lead to widespread disrepair, particularly in coastal zones, creating visual blight and environmental hazards that could further degrade Maui's natural beauty and property values.

4. Displacement Without Viable Alternatives While the intent of Bill 9 is to free up long-term housing, many of the affected units are not realistically affordable or suitable for local residents. A temporary investigative group has already recommended carving out exceptions for over 4,000 units in West and South Maui due to their market value and vulnerability to sea level rise. This underscores the complexity of the issue and the need for a more nuanced approach.

5. Community Division and Legal Uncertainty The bill has already sparked confusion and concern among property owners, renters, and business operators. The proposed phase-out timeline and zoning reclassifications raise legal questions and could lead to costly litigation, further straining county resources.

I urge the committee to reconsider the scope and impact of Bill 9. Rather than a blanket ban, we need targeted solutions that balance housing needs with economic sustainability, environmental stewardship, and community cohesion.

Thank you for your time and consideration.

Sincerely,
Gary Mariegard
3543 Lower Honoapi'ilani Road c-106
Lahaina, Maui, HI 96761-

Guest User
Location:
Submitted At: 8:56am 10-20-25

Support for Maui County Bill 9 and the Hawaii Land Use Committee investigation : Prioritizing Residents and Resources
Maui County's Bill 9, which proposes phasing out Transient Vacation Rentals (TVRs) in apartment-zoned districts, is a crucial step toward addressing the island's
severe housing crisis
long-term strain on its limited natural resources.
This measure correctly prioritizes the needs of local residents over the profits of transient accommodation operators, offering a necessary realignment of the county's housing priorities.

Housing Affordability and the Path to Homeownership
Locals won't be able to afford to buy a condo:
The argument that those paying high rents can not afford to buy a condo is flawed if a renter is currently paying $3,000+ a month for a rental unit that money would be better spent building equity.
The scarcity created by TVRs drives rental prices up:
There is a scarcity of rental units making rentals in Maui extremely expensive. Returning some of the inventory of long-term rentals, even at current high prices, gives residents a stable, non-transient option.
Single Parking Spaces or Condo fees restrict local ownership.
The argument that a small family or single person would not live in or rent a condo with a single parking space is ridiculous. Many families thrive with just a single parking space especially in dense walkable and on bus route areas such as those that exist in Kihei and Lahaina. Additionally the idea that a local person would not be able to afford a condo and the fees is insulting - according to the US Census Bureau the median household income in Maui County is above $95000 I would argue local residents CAN afford condo ownership.

Environmental Limits Over "Build, Build, Build"
Build Build Build

The impulse to simply "build, build, build" to solve the housing crisis is fundamentally flawed given Maui's fragile environment and limited water resources. Also building wealthy communities such as Wailea 670 do not solve our housing crisis and in fact tap our limited resources. WE should really question the motives of any Council Member who supports overdevelopment.
Water and Infrastructure:
The reality of water restrictions across parts of the county—including Stage 2 water shortage in Upcountry and West Maui as of the current time—underscores this constraint. Massive new development places an unsustainable burden on existing infrastructure, aquifers, and watersheds. Reclaiming existing apartment units from transient use is the most environmentally responsible way to increase long-term housing supply, as it requires zero new infrastructure development for water, sewage, and roads. There has been no plans to expand our sewer infrastructure or roadways - despite our ecosystem being impacted by partially treated sewage in injection wells -

Reassessing the Transient Visitor Economy
But they keep our economy running:
Do they really? I am a business owner and I see very little business from the tourists who stay in condos - the majority of my business is from resort and hotel visitors. The perception that tourists in TVRs contribute significantly more to the local economy than other visitors is questionable. Yes they pay the Transient Accommodations Tax (TAT) BUT they often cook more meals at home and opt out of local tours and activities when compared to hotel guests. They are essentially guests in a residential community, not hotel patrons. The economic benefits they do bring are often realized by out-of-state owners and corporate management companies, minimizing the trickle-down effect to local businesses and residents. Prioritizing long-term residents ensures a more stable, equitable economic base rooted in local jobs and community support.

Regulatory Clarity and Discouraging Exploitation
Bill 9 aims to create clarity by phasing out TVRs in apartment districts. The proposal suggests that owners will still be able to apply for a Transient Vacation Rental (TVR) permit if their property is in an appropriate zoning district, such as resort or hotel zones, or by pursuing a re-zoning. This measure doesn't eliminate the industry; it simply enforces the original intent of apartment zoning—housing residents—and centralizes TVR operations where they are zoned to be.
Most importantly, this bill will discourage corporate and exploitative ownership. When a property is taken out of the long-term rental pool for short-term gains, it contributes to the displacement of the local workforce. By creating a path for long-term residential use, Bill 9 makes apartment-zoned properties a less attractive target for large-scale, absentee corporate investors seeking exploitive and speculative, high-yield tourism income.

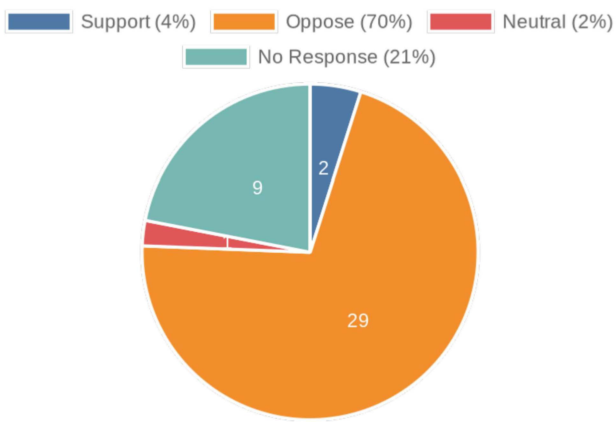
The Need for Progressive Taxation
Maui County's property tax system, while recently adjusted, is one of the lowest in the country, this incentivizes exploitative investment. While the county is using a tiered system, the tax rates on non-owner-occupied and TVR properties still need to be higher in order to deter speculative investment.
For instance, the Tier 3 Non-Owner Occupied tax rate (for property over $3,000,000) is $17.00 per $1,000 of net taxable assessed valuation (for the 2025/2026 tax year). While this rate is higher than many other classifications, more aggressive taxation is required. If an individual or corporation can afford a multi-million dollar second property, they must contribute proportionally more to the local infrastructure and services they utilize. A higher tax on second and corporate-owned properties would generate the essential revenue needed for affordable housing projects, infrastructure improvements, and water conservation efforts, thereby forcing exploitative investment to pay its true cost to the community.

Guest User
Location:
Submitted At: 8:50am 10-20-25

I'm opposed to Bill 9.

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

Overall Sentiment



Guest User
Location:
Submitted At: 11:56am 10-22-25

Aloha,
5 of the 8 Maalaea condominium complexes are included on the E2 list to allow ongoing STRs. This is very appropriate and consistent with their original purpose, appearance on the Minotoya list, and decades of short term rentals. But the other 3 properties, Maalaea Banyans, Kanai a Nalu, and Makani a Kai are almost identical, and in some ways even more appropriate to be on the E2 list compared to those included. Maalaea Banyans units are considerably smaller, and Kanai a Nalu and Makani a Kai are at even higher risk from sea level than some E2 Maalaea Properties. Please allow our whole community to continue as a vibrant and lovely contribution to the Maui community and economy. Thank you for your efforts to fairly and effectively address the serious housing affordability problem,

Guest User
Location:
Submitted At: 11:23am 10-22-25

Thank you for your hard work. I Support TIg FIndings but Oppose Bill 9 - I am confused by the testimony of the few red shirts in chamber saying the condos Bill 9 would try to turn into long term rentals are what the community wants and needs! As the Mayor said - we must first consider the "Heart & Needs of our Community" - Evidently they have not read the Maui Chamber of Commerce testimony - the locations most residents want are not South Maui and are Upcountry and Wailuku. The vast majority of housing needs are in those communities. Obviously the fire in Lahaina has exascerbated the need on the west side but that is where the county has centered its work and already 500 new units have been provided with more in the pipeline. Please do not promote those interested in only dividing community with false facts - The people mostley want HOMES and land. and lots of parking and places for their pets. Mahalo

Guest User
Location:

Submitted At: 10:23am 10-22-25

Hello Councilmembers and thank you for your time and service on this issue. I am an owner at Kapalua Ridge Villas and while I oppose Bill 9 as it appears to be written incompletely, I do appreciate the findings of the TIG and appreciate their efforts and approach to finding an equitable solution to the housing issue. Housing and economics factor into this decision equally and Kapalua is an area that is an expensive place for locals to afford and clearly with some housing being open and still unrented, that statement rings true.

So, I am bewildered to see that the Kapalua Bay Villas are on Exhibit 2 of the TIG, yet both the Ridge and Golf Villas were excluded. They have historically been a collective resort community and therefore should be treated as such. I respectfully request those two to be added to Exhibit 2, should Bill 9 pass with the incorporation of the TIG findings. Mahalo

Guest User
Location:
Submitted At: 9:58am 10-22-25

Aloha, I respectfully request you consider adding the exclusive 10 unit beach front resort, Puunoa Beach Estates to the list of exempted properties.

Each of the individual units are valued at $3-5MM —unattainable for local workforce. A loss of ability to STR would only serve to reduce high paying service jobs. This property was never intended to be local workforce housing.

The gated property has a check in desk, on-site housing for property manager, pool and hot tub, clubhouse with gym and sauna and resort style amenities.

