

HLU Committee

From: Maurice Priest <attorneyaccess@att.net>
Sent: Monday, June 30, 2025 12:24 AM
To: HLU Committee
Subject: URGENT OPPOSITION TO BAN ON SHORT TERM VACATION RENTALS

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JUNE 30, 2025

Dear Mayor and Maui County Council Members:

We urge you to oppose Bill 9 which would ban short term vacation rentals in Maui.

Our family entity, HI RE Holdings LLC, a Hawaii limited liability company, is the owner of Kahana Village Unit 37, located in West Maui, and this unit participates in the short term rental program, which has provided Maui County with significant tax revenue from the short term rentals of this unit which provides local jobs to Maui residents who clean, repair, and manage this rental.

We were extremely pleased to learn that Maui County has recently been granted \$1.6 Billion from the Federal Government to support affordable housing in Maui. With this recent and substantial federal funding, which the County can now use to develop and maintain affordable housing, THERE IS NO LONGER A REMAINING NEED TO BAN SHORT TERM RENTAL HOUSING BY BILL 9, NOR DRASTICALLY DEPRIVE THE PROPERTY RIGHTS OF OUR HAWAII LLC, AND THE THOUSANDS OF OTHER CONDO OWNERS WHO WILL CONTINUE TO PROVIDE THE MAUI COUNTY TAX REVENUE THAT THE COUNTY NEEDS TO SURVIVE.

Considering the recent Federal \$1.6 Billion grant to the County, which grant did NOT exist at the time the short term rental ban was proposed, to proceed with the short term rental ban is no longer justified. Property owners in Maui would be justified to sue the County for unnecessarily banning short term rentals, when the County has received \$1.6 Billion to develop and maintain the affordable housing that the local work-force needs.

With the recent federal grant of \$1.6 Billion to Maui County, there is now a win-win situation giving Maui County the funding needed to develop affordable housing, and to address the water needed for that new affordable housing. It is a win-win for Maui to drop the ban on short term rentals in order to perpetuate the thousands of Maui residents who are the work-force for the short term rentals, and which will enable property owners in Maui to continue to provide the millions of tax-revenue dollars to Maui County coming from the taxes paid by short term rental property owners.

We look forward to working with you to develop affordable housing and we urge you to drop the ban on short term vacation rentals.

Sincerely,

Diane Priest,
Managing Member of
HI RE Holdings LLC,
5095 Napilihau Street, Suite 109B
Box 393
Lahaina, HI 96761
Phone 916-947-1090

HLU Committee

From: Jody Boeringa <jody@kulaglass.com>
Sent: Monday, June 30, 2025 5:28 AM
To: HLU Committee
Subject: Bill 9 Testimony

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Aloha,

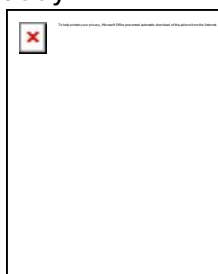
My name is Jody Boeringa, and I am a small business owner in Maui with over 30 years of experience. Having lived in Hawaii since the age of five, and now at sixty-three, I attended local grade schools and high schools before pursuing higher education on the Mainland.

For years, I have diligently saved to purchase a vacation rental on Maui, intending for it to provide income for my family and me during retirement. The recent change in law, which eliminates a significant portion of vacation rentals, including mine, has unfortunately jeopardized my retirement plans and resulted in a substantial financial loss. I will now be forced to sell my Palms at Wailea Condo at a loss, making my retirement impossible. This outcome is truly unfair.

Furthermore, I believe that eliminating a majority of vacation rentals will alienate working-class families who wish to visit Maui but cannot afford expensive hotels. This will inevitably lead to a decline in tourism, making Maui accessible only to the wealthy. I am concerned this will cause our economy to suffer, and I may even have to relocate to places like Las Vegas.

I urge you to consider these significant impacts when making your decision. I believe the most sensible approach is to maintain existing vacation rentals while curtailing any future vacation rental projects.

Sincerely,
Jody



JODY BOERINGA

President

Kula Glass Company Inc.

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HLU Committee

From: Mary A Drayer <mdrayerhome@msn.com>
Sent: Sunday, June 29, 2025 2:43 PM
To: HLU Committee; County Clerk; Mary A Drayer; Tamara A. Paltin; Thomas M. Cook; Tasha A. Kama; Keani N. Rawlins; Alice L. Lee; Maui_County Council_mailbox; Yukilei Sugimura; Gabe Johnson; Shane M. Sinenci; Maui_County Council_mailbox
Subject: Fw: additional thoughts - Zoning specific testimony on Bill 9
Categories: DUPLICATE

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Aloha e kākou,

I am submitting here a bit of additional testimony regarding Bill 9 .

I question if the continuation of the Minatoya List will be setting a precedent, which will encourage an exemption request from Apartment or other non STR zoned properties, even residential neighborhoods. Or even other broader exemptions, such as an apartment in residential areas. Litigation is likely to ensue.

The final issue I will address is hearing testimony from the owners and residents of the exempted properties. They bought their units in good faith of the Apartment Zoning designation. For the past 20+ years they have been subjected to the fall-out from the STR/STVR exemption.

It seems the benefits for opposing Bill 9 only applies to the individual owners who simply emphasize STR/STVR ability to make money - for them.

Mahalo for your time.
Mary Drayer

From: Mary A Drayer <mdrayerhome@msn.com>
Sent: Friday, June 20, 2025 12:45 PM
To: HLU Committee <hlu.committee@mauicounty.us>; Maui_County Council_mailbox <county.council@mauicounty.us>; Maui County Clerk <county.clerk@mauicounty.us>
Cc: Mary A Drayer <mdrayerhome@msn.com>; tamara.paltin@mauicounty.us <tamara.paltin@mauicounty.us>; thomas.cook@mauicounty.us <thomas.cook@mauicounty.us>; tasha.kama@mauicounty.us <tasha.kama@mauicounty.us>; keani.rawlins@mauicounty.us

<keani.rawlins@mauicounty.us>; Alice Lee CofM Council Chair <Alice.Lee@mauicounty.us>

Subject: Zoning specific testimony on Bill 9

Aloha kākou,

After listening to 2 days of testimony, I am submitting additional testimony in support of Bill 9.

I will emphasize the fact that the Zoning for all the Minatoya list properties is NOT for STR/STVR use. The exemption is just that - an exemption. The Zoning designation was not changed. Revert these properties to their original and intended use. In the past 24 years many properties have been zoned for STVR/STR use, and so the need for the exemption, i.e. lack of availability, is no longer a valid reason

As for the owners of the STVR's they are certainly welcome to purchase a unit in any one of appropriately zoned properties. As for their unit in the current exemption property, they can live in it, rent it out long term, sell it, or let it sit unoccupied. It is not the county's responsibility to ensure they can rent it to 'pay the mortgage' - 'have retirement income' etc.

Respectfully,
Mary Drayer
557 Imi Dr
Wailuku, Hi 96793

HLU Committee

From: County Clerk
Sent: Monday, June 30, 2025 7:24 AM
To: HLU Committee
Subject: fwd: Testimony
Attachments: Support for Bill 9 to Phase Out the Minatoya List!; Bill 9 support; Public Comment – Maui Bill 9; Bill 9 Testimony. There are other solutions.

HLU Committee

From: robin ritchie <robininlahaina@msn.com>
Sent: Saturday, June 28, 2025 3:26 PM
To: mayors.office@co.maui.hi.us
Cc: County Clerk
Subject: Bill 9 support

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I understand you are in a difficult position - balancing the Govenors expectations with significant pressure from powerful real estate and developers interests . But I would like to ask you to take a stand that reflects the heart and future of Maui - to actively support Bill 9.

This bill isn't just about regulation, it is about protecting the soul of our island, - ensuring that working families, local residents and future generations are not priced out of their own home. Or made unsafe, over loaded, monster multigenerational homes or boarding houses.

Every day more of our neighborhoods are hollowed out by absentee landlords, speculators and realtors that don't really live here and do not contribute to the fabric of our community.

We are not asking for something radical - we are asking for fairness and enforcement of existing zoning use laws.

If the current short term rental laws were enforced and the zoning exemptions revoked, for houses that are residentially zoned neighborhoods .

There is a lot of room for tourists in hotels and hotel zoned condos. Those properties have tax paying employees that have real benefits and health care.

The original Amfac design and master plan for Kaanapali was to develop for tourism by changing their agriculturally zoned land into : hotel zoned lots, employee housing, retail zoned lots, residential zoned condos and for two residential neighborhoods that have morphed into 50% vacation rental use on residentially zoned lots. Amfac knew that sun and beach was not enough to attract tourists, so they rebuilt the abandoned historic buildings from the Plantation, Whaling, Missionary and Monarch eras. They set up the non profit Lahaina REstoration. Amfacs pan worked

Because Historic Lahaina had the attractions, parks, historic buildings, lighthouse, and a beautiful Harbor. Front Street won a national award for Best Street in American from the American Planning Group.

We have the accommodation that will forward taxes, we had the successful Front Street stores and restaurants that were paying \$50,000 a month rent and the taxes that go with that . They deserve to rebuild and Historic Lahaina deserves to follow the historic guidelines and historic, ocean front plan , with the addition of safety. Gas Town has many parrels to Lahaina including being reclaimed and resurrected at the same time Lahaina was. Both are near the cruise ship docks . Gas Town merchants income fell by 45% to 50% when they closed the street to automobiles in the summer of 2024.

The plans for pedestrian towns may work in other climates and towns but they did not have 60 years of proven success and awards. They do not have Plantation era, Whalers era, Missionary era or have not been the Capital of Hawaii.