We are shocked to learn this property was not included in Exhibit 2 in the TIG report. We appreciate your time and consideration.

Mahalo Nui Loa,

Guest User
Location:
Submitted At: 8:57am 10-22-25

I am a homeowner at Kaanapali Royal and wish to provide feedback on the TIG report.
Foremost, I commend the hard work and thoughtful discussion from the TIG members.
My husband and I purchased a condo in Kaanapali Royal in March 2024 solely for the purpose of short-term vacation rental as an investment property under a 1031 tax exchange. Over the last year and a half, we have seen the nightly rental rate and demand drop by over 50%. We have also experienced a decline in value of our property by over 30% even though expenses such as property taxes and HOA fees have increased. I am concerned that implementation of new zones and transitioning Exhibit 2 properties into them could be time-consuming.
My recommendation is to urge the committee to modify Bill 9 to include exemptions for the Exhibit 2 properties or to make passage contingent upon the passage of the H3-H4 zoning legislation. Without linking these measures, we could risk a further decline in property values which negatively impacts our economy on Maui.

Guest User
Location:
Submitted At: 8:03am 10-22-25

I as a born and raised local who runs a small business on island I oppose bill 9 and in turn the TIG recommendations.

Guest User
Location:
Submitted At: 6:37am 10-22-25

I am strongly against Bill 9 and in turn am against the TIG recommendations. None of the Minatoya properties should lose their right to operated legally as STRs. Period.

Do not bend to the vocal minority and pass a Bill that you know is detrimental the Maui economy and will not result in more affordable housing for Maui residents.   Keep the Minatoya STRs in place and approve affordable housing that is purpose-built for Maui families.

Guest User
Location:
Submitted At: 6:10am 10-22-25

Aloha Committee Members:
The absence of Kauhale Makai from Exhibit 2 while its apparent twin in terms of unit configuration and the presence of deeded time-share units caused me to review the original legislation which gave each County only the authority to regulate short-term vacation rentals.

SB 2919 (2024) is the legislation that enabled Hawaii counties to regulate or phase out short-term vacation rentals, but it expressly did not apply to time-shares. Time-shares are specifically regulated by a separate state law, HRS Chapter 514E (Time Sharing Plans), which explicitly only authorizes time-share units to be operated in "resort and hotel zones" and distinguishes them from transient vacation rentals.

So, some questions for the committee:
How could Kauhale Makai's have 12 or more deeded time shares that are only explicitly authorized by State law HRS 514E if Kauhale Makai was not in fact intended and recognized in compliance with state law as being being within an actual intended "hotel and resort zone"? Is it possible the committee did not realize Kauhale Makai had a dozen or so deeded time-shares within its complex just like those in Maui Sunset, now listed on Exhibit 2?

Of the 225 units of Maui Sunset one-fifth are legally structured as deeded time-share ownership. The remainder of the Maui Sunset complex consists of individually owned full-time condominiums, many of which are operated as traditional or vacation rental units rather than fractional ownership, basically the same as the configuration at Kauhale Makai, now absent from Schedule 2.

Under the obvious applicable legislative facts, how is Kauhale Makai any different from Maui Sunset? Therefore why is Kauhale Makai not included in Exhibit 2 as a potentially exempted hotel zone qualifying property in accord with HRS 514E?

These are questions that I and others are presenting to you here now in this email and also to the Housing and Land Use Committee hoping for answers when it meets to discuss and evaluate the findings of the "TIG" Group and rectify the failure to include Kauhale Makai on Exhibit 2.
Respectfully,
Tim O'Shaughnessy

Sent from my iPhone

Guest User
Location:
Submitted At: 3:54am 10-22-25
Aloha Council Members,

I write to you to request the full, detailed, methodology for choosing the properties listed in Exhibit 2 of the recent TIG report be made public. As an owner at Luana Kai (not listed), directly next door to Maui Sunset (listed), its exclusion was puzzling to me and other owners when both are presently zoned together in the exact same block on the ocean side of South Kihei Road. To assist your methodological discussions, I would like you to consider the following:

1. The 'timeshare' exemption: information was provided to me that Maui Sunset was chosen over Luana Kai due to the fact that it offers timeshare purchases. Over 95% of Maui Sunset is owned by individual owners, rented out just like Luana Kai. I contacted Maui Sunset as a prospective timeshare purchaser and received no response. For Properties being exempt due to 'timeshares' what have they had to provide to council to prove these are a) still

operational b) accurate and c) actually available to the public to purchase? I caution council that if this is not properly considered, a timeshare loophole is going to derail this report and its recommendations by properties that can gather seemingly limited evidence of timeshare existence. The county may also see a surge in timeshares organized to become exempt, which as many people know can be a dangerous financial trap for purchasers with no legal recourse.
2. Shoreline erosion/natural disaster exposure/sea-level rise: As the owner of a condo exposed to the ocean and its inevitable weather, I have known the responsibility will lie upon myself, to restore the property if a hurricane/Tsunami or other weather event damages the building. Insurance will not be able to be relied on in the future especially as the climate changes. Is the county prepared to subsidize restoration projects on these apartment buildings if sold to be resident housing? How will residents with limited means be able to restore their units, the grounds, and the building shell? At Luana Kai during heavy rains or waves we already see water getting closer to the building. Over the next 20 years sea levels are expected to rise by 6 inches. How is the county going to deal with this threat for thousands of units? After the terrible Lahaina fires, I believe Maui should now be aware of the devastation nature can bring, and the resources that are required to make a community whole again.

Thank you for considering to add Luana Kai to the Exhibit list of the TIG report, and releasing the detailed methodology and evidence behind why all other properties were chosen.

Guest User
Location:
Submitted At: 9:50pm 10-21-25

Aloha Members of the Committee,

My name is Brian Murphy. As an owner, I am writing to ask you to consider re-zoning Kanai A Nalu from Apartment zoning to Hotel (H-4). This property was not included under Exhibit 2 in the recent TIG report. The property's economics and shoreline vulnerability make it viable only as visitor accommodation, not long-term housing.

First: the monthly fixed costs are already around $1,000 for HOA dues plus $1,000 lease fee, not including taxes, insurance, utilities, and mortgage costs. Ownership makes sense as short-term, hotel-style accommodations, but it likely isn't affordable as residential housing.

Second: the site is in a high-risk coastal zone with shoreline erosion and seawall maintenance needs, exactly the sort of exposure the TIG report flagged for managed retreat and non-residential use.

Third: neighboring oceanfront properties have similar leasehold structures and hazard exposure and are treated as hotel-zoned in the TIG report (Exhibit 2). Consistent treatment is fair and practical.

In summary, Kanai A Nalu simply cannot pencil out as long-term housing. The H-4 hotel zoning is the realistic path that will continue to support tax and tourism revenue. Re-zoning Kanai A Nalu to Hotel (H-4) does not reduce Maui's supply of long-term housing; it recognizes that this particular site was never viable for it.

Thank you for your consideration.

Mahalo,

Brian Murphy

Guest User
Location:
Submitted At: 9:28pm 10-21-25

In April, 1973, the Maui County Council enacted then numbered Bill 10 which became Ordinance 752 (see Ordinance). This ordinance created the hotel zone in which my property at Wailea Ekahi is currently located (see 1973 map adopted with Ordinance 752). The zoning at the time the entire Wailea Ekahi property was built in the early 1970s permitted transient vacation rentals through all residential units on the property and without any question, explicitly still permits such use of my hotel zone unit.
In 1973, both the County and the developer of Wailea recognized that the then proposed hotels and low rise

residences in Wailea Ekahi would be part of a “resort destination area, unique in the world. See Statement of Hannibal Tavares on behalf of Wailea Development Company, dated April 3, 1973, referenced as a document in Ordinance 752 and available in the Maui County Council office.
The TIG proposal to maybe, but not definitely, rezone Wailea Ekahi to permit transient vacation rentals under H2 or H3 zoning is well intentioned but totally ignores the reason the development originally was built. It further ignores the permissions granted to the owners in 1973, and their subsequent purchasers, regarding the use of their property.
Adoption of Bill 9, without the rights that were granted to the Wailea property owners when their units were originally constructed will be a taking. The TIG proposal will not solve the significant problems created by Bill 9, and until it does, it is at best a sleight of hand.

Guest User
Location:
Submitted At: 9:19pm 10-21-25

Aloha Chair and Members of the Housing & Land Use Committee,

I am a unit owner at Kanai A Nalu, 250 Hauoli Street, Maalaea (TMK 380140040000). I respectfully request that our property be added to Exhibit 2 of the October 14, 2025 Bill 9 Temporary Investigative Group (TIG) report so that it may be included in the County’s recommended rezoning to the new H-4 Hotel District.

Kanai A Nalu currently appears only in Exhibit 3, despite meeting multiple TIG criteria for properties “appropriate to continue TVR uses.” The report explicitly identifies such properties as those:

“with market values not attainable by most Maui County residents” and
“where any portion of the property is located in the full SLR-XA or would already be impacted by sea-level rise.” (Bill 9 TIG Chair Report, p. 11)
Our building meets both tests:

Economic feasibility: Unit values and monthly costs (including association dues (approx. $1000) and land-lease obligations (approx. $1000)) make long-term resident occupancy impractical when you add a mortgage. A majority of units are used for lawful short-term rental (TVR) operations under the Minatoya list.

Environmental exposure: State Sea Level Rise Viewer maps show that at the 0.5-foot rise level, several units are impacted, and at 3.2 feet, the entire property lies within the Sea Level Rise Exposure Area (SLR-XA). This aligns precisely with the TIG’s environmental criterion for continued visitor use.

Context: Of the nine properties on Hauoli Street, five are already included in Exhibit 2, including buildings east and west of Kanai A Nalu, which share identical zoning, shoreline conditions, and historical use patterns.

Documented shoreline erosion:

• The seawall fronting Kanai A Nalu has been described as “crumbling and being undermined,” with Ma_alaea shoreline erosion rates up to 2 feet per year, higher than the state average (The Maui News, Mar 2020*).

• A 2024 Draft Environmental Assessment describes planned seawall removal and dune restoration to prevent further damage, noting that “the buildings would then be threatened with erosion … property values would probably fall … occupancy would probably decrease” (Maui Now, Dec 24 2024*).

• Historical reports show that beach width in Ma_alaea has decreased by roughly 25% since 1949, and shoreline retreat averages 1–2 feet per year (Ma_alaea Village Association, 2021 presentation*).

These conditions clearly demonstrate chronic erosion, confirming that Kanai A Nalu faces ongoing coastal instability and cannot realistically serve as permanent residential housing.

Given these similarities, excluding Kanai A Nalu appears inconsistent with the TIG’s stated standards. We respectfully ask that the Committee amend Exhibit 2 to include our property or otherwise direct Planning staff to recognize Kanai A Nalu’s eligibility for the proposed H-4 Hotel District.

I fully support Maui County's efforts to expand housing and the thoughtful intent behind the application process for properties seeking continued visitor use. However, removing TVR status from Kanai A Nalu, where high ownership costs, lease expenses, and coastal erosion make long-term housing unrealistic, creates an inequitable result. This property clearly meets the TIG's own intent and criteria for Exhibit 2, and should be treated consistently with similar properties already recommended for hotel zoning.

Mahalo for your consideration and for the Committee's work toward balanced and equitable implementation of Bill 9.

Warm regards,
Justin Mack
Unit 408 Owner, Kanai A Nalu

Guest User
Location:
Submitted At: 6:35pm 10-21-25

Thank you, council members, for your work on TIG. Our complex, Maalaea Banyans is not on the exhibit 2 list even though it is in the Sea Level Rise Exposure area, meets all the other criteria, and if anything is even less suitable for families than the other complexes in Maalaea that were included as our units are even smaller and we have only one parking space per unit. Please consider adding Maalaea Banyans to your list on Exhibit 2.

Guest User
Location:
Submitted At: 6:34pm 10-21-25

We are in favor of STVR ban as the full-time residents of the Kapalua Ridge Villas. We've had our immediate neighbors vacation rent to those who show no regard to the community. They smoke weed so that our bedroom smells like a dispensary. They play music or talk so loud into wee hours so that we have a hard time sleeping considering we much work early the next morning. It's time to ban STVR.

Guest User
Location:
Submitted At: 4:52pm 10-21-25

HAUOLI ST. APTS CORRECTION PLEASE
My property at 190 Hauoli St. was not included in Exhibit 2 of the TIG report.
This property is identical to other Hauoli St. properties that are included in Exhinit 2. It is the same street, same construction, same age, same STR rentals; and it has the same Sea Level Rise Exposure (described in 2 recent reports) as the Hauoli St. properties included in Exhibit 2. Can you please correct this oversight?
Will the Council please include 190 Hauoli St. in Exhibit 2 of the TIG report?
Mahalo,
Ron Hansen, 22 year resident at 190 Hauoli St

Guest User
Location:
Submitted At: 2:11pm 10-21-25

Aloha Chair and Council Members,

My name is Nicola Dourambeis and I am an owner in Kaanapali Royal. I oppose Bill 9 as it fails to provide affordable housing solutions while having grave consequences on small businesses, tourism, jobs, and County funding.

I am writing to provide feedback on the TIG report presented to the Housing and Land Use Committee.

First, I want to thank the TIG for its hard work in examining the impacts of Bill 9—both in terms of its potential to open up affordable housing opportunities for local residents and its broader effects on tourism and the economy.

I commend the innovative proposal to create new H3–H4 zoning categories to distinguish areas intended for residential use from those where short-term rental activity is appropriate. However, I am concerned that implementing these new zones and transitioning the Exhibit 2 properties into them could be burdensome and time-consuming. I also worry that if Bill 9 is passed before companion legislation is in place to operationalize the new zones, there may be prolonged negative effects on property values and tourism activity.

My recommendation is to either modify Bill 9 to include exemptions for the Exhibit 2 properties or make its enactment contingent upon the passage of the H3–H4 zoning legislation. Without a clear contingency linking these two measures, the TIG's recommendations risk never being fully realized.

Guest User
Location:
Submitted At: 11:14am 10-21-25

Maui County Council once again spreads its cheeks for BigHotel by automatically exempting timeshares from the scope of Bill 9 while arbitrarily claiming other exemptions are impossible. Funny how anything that even has the potential to impact BigHotel profit is DOA and not even a topic for discussion.

Guest User
Location:
Submitted At: 9:01am 10-21-25

Subject: Strong Opposition to Bill 9 – Urging a NO Vote

Dear Council Members and HLU Committee,

I am writing to express my strong opposition to Bill 9 and respectfully urge you to vote NO on this proposal.

I am a full-time Hawaiʻi resident and a Maui-based business owner who employs local residents outside of the vacation rental industry. I also own a condo at Kauhale Makai, which I use during my time on Maui to manage my business. When I am not physically present, I rent the unit short term to help offset the substantial costs of ownership. This bill directly threatens not only my family's financial well-being, but also the livelihoods of local families who depend on the business I operate on island.

If Bill 9 is enacted, the resulting economic downturn — particularly in areas that rely on tourism and part-time residents — could force me to close my business, putting local jobs at risk. Rather than targeting small property owners and legal vacation rentals, the County should focus on real, sustainable solutions to Maui's housing crisis.

Stripping property rights from one group of residents to benefit another is not just poor policy — it's divisive and short-sighted. Instead, I urge the Mayor and the Council to consider using existing resources to acquire available properties and offer them as true affordable housing, subsidized through GET, TAT, or RPT revenues. At the same time, the County should prioritize zoning and development of purpose-built affordable housing that meets local needs without harming existing legal property owners.

Regarding Kauhale Makai and Exhibit 2

As one of our board members has pointed out, Kauhale Makai contains deeded time-share units, which are explicitly governed under HRS Chapter 514E. This law distinguishes time-shares from transient vacation rentals and limits them to hotel and resort zones. Furthermore, SB2919 (2024), which enabled County regulation of short-term rentals, exempted time-shares from such regulation.

This raises key questions:

If Kauhale Makai has deeded time-share units governed by HRS 514E, how can it not be recognized as being within a designated hotel/resort zone?

Why, then, is Kauhale Makai not included in Exhibit 2 as a potentially exempted property — like Maui Sunset, which contains both time-share and individually owned units?

This appears to be a significant oversight. Either the committee did not fully review Kauhale Makai's status or implicitly recognized its hotel zone qualification and excluded it from Exhibit 2 for that reason. In either case, it underscores the lack of consistency and fairness in the bill's approach.

Finally, I want to highlight the financial reality of ownership. My oceanfront studio at Kauhale Makai costs over $4,000 per month to maintain — and this is for a unit purchased many years ago. This does not meet any reasonable definition of "affordable housing." To suggest that eliminating legal rentals like mine will somehow solve Maui's housing problem is not only inaccurate — it's misleading.

Bill 9 is a deeply flawed measure that will not meet Maui County's housing needs. It will, however, lead to legal battles, further divide the community, and waste taxpayer resources — while enriching no one but attorneys. I urge you to reject Bill 9 and redirect your focus toward real, viable, and inclusive solutions for our local housing crisis.

Mahalo for your time and consideration.

Guest User
Location:
Submitted At: 8:45am 10-21-25

I was born and raised on Maui and I own a Minatoya STR and my property is on Exhibit 2 so safe from the phasing out detailed in Bill 9.

We bought our condo after the Minatoya opinion was released because that was a sure sign that the county intended to honor the decades old short term rental rights of the owners of these condos.

I am well aware of the tight housing market and we are lucky to own a house and a rental. We aren't rich but we made sacrifices building equity in real estate. When council and Lahaina Strong and Bissen talk and act like those who own these properties don't matter, or their money doesn't matter or that the sacrifices some of them have made don't matter, or the financial contributions they make to the county or the business they drive to local businesses doesn't matter, they are saying this because of the mistaken (and cruel) assumption that these owners are all rich or the owners are all mainland so what happens to them doesn't matter.

All people matter. All investments matter. And Ms. Paltin. Yes, locals do go to local businesses. But you can't on one hand argue the position that people are experiencing housing insecurity, are spending more than 30% of their income on housing, and a rising percentage on food and other costs of living, AND think that local families (from a small population of just 160,000) even remotely move the needle on local business activity when compared to the millions who likely put more into small businesses in a week than entire local communities do in a month. Last meeting you thought you really stuck the landing on the claim that "locals support local businesses too, don't you agree?"