The only changes Lahaina needs is to the infrastructure, water supply, sewers, and maybe the return of a Lahaina fire station. Let these Historic District homeowners rebuild their homes, get these museums permits to rebuild, lets get these commercial ventures back into business and get the State to repair Lahaina Harbor.

The old Historic Planning worked. We know crowds attract crowds. We know Historic Lahaina was the top tax generating destination on Maui. .

This is you time to lead - not just follow the directive from mainland planners and the State. As our Maui Mayor please put peoples housing and jobs over STR profits. The teachers, first responders, nurses, firefighters, and small business owners - need someone in office who will speak with passion for them, even when it is hard.

Please take the first courageous steps to start enforcing the short term rentals rules that are in place . Shut down the illegal short term rentals, have Maui Visitors Bureau help the displaced tourists find other legal STR emergency accommodation. Tax the absentee owners that are dodging property tax by falsely claiming the resident property tax rate. We can stand behind you if you take that first ,courageous step.

Sincerely
Robin Ritchie
former manager of Lahaina Visitors Center

HLU Committee

From: Martin Kulik <martinkulikphoto@gmail.com>
Sent: Sunday, June 29, 2025 5:45 AM
To: committee.services@mauicounty.us
Cc: County Clerk
Subject: Public Comment – Maui Bill 9

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Public Comment – Maui Bill 9

Submitted by Martin Kulik, Resident and Business Owner

Aloha Council Members,

Thank you for the opportunity to share my perspective on Bill 9.

I fully support the intent to protect our communities and increase housing availability for local residents. However, I am deeply concerned that this bill, as currently written, could unintentionally harm the very people it's meant to help.

While phasing out short-term rentals in apartment-zoned areas may appear to open up thousands of units for long-term housing, the assumption that these will become *affordable* is flawed. The reality is that most of these properties were purchased at high market prices—often by out-of-state investors—with significant monthly costs: large mortgages, HOA dues, rising insurance, and taxes. These units simply **cannot be rented long-term at rates local families can afford**.

If owners lose the ability to rent short-term, they will be forced to sell. But locals likely won't be able to buy these properties either. What we'll see is a rapid sell-off, which could destabilize our housing market, **trigger a localized real estate crash**, and shift even more Maui property into the hands of institutional investors or off-island buyers.

I ask the Council to consider a more balanced, phased approach:

- Extend the transition period to **5 years** to avoid financial shocks.
- Protect **owner-occupied** or locally managed units with strict criteria.
- Offer tax incentives for owners who convert their units to **affordable long-term rentals**.

- Establish a housing transition fund supported by STR platform fees to cushion local job and income losses.

Bill 9 should be shaped not only by its goals, but by its real-world consequences. If the outcome is more displacement, job loss, and economic instability, then we've traded one crisis for another.

Please ensure that this bill does not just sound good on paper—but works in practice for the people of Maui.

Mahalo for your time and dedication.

--

Martin Kulik
951 283 4245

HLU Committee

From: Charlotte Carleson <ckcarleson@gmail.com>
Sent: Sunday, June 29, 2025 10:29 PM
To: County Clerk
Subject: Re: Bill 9 Testimony. There are other solutions.
Attachments: Property Example.pdf; Housing Restrictions.pdf; Appreciation Schedule.pdf; Property Size Chart & Price Details.pdf; Max Rent Schedule.pdf

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

Dear Maui County Council,

In my previous email, I recommended a "no" vote for Bill 9, because Bill 9 will not reduce prices of condos to "affordable prices". Instead, I believe there are far better solutions for the Maui housing crisis, such as Affordable Housing Developments. I threw together a sample of this idea.

I believe it is important to put small Low-Income Housing Neighborhoods throughout Maui, so families can live close to work and school. I did a quick search for properties currently for sale in Maui that were 15 or more acres. See attachments.

I found a few lots that are regulated to not allow for subdividing or for many houses, so I would have to do more research to find out if these rules could be changed based on the housing crisis emergency. The testimonies regarding Bill 9 rang loud and clear that this is a dire situation and so I believe the government should move forward quickly with solutions that will actually help improve this crisis as they should if it were an emergency, which may mean the government offering some flexibility from the standard development restrictions.

In the attached documents, you'll see there are several properties for sale. I chose a property in Lahaina to draw up an example of what I picture for a Low-Income Housing Development. The property is 16.17 acres and I put 60 lots on it and left plenty of room for a park with picnic tables, a playground, bike path, basketball court, and a fruit tree vineyard. I also included charts that list lot size, house size, mortgage details, and rent info. Also attached is an example of Low-Income Housing Development Restrictions that I made up.

Please see attachments if you're interested in viewing potential solutions for improving the housing crisis.

Thank you,

Charlotte

On Wed, Jun 25, 2025 at 10:35 AM Charlotte Carleson <ckcarleson@gmail.com> wrote:

Dear Maui County Council,

The ban has already caused some STR condos to drop to prices of non-STR condos. Dropping some condos from \$900,000 to \$700,000. If your HOA fees are only \$1,000/month, you'll be paying \$6500/month for a two-bedroom condo.