Yes, they do, but Maui isn't "funded" by locals paying 10x less in property taxes, by locals allegedly facing food insecurity, who are one small financial crisis from moving to the mainland, who are allegedly working so many jobs they can't make it in to council meetings, etc etc, who depend on various means of social assistance just to get by. That population of 160k becomes a very small number of people who have the disposable income you seem to think sees parity with visitor spending habits. Well, they don't, and the visitor spending data combined with the financial inputs provided by short term rental activity dwarf what locals are even capable of doing. So stop with the false equivalencies.

If Bill 9 is a solution, we've seen none of the predictions laid out come to fruition.
If the TIG is a solution, we've seen no promises that anyone could make it happen before the county bleeds out, before many owners bleed out, and before compromised STR owners sell to private equity or other wealthier mainland buyers.

2 years after the fire and you have bigger fish to fry than to eliminate few thousand condos that only provide a net positive to the island.

The TIG emerged in record time.
Do the same with Bill 9 + TIG, but DO NOT expect to see anyone support passing Bill 9 with no promise to enact the TIG recommendations on the front end.

Guest User
Location:
Submitted At: 8:31am 10-21-25

Subject: Strong Opposition to STR Phase-Out – A Devastating Path for Maui
Aloha Chair, Vice Chair, and Committee Members,
My name is Renee Lach, and my sister and I are proud owners of a short-term rental (STR) property in Maui County. A home we purchased from our parents, who lovingly maintained it for nearly 20 years. I'm writing to express my deep concern and strong opposition to the proposed legislation that would phase out over 7,000 vacation rentals.
This proposal is not just about property, it's about people. My family has always approached ownership in Maui with deep respect for the island and its community. There is truly no place on earth more beautiful, and we feel privileged to be stewards of a home here. We've hired a local property manager who has been with us for over 15 years, along with her team of housekeepers, landscapers, and maintenance professionals, many of whom have become like family. In our welcome guide, we share personal recommendations that highlight local gems like Duke's, Bad Ass Coffee, and various island tours and activities. Our guests often tell us that these local touches helped them feel a deeper, more personal connection to Maui. One they simply wouldn't have found in a hotel! Many of our guests return year after year, including one tenant who has visited every January for 20 consecutive years, two sisters who began coming with their husbands, now return as widows to honor old memories and create new ones. This is the kind of connection that builds lifelong loyalty to Maui and supports countless small businesses.
But here's the truth: many of our guests tell us they would not come to Maui at all if short-term rentals weren't available. Hotels and timeshares don't offer the space, flexibility, or affordability that families and long-term visitors need. STRs are not a threat to tourism, they are part of its evolution. They support the very foundation of the visitor economy and contribute deeply to the character of the community.
The economic consequences of this legislation are staggering. According to research by the Travel Technology Association and Kloninger & Sims:
If only Mayor Minatoya's List of STRs are phased out, Maui County would lose:
• $53.3 to $91.8 million in RPT, TAT, and GET tax revenue
• $1.3 billion in economic output
• 7,800 local jobs

If all STRs are removed, the losses jump to:
• $128.3 to $280.9 million in tax revenue
• $2.2 billion in economic output
• 23,000 local jobs
These aren't just numbers, they represent livelihoods, small businesses, and essential services. STR guests spent $2.2 billion in 2023 in Maui County alone. Across Hawaiʻi, that figure reached
$11.3 billion and supported 66,000 jobs. What is the County's plan to replace this revenue and protect the local economy and jobs?
Owning in Maui is not without its challenges. We've weathered steep increases in insurance following the fires (nearly 40%), rising maintenance costs, and special assessments ($30,000 in 2024), all to preserve our property and keep it safe, welcoming, and functional. STR income helps make this possible while keeping local service providers employed. Additionally, we could not rent our condo at an affordable rate, our AOAO is $3000 and our mortgage is an additional $3000.
There are many other options to develop housing, at a much faster and lower cost. Housing this is also sustainable and can provide for zero emissions to protect the island.

This legislation feels rushed and punitive. Instead of shutting down an industry that has demonstrated both economic and community value, I urge the Council to collaborate with responsible owners to find balanced, enforceable solutions. We are not your adversaries, we want to be part of the answer.
Mahalo for your time and consideration. I respectfully ask you to vote against this legislation and work toward a future that honors the needs of residents, visitors, and Maui's economy alike.
Mahalo, Renee Lach & Denise Walton DBA Sisters Oasis, LLC
Email: Sisteroasis.maui@gmail.com
Mobile: 408-887-1207

Guest User
Location:
Submitted At: 6:56am 10-21-25

Mayor & County " all A-1 & A-2 were built for work force housing".. OOPSY time shares were built in A-1/2 zones.. so they're exempt (?) Now we're going to pick and chose who is exempt and not? Wrong to me that shows they're guilty of misleading the public for support.. so wrong

Guest User
Location:
Submitted At: 6:25am 10-21-25

Position Statement on TIG Recommendations for
Maalaea Banyans
Date: October 20, 2025
To: Maui County Council - Housing & Land Use Committee (HLU)

1. Background
The Temporary Investigative Group (TIG) recently released recommendations regarding properties on the Minatoya List.
My complex, Maalaea Banyans, was recommended against continuation of short-term rental (STR) rights, while the neighboring Island Sands complex (approximately 100 feet away) was recommended for STR continuation.
TIG suggested that complexes with market values considered 'affordable' should be transitioned into long-term housing for Maui residents.

2. Affordability Analysis: A Realistic Look
Typical unit value: approximately $800,000 for a one-bedroom oceanfront condo at Maalaea Banyans.
HOA dues: approximately $705/month (plus property taxes, insurance, and maintenance).
Estimated total monthly housing cost (mortgage + HOA + taxes + insurance): ~ $5,000/month at current interest rates.
Income needed to avoid cost burden: at least ~$190,000/year household income (near 140% of Maui's Area Median Income (AMI) for a 4-person household).
For households at 80–100% AMI, such units are effectively unattainable; even households at 120% AMI would be heavily stretched.

3. Mismatch With Local Needs
• One-bedroom, single-parking-stall condos do not meet the needs of many working families who typically require 2–3 bedrooms and multiple parking spaces.
• Oceanfront locations carry higher HOA, insurance, and maintenance costs—pushing units further out of reach for workforce households.
• Layouts and operating costs do not align with common local household structures (families with children, multi-generational living, essential workers).

4. Policy Implication
The assumption that removing STR rights from complexes like Maalaea Banyans will free units for long-term residents is not supported by the numbers.
Eliminating STR status removes significant property tax and TAT revenue streams without creating practical workforce housing.
Neighboring complexes of near-identical age, zoning, and design (e.g., Island Sands) were granted STR continuation, raising concerns about consistency and fairness.

5. Recommendations
• Re-examine the inclusion of Maalaea Banyans in the TIG's phase-out group, given its similarity to complexes that were allowed to retain STR status.
• Apply explicit affordability analysis tied to 80–120% AMI when making policy decisions to ensure targeted outcomes are realistic.
• Protect tax revenues and fairness by recognizing that certain oceanfront condo complexes are not practical sources of workforce housing and should remain in the STR pool.

Follow the Money – Impact of Banning Oceanfront STRs

LOSERS BELOW
Current Owners Property values drop 20–40% with loss of rental income.
County & State Tens of millions lost annually in property tax, County TAT (3%), State TAT (10.25%), and GET (4%).
Tourism Industry Reduced visitor capacity means less spending in local shops, restaurants, and activities.

WINNERS BELOW
Wealthier Local Elites Doctors, lawyers, business owners can acquire discounted oceanfront property.
Nonprofits & Trusts Housing nonprofits and land trusts gain assets at lower cost.
Mainland Cash Buyers Wealthy second-home buyers (California, Canada, Asia) benefit from lower prices.
Developers & Builders STR reductions create pressure for new hotel and housing developments, boosting contracts.
Who Loses:
Who Gains:
Bottom Line:
This is less about creating true workforce housing and more about reshaping who owns Maui's shoreline. Average
families are unlikely to benefit directly. The real winners are well-funded buyers, nonprofits, and developers who can
absorb discounted oceanfront property. Meanwhile, the County loses both tax revenue and credibility if decisions appear arbitrary and unfair.
Final Word:
It certainly appears that Maui County Council is negligent in moving forward with a plan that is mathematically doomed
and will not provide the benefits it claims. This resembles the poor planning that preceded the Lahaina fire — in fire
suppression, water delivery, and evacuation routes — and mirrors housing policies between 2006 and 2014 that nearly
eliminated affordable housing and created today's crisis. Now, Council members propose to crash the real estate market, not to make homes affordable for locals, but to shift oceanfront property ownership to wealthy elites, creating
winners and losers exactly as shown above.

_ My read

The Council/TIG knows full well that most Maui families will not move into $800k oceanfront one-bedrooms. But:
• It plays well politically (take back the shoreline from tourists).
• It pushes out investor buyers and reshuffles who owns that real estate.
• It lets them claim they're tackling housing, even if the practical benefit to local families is minimal.

So in plain terms: the policy is less about actually housing the workforce, and more about political optics, symbolism, and shifting ownership of high-value oceanfront property.

Guest User
Location:
Submitted At: 6:01am 10-21-25

Someone provided in-person testimony a while back, emphasizing the importance of trust - trust in your government, trust in your elected officials, and on this Bill 9/TIG issue, I don't see why any owner should or would trust some of the members of this council with a decision as important as Bill 9, and now the TIG report.