I don't think these condos will drop below non-STRs Condo prices before they get bought up by the upper class or by retired folk, but let's pretend they'll drop 50% in value. That would still put you at almost \$5,000 a month for a 2 bedroom condo. (Note: Payment amount is based on a 5% downpayment. Attached are Mortgage Calculator examples.)

Personally, I don't see this as affordable... unless you rent it out as a vacation rental. **These condos are very nice and very livable, but also very expensive (even at half price.)**

It is my understanding that 2 bedroom condos will rent for approximately \$3,000/month, so it is unlikely that someone with monthly payments of \$5,000 will keep it when they'll have to pay \$2,000/month of their personal money to have someone else live in their property. So those who are barely scraping by will likely sell.

Those who can afford it will likely leave it vacant, because they want to be able to stay there occasionally throughout the year and so they too will likely not rent it out long-term.

This ban will widen the gap between those who have and those who don't have.

- Those who have, will have more. (They'll buy these condos for a discounted price.)
- Those who don't have will still not have (because they likely won't be able to afford \$5,000/month for a 2 bedroom condo.)
- And those who were in the middle will be forced to sell and will no longer have their investment property, which will knock them down financially and they will likely be rejoining the group who doesn't have. **And the sacrifice will be made at absolutely no benefit toward improving the housing crisis in Maui.**

Those who will be hurt by Bill 9:

1. Those who have an STR, but are hardly able to afford it. I'm referring to those who clawed their way up the ladder by saving enough money to purchase it, who possibly "bought high" and are now forced to "sell low", potentially causing them to file for bankruptcy and now that their source of income is stripped away from them, they may not be able to afford their personal residence and they may never recover financially.
2. Locals who will lose their cleaning jobs or property management jobs.
3. Locals who were given false hope that this ban will help them, as they realize they still can't afford a home, because housing prices didn't fall to an affordable price.
4. The community, because of a worsened economy.
5. Those hurting from the housing crisis, because this ban will continue to distract the community from solutions that will help them.

Those who will benefit from Bill 9:

1. Those who swoop in and buy the vacation home they've always wanted. This group will buy low and then the ban will likely be overturned by the court system and the prices will go back up and if they sell, they'll be seeing capital gains of hundreds of thousands of dollars (especially if they buy a \$900,000 condo for \$450,000, wait for the ban to be lifted and then sell it for \$900,000, all potentially within a couple of years.)
2. The attorneys as they bathe in the money that should have gone toward a solution that would actually help improve the housing crisis.

Don't let this ban continue to hurt Maui, distracting people from real solutions, wasting time and money. There are other solutions.

I appreciate the testimony from the pastor who recommended the construction of homes where the majority will be used to provide locals with housing and the remaining will be rented out as STR's to help pay for it and to help locals save money to afford to buy a house later on. Or the lady, (I believe she was referred to as "Respectfully Decline" when asked her name), who (if I understood it correctly) recommended something like small duplexes that allow for the owner to live in one side and rent out the other side to help pay for both sides.

I love these creative ideas, and I love that they see what makes money in Maui (STR's) and say, "If you can't beat them, join them". **I love that instead of seeing STR's as the enemy, they find ways to see them as "the solution".** I love it!

They were far more creative than myself, when I suggested low-income housing developments (in my written-testimony below). I would like to see all of these ideas pursued.

Someone said it would take hundreds of years to build these neighborhoods and I have to ask, "Why is that?" **It is abundantly clear to me that Maui is full of very hard-working people!** So why aren't homes being built? Why isn't Lahaina rebuilt? It has been almost two years since the fires and so few homes have been rebuilt. I heard it's because the housing permits take so long to get approved. If this is truly the reason, this is an atrocity!

I suspect there is more to this than just the permits, though. I recently looked into painting an accent wall in my Maui condo and I assumed it was pointless to do so, because I assumed all construction workers would be busting their butts in Lahaina and booked up months in advance. I was shocked to find that it was easy to find a handyman who could do the work the very next day. What is going on here? **It should be "All Hands on Deck" in Lahaina. Homes should be sprouting up left and right and every single day there should be another Maui resident returning to their newly rebuilt home.**

I picture low-income housing developments to be "assembly-line style" where possibly 30 acres has been designated for the development, it gets planned out and immediately excavators go and shape the land accordingly and then one by one excavate for a foundation and when done they move immediately to the next one, allowing for concrete workers to come in and lay out a foundation for the first and once done they move to the next one that's just finished by the excavator, allowing for framing and then rough-in plumbing and electrical, insulation, sheetrock, mud tape texture, paint, etc., etc. on down the line, as one finishes a phase, the next crew moves in and within months from the start of construction

one home is completed and then every few days another home is done and another one. **With multiple projects in several locations in Maui,** (allowing for residents to purchase a home near their place of work) being constructed by multiple construction crews, and with buyers approved and ready to move in before it's done, **it could become a daily occurrence for a Maui family to move into their new home; their safe space.**

As I mentioned in the email below, if the government and non-profit organizations and private donors provide the land, utility hookups, streets, sidewalks, bike paths, and community parks for common areas, then general contractors could very likely sell these homes for less than \$250,000 and **restrictions can be placed** ahead of time ensuring (1) the wealthy aren't buying them, (2) ensuring that only Maui Residents are buying them, and (3) ensuring that no one is buying multiple of them. See my email below for other restrictions that could be placed on these places, potentially **ensuring that these homes help to house locals for decades to come.**

So many of the testimonies have been incredibly heart-breaking and I believe there are many solutions that can help improve the housing crisis, but it is crucial that government doesn't stand in the way. Government needs to help fast-track solutions that will help Maui families. And unless \$5,000 to \$6,500 a month for a 2 bedroom condo is considered affordable, then I believe the best way to start fixing the housing crisis is to vote "no" on Bill 9 so that time and resources can then be dedicated to solutions that will help.

Thank you for your time. I am amazed by the patience and restraint each of you display each meeting and I recognize the tremendous plight you face as you deliberate all that you've heard. I can see your work is mentally exhausting and I applaud you for doing it anyway.

Thank you,

Charlotte

Sidenote: I recorded an oral testimony, but my public-speaking anxiety prevents me from requesting to do an out-loud testimony. It's just a voice-memo on my iPhone. I can text it to anyone who has an iPhone, if you want it.

Additional Sidenote: I just sold my 12 bedroom fourplex on 1 acre of land in Alaska for \$660,000. (Just a comparison to acknowledge the unaffordability of housing in Hawaii.)

On Tue, Jun 17, 2025 at 11:33 AM Charlotte Carleson <ckcarleson@gmail.com> wrote:

Dear Maui County Council,

The housing crisis in Maui is a serious and emotional issue, but unfortunately, the proposal of Bill 9 is only hurting Maui, causing division, harming the economy, and creating an opportunity for more *non-Maui residents* to come in and buy Maui condos that are now “on sale” as a result from fear of this ban on short-term rentals.

The research shows that condo prices will not drop to levels that are considered “affordable” for local families. However, it does open the door for more people from outside Maui to finally purchase the vacation home they’ve always wanted.

I am an example of exactly this. Over the past 20 years, I’ve been looking into buying a place in Hawaii, but financially it has always be out-of-reach... until now...

In April, I finally purchased a condo on Maui. The condo I purchased had been on the market for 222 days before I was able to secure a contract, and it took me selling my 4,900 square foot four-plex with 12 bedrooms and eight bathrooms on 1 acre of land that I had owned for 15 years before I could afford a two-bedroom condo in Kihei and it also took a proposal to ban STR’s which caused the sales price of the condo to drop over \$200,000 before I could qualify to purchase it.

I believe it is safe to assume that most Maui families do not have a four-plex they can sell in order to qualify to buy a condo, as was my situation, but the world is watching and there are enough buyers out there to prevent the condos from reaching a price that Maui families can afford. Not only will passing Bill 9 not help local families buy homes, but I’ve heard that **if Bill 9 passes, it will very likely be litigated out of existence.** *These short-term rentals are not operating illegally; homeowners have the right to rent them out as they see fit.* Therefore, voting yes to Bill 9 will cost Maui more money through legal fees.

Instead of wasting money, time and energy on a lose-lose proposal, I would like to see Maui focus on solutions that will benefit Maui families, such as affordable housing developments.

I picture **new construction of stand-alone houses in beautiful neighborhoods with grassy fields, parks, playgrounds, bike paths that lead to nearby beaches, basketball courts, and wide streets with sidewalks.** These communities would allow families to own a small piece of land while also having common areas to gather together with neighbors. I picture family-oriented communities.

With government funding, restrictions can be imposed on these neighborhoods from the beginning (rather than changing the rules after-the-fact, as they are trying to do via Bill 9.)

Restrictions could include:

- Specifying the Purchase Price of the house
- Specifying how much you can rent the house out for
- Establishing a maximum for a home purchaser's earnings
- Requiring a minimum one-year term lease

- Capping the appreciation of homes at 2% annually to allow for some inflation while preventing excessive growth, thereby preserving low-income housing for decades to come
- Other restrictions could include limiting one home purchase (within these Low-Income Housing neighborhoods) per household and requiring the purchaser to be a Maui resident

If the government provides the land, utility hookups, streets, sidewalks, parks, and playgrounds, **leaving only direct expenses** (such as house materials, direct labor and subcontractor expenses) **to contractors, then I believe these houses could be sold for possibly as low as \$150,000 for a one-bedroom house and maybe as low as \$250,000 for a four-bedroom house.** Additionally, rents could be capped at \$1,500 per month for a one-bedroom and \$2,500 per month for a four bedroom house.