For one, owners of Minatoya condos have not only been explicitly regarded as collateral damage of Bill 9, they have been largely scapegoated by certain council members, by some of the public, by some of the social media "stars', and by Lahaina Strong, a de facto arm of the "Ohana" council members as The Only Reason for housing inventory falling short of population demands, or housing costs exceeding population affordability.
- All Investments Come With Risk: These owners purchased these properties with confidence based on nearly a half a century of lawful practice as well short term rental rights having been written into the Maui County Code.
- Did Your Realtor Inform You About the Minatoya List?: It wouldn't have mattered if they did or did not inform them about a property being "on the Minatoya List" because 19.12.020 of the Maui County Code guaranteed and protected the short-term rental rights of the owners of these properties.
- CM Paltin may have been instrumental in creating the TIG report, but she and Rawlins-Fernandez have in the last several years, made multiple (failed) attempts at phasing out these properties.
- Rawlins-Fernandez is on record for arguing AGAINST development of new housing because more housing means more people. But at the same time, she laments the loss of locals to the mainland (seemingly unable to connect the dots between housing availability and ability to remain here). So rather than get behind affordable housing projects, she hides behind water, resources and her penchant for xenophobic dog whistles against mainlanders. This diatribe can be found online under the title "Lahaina Strong Does not want Affordable Housing".
- Kate Blystone is the Mitch McConnell of Maui County. Mitch was known in Washington as the Grim Reaper. Blystone - an APPOINTEE - has the ability to "Mitch McConnell anything that moves out of council. She can drag her heels, delay, obfuscate...do any number of things to serve the wishes and whims of her appointer, and not enact measures that the elected officials who represent actual constituents want her to do.

I'll wrap up by saying something everyone on council already knows. These condos have not brought harm to Maui or the local population. The mayor's office / council have been happy to profit from their business activity. With hundreds of condos on the market at 30-50% discounts, we all see that the Mayor's "affordab....I mean attainable" argument was impotent because 15 months of condo inventory are sitting longer and longer, with no meaningful number(s) of local buyers scooping up what the shills at UHERO claimed were EXACTLY what locals wanted (but that the Maui Chamber of Commerce's polling showed was in fact an asset class of exceptionally low desire and low demand), it's clear that this entire endeavor is a bust. SB2919 allowed Bissen to bring in Bill 9. UHERO created a slideshow littered with lies and false promises. Bill 9 has chilled the market. "Downward pressure" has effectively been put onto the market and no locals are doing what Bissen, UHERO, and others promised would happen. Real people with real jobs, real families and real financial obligations have had equity erased simply because they "aren't from here". And now the TIG looks to remove 2/3 of these properties from the crosshairs they've been in for 2 years.

All for what? So Paltin and her gang of obstructionists can pretend they've pulled a 180 from what has effectively defined their political careers for the last half decade? For a bill that will remove property rights from Maui County's cash cows under some vague, undefined, unarticulated, and likely false promise of restoring 2/3 of them "on the back end"?
Pauleeeeze.

If you don't trust your government, if you have no faith in the institutions, then you have nothing. That's what Trump has done, and that's what this "Ohana" group on council has done.
Nobody trusts this council to do the right thing. Everyone fears you are still the dog being wagged by the Lahaina Strong tail. Lahaina Strong is a diminished and unimportant group of try-hards and wannabe's, forcefully injecting themselves into everything from a local makeke to the Board of Water.

Look at the island now. This is the island Lahaina Strong has built - and the enablers have been Bissen, UHERO, Paltin, Johnson, Sinenci, and of course, KRF. What I predict happening is that this current council will have another 13 months of analysis paralysis and this issue will be on the laps of who we vote in next year.

Time to have a spine. Time to have some integrity.
You're going to get sued to the moon and back if you pass Bill 9.
You're going to get sued to the moon and back if you adopt the TIG recommendations after passing Bill 9.
You're going to get sued to the moon and back if you attach amendments before passing Bill 9.

Why not do the right thing and give all of these properties WHAT THEY'VE ENJOYED FOR HALF A CENTURY (and what the county has enjoyed financially) and that's blanket rezoning, as Cook said, "with the swipe of a pen".

Bissen has put you in a lose-lose-lose situation.
He has lost the support of his constituents. He has no veto power over your decisions.
Do the right thing without fear or favor.

Terri Zager
Location:
Submitted At: 4:44am 10-21-25

Good morning Council members.
My name is Terri Zager, and I am an owner at the Maalaea Banyans.
I am here because your Temporary Investigative Group has recommended that Maalaea Banyans lose its short-term rental rights, while the complex right next door — Island Sands, just one hundred feet away — is allowed to keep them.
Same street. Same zoning. Same age. Nearly identical buildings. Yet two completely different outcomes. That looks arbitrary, selective, and unfair.
You've said this is about freeing up affordable housing for Maui families. But does my 550-square-foot condo, with one parking space and zero storage, really meet your workforce housing criteria?
Does my $5,000-a-month cost — mortgage, HOA dues, taxes, and insurance — meet your definition of affordable? PLEASE ANSWER
That is not workforce housing. Teachers, firefighters, nurses — the very families you say you want to help — cannot buy or rent these units. Taking away STR rights here will not put local families in these condos.
What it will do is cut off a major source of County revenue. By your own tax classifications, shifting thousands of units like this out of STR status could cost Maui County tens of millions of dollars every year in lost property tax and TAT revenue. You will lose revenue without creating usable housing.
So I ask you directly:
- What price point did you decide was affordable? PLEASE ANSWER
- What income level are you actually targeting? PLEASE ANSWER
- And why are two neighboring properties, virtually identical, treated so differently? PLEASE ANSWER

Our community deserves clear standards, transparency, and equal treatment under the law. Anything less opens this County to challenges of arbitrary and discriminatory enforcement.
If your true goal is housing for local families, then focus on properties that actually meet those needs — multi-bedroom homes, inland neighborhoods, places where residents can truly live and thrive. Do not take away STR rights from oceanfront one-bedroom condos that will never be and never was meant to be workforce housing.
This body has a choice: act fairly and transparently, or adopt a policy that is unfair, legally questionable, and financially harmful to Maui County.
I urge you to answer my questions, not dismiss without comment and to make the best choices for Maui residents for the long term solutions we all seek. We are truly all in this together!
Thank you

Guest User
Location:
Submitted At: 12:03am 10-21-25

I am confused about how you guys came up with what condos would be on the new list that you are calling list 2, which are the condos that would be able to remain vacation rentals.

I am specifically asking about how you came up with letting the Maui Vista be on list 2, but then, Pacific shores condo, which is next door to the Maui Vista and also shares a fence with the Maui Coast Hotel is not on the list 2.

How did you guys come up with leaving Pacific Shores OFF the list when it is sandwiched between an actual hotel and the Maui Vista which is on list 2?

The Maui Coast was able to expand last year and now shares a fence with Pacific Shores. Why would Pacific Shores then not be considered to be rezoned as its fence is on hotel-zoned property?

Also, Pacific Shores condo is not ideal for long-term rentals for these reasons:
*Maui Coast has nightly music that is heard at pacific shores so the noise is not ideal for residents
* The parking at Pacific Shores is very limited, so if a family has more than 1 car they will have to park on the street somewhere a block or 2 down the road as there is no parking in front of the complex
*Most of the parking spots are VERY TIGHT, so people are constantly getting blocked in and unable to get into their cars, which a vacation person can deal with but a local that needs to get to work is going to have a problem with that issue.
*Many people can't park in their assigned parking spot at times because others who have larger cars have made it impossible to fit in a person's assigned parking spot so we are always having problems with people parking in other owners assigned parking spots because they could not get into their own spot. This is a CONSTANT PROBLEM at Pacific Shores. I foresee many fights happening with this parking problem at Pacific shores if local families start living there and they get blocked in for work or can't park in their spot after work or if they park in someone else's spot. Etc.
* I have asked the board at Pacific Shores if we could widen the very narrow parking spots and they say they can't do that because it would cause the location of deeded parking spots to move etc. so it is not something that can be fixed. So you really need to consider this big problem if you are looking at Pacific Shores as a place for local residents to live
* Also, my unit is a 2b2b unit BUT ONLY ONE BEDROOM HAS A CLOSET. I am not sure if all the units are built WITH A BEDROOM WITH NO CLOSET, but you might want to check that out. How is a family supposed to live in a place with only 1 bedroom having a closet? Where does the person in the other room hang their clothes? It is OK for a vacation rental because they just bring a suitcase of clothes and can make it work, but it DOES NOT WORK FOR SOMEONE LIVING THERE.

I would just really like to know the answer to how Pacific Shores is not on that list 2 when next door to us, the Maui Vista is on the list and then the Maui Coast Hotel next door to us is a hotel property and then next to the Maui Coast is the Wyndham timeshare and then the ABC store. So we are not next to any residential or apartments.

Please clarify this for me.
Please consider adding Pacific Shores to list 2 for all these reasons. I hope Bill 9 does not go through at all because it won't help anyone at all, but if it does, I hope you add Pacific Shores to the list.