I have *roughly estimated* that 2,000 homes could be built on about 300 acres of land, and there would still be enough land for beautiful parks within the neighborhood where families can connect with other local families.

This solution would boost Maui's economy, whereas Bill 9 will only hurt it. Maui should consider solutions that address the housing crisis and won't compromise the economy.

Instead of arbitrarily designating a government-appointed group to bear the burden of the housing crisis, there should be a voluntary community effort to correct it. Perhaps non-profit organizations or private donors could get involved with such projects as well. **Solving Maui's housing crisis should be a community effort, instead of a regulated designation that, not only hurts people and the economy, but it also won't help to improve the housing crisis,** (in other words, people are taking a hit financially for absolutely no benefit to Maui's residents.)

Maui's government should prioritize the well-being of families and the economy and vote no on Bill 9. **Bill 9 has already done enough harm to Maui, causing division and fear, so let's focus on solutions that will actually help Maui's families.** Please vote "no" on bill 9. Thank you for your time.

Thank you,

Charlotte

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Q Kula, HI

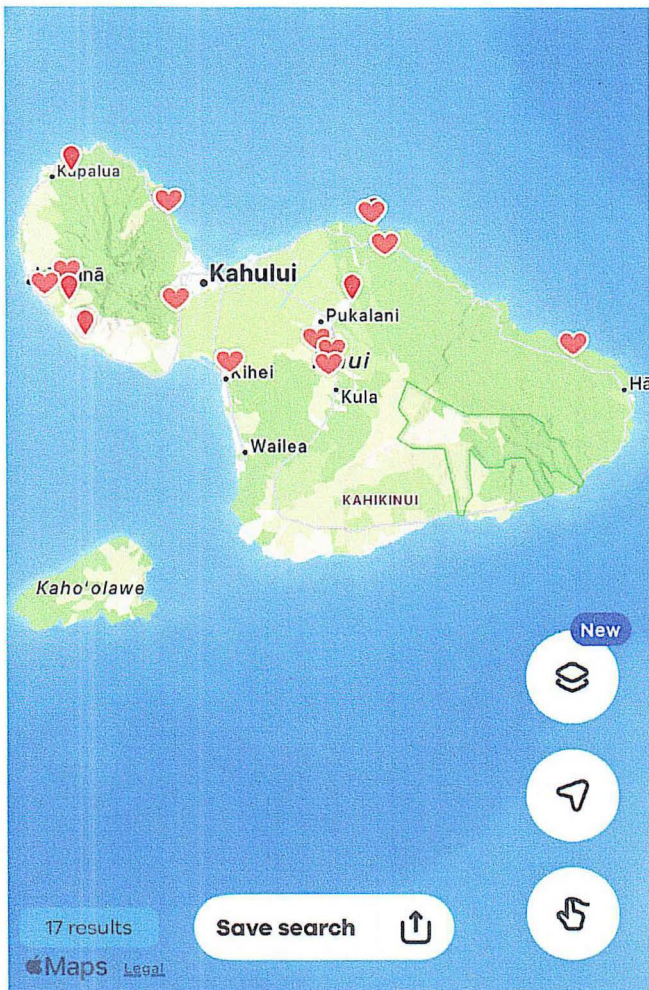
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Price

Bed / Bath

Land, ...



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Q Lāhainā, HI

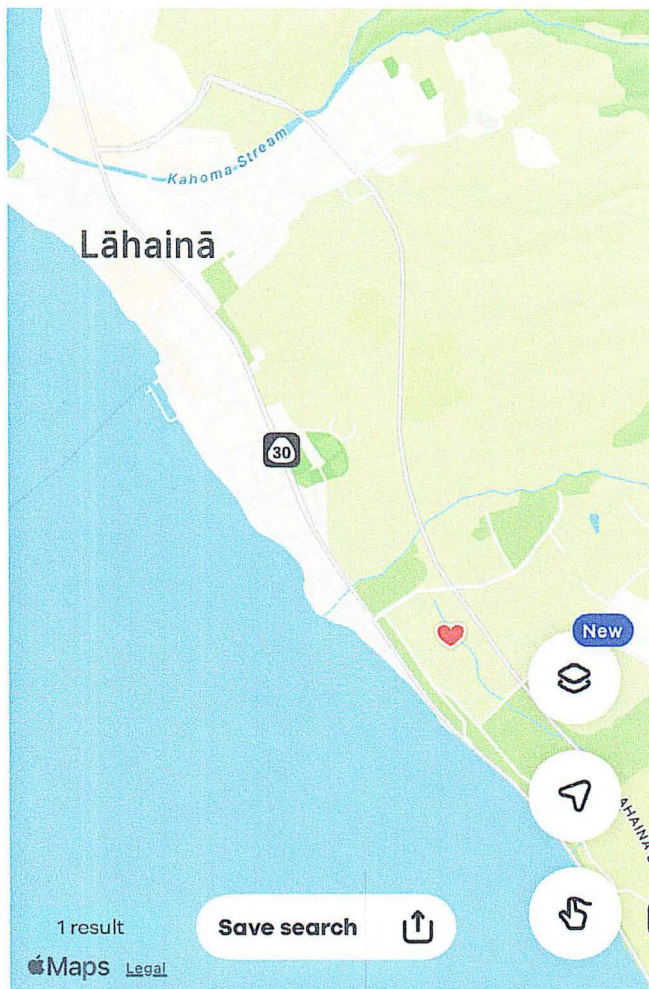
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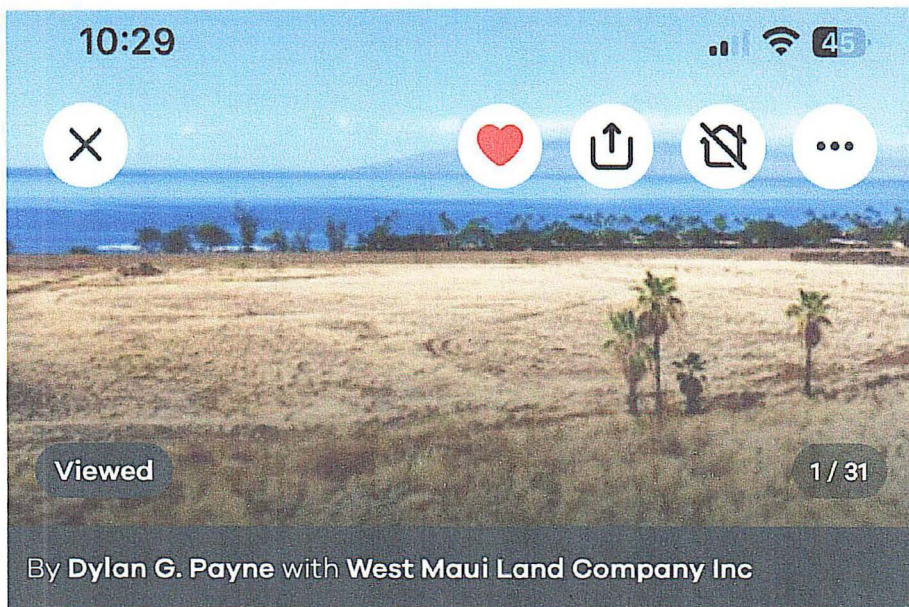
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 For sale

\$2,550,000

Est. \$15,371/mo

N/A bed · **0** bath · **N/A** sqft · **16.17** acres lot

2020 Waianukole Pl Lot 1, Lahaina, HI 96761

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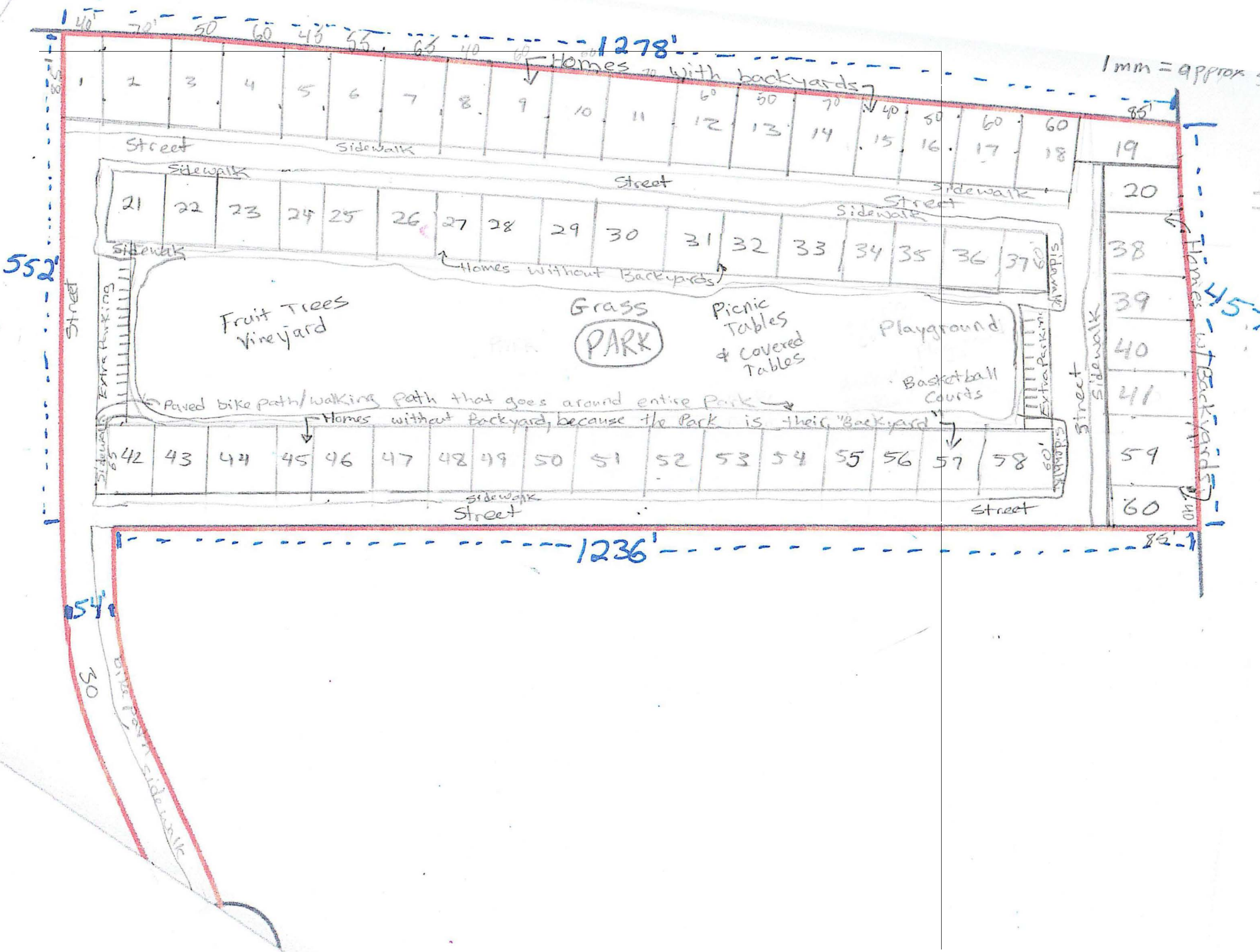
 **Land**
Property type