Mike Watson
Location:
Submitted At: 6:58pm 10-20-25

I have owned a condo at Kanai a Nalu on Hauloi Street in Maalaea for over 30 years.
I just read the TIG committee report concerning the "Montoya properties". I definitely understand the need for affordable housing on Maui and wish that the problem had been addressed in an organized manner over the past years. I think the TIG recommendations concerning moving many properties from A-1 and A-2 to new land use designations of H-3 and H-4 were well thought out and make sense. I was surprised, however, that Kanai a Nalu was not included in "Exhibit 2". It may have been an oversight. Kanai a Nalu definitely meets the two main criteria outlined on page 10 of the TIG report.
1) "Properties with market values (carrying costs) not attainable by most Maui residents."
Because we are leashold our "resale value" is lower than our neighbors because we have to pay the land lease and so would

the new homeowner.
We are a leasehold property so not only do we pay $1,100 HOA cost but also $1004 in monthly land lease due to increase by
$250 in June. Electricity runs $250 to $350 per month. Property tax is $1,000/month (mine is over $12,000/yr) our building and
has hundreds of thousands in expenses coming up in the next few years - not to mention $1,700,000 in expected cost for ocean
rise/storm damage mitigation. These costs don't include thousands that a new owner would pay per month in mortgage
expense.
2) "Properties where any portion of the property is located in the full SLR-XA or would already be impacted by sea-level rise"
All of the Maalaea condos (especially Kanai a Nalu) according to the State of Hawaii Sea Level Rise exposure website are
in the most critical classification and, according to the TIG report, "would not produce long-term housing options for residents
and would therefore be appropriate to continue TVR use." Kanai a Nalu is in fact already severely affected by sea level rise.
We have lost much of the property abutting the ocean less than 20 feet from the condo building and are currently working with
the County on a very expensive mitigation plan. Properties on both side of Kanai a Nalu were included on "Exhibit 2" and our
oceanfront situation as bad or worse than theirs and more expensive to mitigate.
Again, I strongly believe that Kanai a Nalu should be include on the list of properties suggested to be moved to the new property designation.
Mahalo,
Mike Watson

Ken Hoehn
Location:
Submitted At: 1:47pm 10-20-25

I oppose the adoption of Bill 9 and the TIG's report. On Hauoli Street, 5 buildings were put on 'Exhibit 2', but 3 were not, including the Ma'alaea Banyans. All 8 buildings are very similar (small apartments, most around 600 square feet, 1 parking stall, no storage facilities, one bedroom, one bath, and all buildings at least 40 years old and experiencing lots of special assessements due to age). Further, all 8 buildings are affected by shoreline encroachment, which was supposed to have been a reason for not considering them appropriate for housing for locals.

Guest User
Location:
Submitted At: 12:03pm 10-20-25

We own a 2-bedroom unit in Maui Sands. This property was developed in 1966 as a Contel, investor /owners who hired a management company to run it like a resort with common reservations systems and hotel management. It was built for vacation rentals. The adjacent property, Maui Sands Seaside (formerly known as Maui Sands 2) was developed by the same development company in 1969 and jointly managed. Some decades later, both properties were converted to condominiums. And much later, Maui Sands Seaside departed from the common management to become independent. The same zoning should apply to both properties and we respectfully request that Maui Sands (sometimes referred to as Maui Sands 1) be included in your list.

Guest User
Location:
Submitted At: 9:56am 10-20-25

Aloha Chair and Committee Members,

I am writing as a homeowner at Maui Sands I to submit testimony regarding the current draft of the TIG recommendations for Bill 9. I respectfully request that the Committee re-evaluate the scope of Exhibit 2, as it currently includes the neighboring Maui Sands II complex for exclusion but omits Maui Sands I.

As a resident and property owner at Maui Sands I, I can attest that our complex shares the same location, environmental conditions, and development constraints as Maui Sands II. We are adjacent properties and are equally impacted by shoreline erosion, rising insurance costs, and the high cost of maintaining aging infrastructure in this area.

However, what further complicates the situation for Maui Sands I owners is the leasehold nature of the property. Each unit is subject to a monthly land lease fee. On top of that there are HOA fees. The purchase of the property would require cash as the current length of the land lease limits financing. Combining that with the level of overhead it makes it financially impossible to offer the unit as a long-term rental at a price point that is reasonable. Now include the cash required to purchase the unit makes it unsustainable for local families to purchase.

Long-term rental viability is one of the key goals of Bill 9, but leasehold properties like Maui Sands I are fundamentally different from other housing types. The additional financial burden placed on these units makes it unrealistic to expect that they could meaningfully contribute to long-term affordable rental inventory, especially when these costs are passed on to tenants.

Given this context, I urge the Committee to consider including Maui Sands I in the Exhibit 2 list of excluded properties, just as Maui Sands II has been. Excluding Maui Sands I would recognize the shared realities of our properties and help avoid unintended consequences that could disproportionately burden our already struggling homeowner community.

Mahalo for your time, attention, and your commitment to thoughtful policymaking.

Guest User
Location:
Submitted At: 9:53am 10-20-25

I don't own a STR but I'm concerned about the economic harm during this fragile time where we are not even 3 years after the fires. Many of us have not even been able to even start the healing process because of all the government dysfunction. I am speaking up because don't appreciate the maneuvering and gaslighting by our elected officials or the waste of tax dollars that is going into this ridiculous process that helps nobody. We have so many real needs as we try to recover and Bill 9 doesn't provide a reasonable likelihood of satisfying any.

The TIG report reeks of Paltin scheming. A feeble attempt to dangle a fake safety line in front of STR owners to create false hope and try to reduce resistance to passage of Bill 9 "clean." Trust us (and don't sue us) we will rezone properties once we pass the bill clean.

Perhaps property owners should ask Paltin to pinky swear and confirm she doesn't have any fingers crossed behind her back like she did to a prominent local attorney during prior proceedings. This is a classic Paltin plan to make fake promises to get what she wants in the moment, only to double cross later. She has no intent of rezoning any properties. The plan didn't work, Tamara. Nobody believes that you or anyone in the Planning Department or Planning Commission are capable of proceeding in good faith. Your games are exhausting and you're doing a disservice to all of us with your grandstanding and pandering that produces no tangible results.

Mere development of new H3 and H4 zoning designations will spiral the drain for years with disingenuous discussion and alleged Planning Department staffing shortages that they claim prevent them from doing their jobs. If those new designations ever come into fruition, the rezoning process will become a full employment act for Lahaina Strong with virtually unlimited opportunities for tantrums, propaganda, and toxic behavior which will all be on the clock and compensated. Remind me to check back on the rezoning efforts in 10 years to see how many meetings have been had to explore a study to consider a process to develop a strategy to weigh the options.

Passage of a "clean" bill allows the Planning Department and Council to wield delay as a powerful weapon while the clock runs out on the amortization period. Owners will see this from a mile away and will sue our county rather than trust in a charlatan.

Why would we take away property rights from property owners where rentals should continue only to spend years and substantial county resources giving those rights back? That is government waste at its finest.

If the TIG was anything but window dressing, there would be draft bills prepared and ready for discussion. Instead, this 10/22 meeting has no action items and no proposed legislation. Nothing more than an attempt to backfill and create the perception of actual diligence. Fortunately, for those that insist upon accountability from elected officials, these actions have timestamps and you can't re-write the timeline. Remember, the HLU already voted on Bill 9 BEFORE doing any diligence. The opposite of making an informed decision.

Again, wasting everyone's time. Get it together please and stop wasting time and OUR TAX DOLLARS on Bill 9. Everyone is sick of all of you.

Guest User
Location:
Submitted At: 9:45am 10-20-25

3543 Lower Honoapi'ilani Road, Lahaina, Maui, HI 96761-

Guest User
Location:
Submitted At: 8:54am 10-20-25

Support for Maui County Bill 9 and the Hawaii Land Use Committee investigation : Prioritizing Residents and Resources
Maui County's Bill 9, which proposes phasing out Transient Vacation Rentals (TVRs) in apartment-zoned districts, is a crucial step toward addressing the island's
severe housing crisis
long-term strain on its limited natural resources.
This measure correctly prioritizes the needs of local residents over the profits of transient accommodation operators, offering a necessary realignment of the county's housing priorities.

Housing Affordability and the Path to Homeownership
Locals won't be able to afford to buy a condo:
The argument that those paying high rents can not afford to buy a condo is flawed if a renter is currently paying $3,000+ a month for a rental unit that money would be better spent building equity.
The scarcity created by TVRs drives rental prices up:
There is a scarcity of rental units making rentals in Maui extremely expensive. Returning some of the inventory of long-term rentals, even at current high prices, gives residents a stable, non-transient option.
Single Parking Spaces or Condo fees restrict local ownership.
The argument that a small family or single person would not live in or rent a condo with a single parking space is ridiculous. Many families thrive with just a single parking space especially in dense walkable and on bus route areas such as those that exist in Kihei and Lahaina. Additionally the idea that a local person would not be able to afford a condo and the fees is insulting - according to the US Census Bureau the median household income in Maui County is above $95000 I would argue local residents CAN afford condo ownership.

Environmental Limits Over "Build, Build, Build"
Build Build Build
The impulse to simply "build, build, build" to solve the housing crisis is fundamentally flawed given Maui's fragile environment and limited water resources. Also building wealthy communities such as Wailea 670 do not solve our housing crisis and in fact tap our limited resources. WE should really question the motives of any Council Member who supports overdevelopment.
Water and Infrastructure:
The reality of water restrictions across parts of the county—including Stage 2 water shortage in Upcountry and West Maui as of the current time—underscores this constraint. Massive new development places an unsustainable burden on existing infrastructure, aquifers, and watersheds. Reclaiming existing apartment units from transient use is the most environmentally responsible way to increase long-term housing supply, as it

requires zero new infrastructure development for water, sewage, and roads. There has been no plans to expand our sewer infrastructure or roadways - despite our ecosystem being impacted by partially treated sewage in injection wells -

Reassessing the Transient Visitor Economy
But they keep our economy running:
Do they really? I am a business owner and I see very little business from the tourists who stay in condos - the majority of my business is from resort and hotel visitors. The perception that tourists in TVRs contribute significantly more to the local economy than other visitors is questionable. Yes they pay the Transient Accommodations Tax (TAT) BUT they often cook more meals at home and opt out of local tours and activities when compared to hotel guests. They are essentially guests in a residential community, not hotel patrons. The economic benefits they do bring are often realized by out-of-state owners and corporate management companies, minimizing the trickle-down effect to local businesses and residents. Prioritizing long-term residents ensures a more stable, equitable economic base rooted in local jobs and community support.

Regulatory Clarity and Discouraging Exploitation
Bill 9 aims to create clarity by phasing out TVRs in apartment districts. The proposal suggests that owners will still be able to apply for a Transient Vacation Rental (TVR) permit if their property is in an appropriate zoning district, such as resort or hotel zones, or by pursuing a re-zoning. This measure doesn't eliminate the industry; it simply enforces the original intent of apartment zoning—housing residents—and centralizes TVR operations where they are zoned to be.
Most importantly, this bill will discourage corporate and exploitative ownership. When a property is taken out of the long-term rental pool for short-term gains, it contributes to the displacement of the local workforce. By creating a path for long-term residential use, Bill 9 makes apartment-zoned properties a less attractive target for large-scale, absentee corporate investors seeking exploitive and speculative, high-yield tourism income.

The Need for Progressive Taxation
Maui County's property tax system, while recently adjusted, is one of the lowest in the country, this incentivizes exploitative investment. While the county is using a tiered system, the tax rates on non-owner-occupied and TVR properties still need to be higher in order to deter speculative investment.
For instance, the Tier 3 Non-Owner Occupied tax rate (for property over $3,000,000) is $17.00 per $1,000 of net taxable assessed valuation (for the 2025/2026 tax year). While this rate is higher than many other classifications, more aggressive taxation is required. If an individual or corporation can afford a multi-million dollar second property, they must contribute proportionally more to the local infrastructure and services they utilize. A higher tax on second and corporate-owned properties would generate the essential revenue needed for affordable housing projects, infrastructure improvements, and water conservation efforts, thereby forcing exploitative investment to pay its true cost to the community.

Guest User
Location:
Submitted At: 8:35am 10-20-25

Maui County is delivering a master class in how to unnecessarily complicate a matter while assuring no actual results. Despite substantial findings and evidence that Bill 9 will not actually create affordable housing options for local residents, the County is dedicating substantial resources to try to make Bill 9 work. True leadership recognizes when a path has been fully explored and will not lead to the desired result. Continuing on with a knowingly erroneous path can only be the result of hubris. What happened when Icarus insisted that he could fly closer to the sun? The Council must recognize that Lahaina Strong is not a voice of reason and is willing to lead Maui into peril as part of its myopic and maniacal desire to "win" Bill 9.

The TIG recommendations involve substantial resource expenditure by Maui County over the next 10-15 years (about how long it will likely take the County to get through creation of new zoning designations and rezoning of over fifty properties). The TIG did not prepare any proposed legislation regarding creation of the new zoning designations, and instead punted this task to the Planning Department with no deadline or accountability. The Planning Department has demonstrated a childish resistance to any self-reflection regarding its own inefficiencies and the lack of a clear path for rezoning. Director Blystone's claim that the rezoning process is already as efficient as possible would be hilarious if it were not indicative of serious character flaws. A director that claims there is no way to improve a process is effectively claiming they have achieved perfection. There is no place for such arrogance in County leadership.

The County will still face litigation from those property owners that are not rezoned. So, the County will be fighting litigation while dedicating substantial resources to explore new zoning and rezoning legislation. All with no assurance that any housing will be created for local residents.
Instead of continuing to charge forward with a plan that involves increasingly complex, divisive and disruptive administrative burden and cost, with no assured outcome, this is a good time for the Council to take a step back and attempt to simply its strategy.

The TIG process has identified nearly fifty properties that MAY be appropriate for long-term housing solutions. Instead of spending taxpayer dollars fighting litigation, dedicating the Planning Department and Planning Commission to years of rezoning work, and jamming up the Council calendar with rezoning related-legislation, the Council should pursue strategies that assure that dollars spent (or revenue not received) result in actual long-term housing options for local residents.

Perhaps the most significant piece of disinformation perpetuated by Mayor Bissen's administration and Lahaina Strong is the Bill 9 will "convert" short-term rentals to long-term rentals. This rhetoric is very intentional because it glosses over the most significant flaw with the theory that Bill 9 will create housing. Bill 9 creates nothing. Bill 9 converts nothing. Bill 9 simply takes away property rights. Mayor Bissen's administration then hopes that property owners will convert to long-term rental. The hope of conversion to long-term rental has been undermined repeatedly by owners confirming that they will not rent long-term for many reasons. Accepting the known economic and labor impacts of Bill 9 while ignoring the voices of property owners stating that they will not rent long-term is arbitrary and capricious.

Instead of continuing down the Bill 9 path which is a waste of time with serious consequences, the TIG has provided the Council with intelligence to pursue more reliable strategies to create housing. Specifically, the TIG report helps the Council develop strategies for actual conversion of properties with lower carrying costs from short-term to long-term rental. Creation of financial incentives for owners to rent long term could bridge the gap between attainable rental rates and owner costs. The property tax waiver is a good start but the County needs to go further to incentivize conversion of condos to long-term rental. Rental subsidies will not work for all properties but Mayor Bissen's administration previously declared that any conversion from short-term to long-term rental would be a success. Thus, even a few property owners opting in to a long-term rental incentive program would be a success according Mayor Bissen's definition of success with none of the consequences of Bill 9.

The County should continue its efforts to purchase lower cost condos. Notably, the County has previously purchased at least one condo at Kahana Manor, a hotel-zoned property. The fact that the County was able to purchase a hotel-zoned property to use for local resident housing shows that County purchase is a reliable way to ensure conversion to long-term rental.

The Lahaina Community Land Trust has received millions of dollars from Maui County. The land trust could have been purchasing low priced condos as part of its multifaceted strategy to create housing options, but has not.

It's impossible to ignore the size of the homes under construction in Lahaina which are many times larger than previous structures which housed local residents. Why is Mayor Bissen manically focused on conversion of Minatoya condos to long-term rentals when the structures being rebuilt right now were undisputedly the homes of local residents before the fires? Where is the legislative effort to force/incentivize those property owners to house local residents in the monster homes that are nearing completion in Lahaina?

Finally, the County must begin planning conversion of temporary housing sites where infrastructure was installed to permanent housing options.

Please oppose Bill 9 and start working on something that will actually benefit the community.

Guest User
Location:
Submitted At: 7:49am 10-20-25

From: Justin Mack <justinmack@me.com>
Sent: Sunday, October 19, 2025 9:37 PM
To: HLU Committee <HLU.Committee@mauicounty.us>; County Clerk <County.Clerk@mauicounty.us>
Cc: planning@mauicounty.gov <planning@mauicounty.gov>; zoningdivision@mauicounty.gov <zoningdivision@mauicounty.gov>; Alice L. Lee <Alice.Lee@mauicounty.us>; Yukilei Sugimura <Yukilei.Sugimura@mauicounty.us>; Tasha A. Kama <Tasha.Kama@mauicounty.us>; Thomas M. Cook <Thomas.Cook@mauicounty.us>; Gabe Johnson <Gabe.Johnson@mauicounty.us>; Tamara A. Paltin <Tamara.Paltin@mauicounty.us>; Keani N. Rawlins <Keani.Rawlins@mauicounty.us>; Shane M. Sinenci <Shane.Sinenci@mauicounty.us>; Nohe M. Uu-Hodgins <Nohe.Uu-Hodgins@mauicounty.us>
Subject: Request to Add Kanai A Nalu (250 Hauoli St, TMK 380140040000) to Exhibit 2 – Bill 9 TIG Recommendations

Aloha Chair and Members of the Housing & Land Use Committee,

I am a unit owner at Kanai A Nalu, 250 Hauoli Street, Maalaea (TMK 380140040000). I respectfully request that our property be added to Exhibit 2 of the October 14, 2025 Bill 9 Temporary Investigative Group (TIG) report so that it may be included in the County's recommended rezoning to the new H-4 Hotel District.
Kanai A Nalu currently appears only in Exhibit 3, despite meeting multiple TIG criteria for properties "appropriate to continue TVR uses." The report explicitly identifies such properties as those:
"with market values not attainable by most Maui County residents" and
"where any portion of the property is located in the full SLR-XA or would already be impacted by sea-level rise." (Bill 9 TIG Chair Report, p. 11)
Our building meets both tests:
• Economic feasibility: Unit values and monthly costs (including association dues and land-lease obligations) make long-term resident occupancy impractical. Nearly all units are used for lawful short-term rental (TVR) operations under the Minatoya list.
• Environmental exposure: State Sea Level Rise Viewer maps show that at the 0.5-foot rise level, several units are impacted, and at 3.2 feet, the entire property lies within the Sea Level Rise Exposure Area (SLR-XA). This aligns precisely with the TIG's environmental criterion for continued visitor use.
• Context: Of the nine properties on Hauoli Street, five are already included in Exhibit 2, including buildings east and west of Kanai A Nalu, which share identical zoning, shoreline conditions, and historical use patterns.
o Documented shoreline erosion:
• The seawall fronting Kanai A Nalu has been described as "crumbling and being undermined," with Ma_alaea shoreline erosion rates up to 2 feet per year, higher than the state average (The Maui News, Mar 2020*).
• A 2024 Draft Environmental Assessment describes planned seawall removal and dune restoration to prevent further damage, noting that "the buildings would then be threatened with erosion … property values would probably fall … occupancy would probably decrease" (Maui Now, Dec 24 2024*).
• Historical reports show that beach width in Ma_alaea has decreased by roughly 25% since 1949, and shoreline retreat averages 1–2 feet per year (Ma_alaea Village Association, 2021 presentation*).
These conditions clearly demonstrate chronic erosion, confirming that Kanai A Nalu faces ongoing coastal instability and cannot realistically serve as permanent residential housing.
Given these similarities, excluding Kanai A Nalu appears inconsistent with the TIG's stated standards. We respectfully ask that the Committee amend Exhibit 2 to include our property or otherwise direct Planning staff to recognize Kanai A Nalu's eligibility for the proposed H-4 Hotel District.
I fully support Maui County's efforts to expand housing and the thoughtful intent behind the application process for properties seeking continued visitor use. However, removing TVR status from Kanai A Nalu, where high ownership costs, lease expenses, and coastal erosion make long-term housing unrealistic, creates an inequitable result. This property clearly meets the TIG's own intent and criteria for Exhibit 2, and should be treated consistently with similar properties already recommended for hotel zoning.
Mahalo for your consideration and for the Committee's work toward balanced and equitable implementation of Bill 9.

Warm regards,
Justin Mack
Unit 408 Owner, Kanai A Nalu

justinmack@me.com

Guest User
Location:
Submitted At: 7:41am 10-20-25

My wife and I have lived on Maui since 2002 and worked very hard to establish roots and raise two teenagers and would someday like to retire on Maui. As part of our retirement plan we purchased a 2 bedroom condominium in Haleakala Shores in South Kihei to use as a vacation rental to supplement our income during retirement. The monthly mortgage is $5,853.11 and the monthly association dues are $1,421.00. Two bedroom condominiums at Southpointe, which allows pets, currently rent for around $2,800 per month and have monthly association dues of approximately $650 per month. If bill 9 is passes, we would no longer be able to use our unit as a vacation rental. With the current mortgage and association dues I don't see how this unit could ever be an affordable long-term rental. If we are no longer allowed to use it as a vacation rental, we will suffer severe economic losses and possibly foreclosure. Please consider the hard working long time residents who have invested in Maui with hopes of someday retiring here when considering your options for bill 9.

Thank you

Guest User
Location:
Submitted At: 4:11pm 10-19-25

My family has been an owner of a property in West Maui since it was built in 1965. The complex is on the Minatoya list. Maui Sands 1, as it is called was not added to the Exhibit 2 list. Our sister Property Maui Sands II (also called Seaside) however is on the Exhibit 2 list. We are all on the same leased land that has 11 years left. Our land lease payment is $1400/mo while my current HOA fee is $1600/mo. We are 1 and 2 bedroom units with 1 parking space. Any new buyer of any of our units will have to pay cash as no lending institution will loan any money unless at least 20 years are left on the lease. Unfortunately, my fixed costs with my unit is 60k/yr. without a mortgage. That includes Land, HOA, 3 insurances, (Flood, Hurricane, Fire), and taxes. This amount makes it completely impossible to rent it out to a long term tenant. Please consider adding Maui Sands I to the possible re-zoning list.

Guest User
Location:
Submitted At: 3:03pm 10-19-25

Our property is in Kihei Garden Estates. Parking spots average one per condo, not suitable for Long term renters. The HOA fees are high due to garden type grounds.

Guest User
Location:
Submitted At: 2:48pm 10-19-25

I am opposed to Bill 9. Eliminating short term rentals is not the answer to the housing problem Those who are for the bill argue that the people should be considered first. Unfortunately it is the people who will suffer the most when the economy s devastated.

Guest User
Location:
Submitted At: 12:54pm 10-19-25

I appreciate that the TIG committee was trying to find a compromise. But there should be no compromise on bad legislation. Bill 9 hurts Maui's economy, jobs and tax revenue. It hurts locals who own Minatoya condos, trying to partake in our biggest industry, tourism. The TIG's recommendations do nothing to lessen the county's legal exposure. From the beginning, Corp Counsel advised all or nothing. You should listen to them, and spend the money on developing local housing instead of legal bills. Bill 9 is a wolf in sheep's clothing: pretending to be about housing, but really just anti-visitor, anti-haole. No one on the Council should be comfortable with that hidden agenda. It's sickening. The Council deserves recognition for creating nearly 3,000 new affordable homes for locals, which will be ready before Bill 9's effective date of Jan. 1, 2031. It is a tremendous achievement in the 18 months since the fires; thank you for finding a way, for "can can." P.S. I am a local.

Guest User
Location:
Submitted At: 12:32pm 10-19-25

Condominium Developers Public Report should also have been considered. Koa Resort in Kihei was not in the list yet the initial report allowed TVR.

Guest User
Location:
Submitted At: 7:36am 10-17-25

Re: Testimony Regarding Bill 9 TIG Recommendations – Request to Include Maui Sands I in Exhibit 2 Exclusions

Aloha Chair and Committee Members,

I am writing as a homeowner at Maui Sands I to submit testimony regarding the current draft of the TIG recommendations for Bill 9. I respectfully request that the Committee re-evaluate the scope of Exhibit 2, as it currently includes the neighboring Maui Sands II complex for exclusion but omits Maui Sands I.

As a resident and property owner at Maui Sands I, I can attest that our complex shares the same location, environmental conditions, and development constraints as Maui Sands II. We are adjacent properties and are equally impacted by shoreline erosion, rising insurance costs, and the high cost of maintaining aging infrastructure in this area.

However, what further complicates the situation for Maui Sands I owners is the leasehold nature of the property. Each unit is subject to a monthly land lease fee, which in my case (a two-bedroom, one-bath unit) is approximately $1,300 per month. On top of that, HOA fees are close to $2,000, and my mortgage payment is another $2,000 per month, bringing my fixed monthly costs to over $5,000. This level of overhead makes it financially impossible to offer the unit as a long-term rental at a price point that is reasonable or sustainable for local families.

Long-term rental viability is one of the key goals of Bill 9, but leasehold properties like Maui Sands I are fundamentally different from other housing types. The additional financial burden placed on these units makes it unrealistic to expect that they could meaningfully contribute to long-term affordable rental inventory, especially when these costs are passed on to tenants.

Given this context, I urge the Committee to consider including Maui Sands I in the Exhibit 2 list of excluded properties, just as Maui Sands II has been. Excluding Maui Sands I would recognize the shared realities of our properties and help avoid unintended consequences that could disproportionately burden our already struggling homeowner community.

Mahalo for your time, attention, and your commitment to thoughtful policymaking.

Maui County Council
Housing and Land Use Committee (HLU) Committee
October 22, 2025

Re: TEMPORARY INVESTIGATIVE GROUP ON POLICIES AND PROCEDURES FOR TRANSIENT VACATION RENTAL USES IN THE APARTMENT DISTRICTS (HLU-4(1)) - COMMENTS

Aloha Chair Kama, Co-Chair Uʻu-Hodgins, and Members of the Housing and Land Use Committee,

Mahalo for the opportunity to provide **comments** regarding the Temporary Investigative Group (TIG) on Policies and Procedures for Transient Vacation Rental Uses in the Apartment Districts. Thoughtful, data-driven policymaking is essential to addressing complex and far-reaching issues, and the time and effort dedicated to this process are deeply appreciated.

As the Council continues deliberations on Bill 9, we urge careful consideration of the TIG's timeline and recommendations. Prior to taking any final action on Bill 9, we urge that the County Council conduct a comprehensive analysis of the financial impacts of the specific plan to be implemented. Ensuring that findings and related policy options are properly reviewed and integrated before any major land use changes are enacted is critical to minimizing unnecessary disruption to Maui's economy and workforce.

According to UHERO's analysis of the proposed phase-out under Bill 9, visitor spending could decline by $900 million annually, lead to around 1,900 job losses, and shrink real GDP by roughly 4%. Given the scale of these potential changes, any version of Bill 9 stands to affect local families, employees, and small businesses whose livelihoods depend on visitor-driven income. While the TIG Report draws attention to the importance of economic impacts for the County and its taxpayers, it appears not to include detailed analysis of how these impacts would change under the alternative of establishing H-3 and H-4 hotel districts, specifically how those changes might alter or refine existing economic assessments.

We respectfully encourage the Council to allow sufficient time to evaluate and implement the TIG's findings before moving forward with final action on Bill 9. This deliberate approach will help ensure that policies are implemented in a way that mitigates negative impacts on residents by sustaining local employment and supporting the island's long-term recovery and resilience.

Mahalo for your consideration,

Janel Cozzens
Sr. Policy Manager, Hawaiʻi
Airbnb