 **164 days**
Time on market

16 acre agricultural lot just outside of Lahaina town above Puamana. This property is a 3 unit CPR and all units are being included in this offering. Amazing ocean, mountain and multi island views from nearly every part of this property.

[Contact an agent](#)

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Land & House Size Chart

Property Identifier	Lot Size					House Size										
	Width	Length	Sq Ft	% of cre	Backyard	Width	Length	Foundation	Garage Sq ft	Loft?	1st Flr	2nd Flr	Living Spc	Tot sq ft	bed	bath
A	40	60	2400	0.055	No	20	20	400	0	Yes	400	200	600	600	1	1.5
B	40	60	2400	0.055	No	20	20	400	0	No	400	360	760	760	2	1.5
C	50	60	3000	0.069	No	30	20	600	0	Yes	600	300	900	900	2	1.5
D	50	60	3000	0.069	No	30	20	600	0	No	600	540	1140	1140	3	1.5
E	60	60	3600	0.083	No	40	20	800	0	Yes	800	600	1400	1400	3	2
F	60	60	3600	0.083	No	40	20	800	0	No	800	740	1540	1540	4	2
G	70	60	4200	0.096	No	50	20	1000	0	Yes	1000	800	1800	1800	4	2
H	70	60	4200	0.096	No	50	20	1000	0	No	1000	940	1940	1940	5	3
I	40	65	2600	0.060	No	20	25	500	375	No	125	500	625	1000	1	1
J	45	65	2925	0.067	No	30	25	750	375	Yes	375	690	1065	1440	2	1
K	55	65	3575	0.082	No	35	25	875	375	Yes	500	400	900	1275	2	1.5
L	60	65	3900	0.090	No	40	25	1000	625	Yes	375	840	1215	1840	3	2
M	65	65	4225	0.097	No	45	25	1125	625	Yes	500	985	1485	2110	4	2.5
N	70	65	4550	0.104	No	55	25	1375	625	Yes	750	1235	1985	2610	5	2.5
O	40	80	3200	0.073	Yes	20	20	400	0	Yes	400	200	600	600	1	1.5
P	40	80	3200	0.073	Yes	20	20	400	0	No	400	340	740	740	2	1.5
Q	50	80	4000	0.092	Yes	30	20	600	0	Yes	600	300	900	900	2	1.5
R	50	80	4000	0.092	Yes	30	20	600	0	No	600	540	1140	1140	3	1.5
S	60	80	4800	0.110	Yes	40	20	800	0	Yes	800	600	1400	1400	3	2
T	60	80	4800	0.110	Yes	40	20	800	0	No	800	740	1540	1540	4	2
U	70	80	5600	0.129	Yes	50	20	1000	0	Yes	1000	800	1800	1800	4	2
V	70	80	5600	0.129	Yes	50	20	1000	0	No	1000	940	1940	1940	5	3
W	40	85	3400	0.078	Yes	20	25	500	375	No	125	500	625	1000	1	1
X	45	85	3825	0.088	Yes	30	25	750	375	Yes	375	690	1065	1440	2	1
Y	55	85	4675	0.107	Yes	35	25	875	375	Yes	500	400	900	1275	2	1.5
Z	60	85	5100	0.117	Yes	40	25	1000	625	Yes	375	840	1215	1840	3	2
AA	65	85	5525	0.127	Yes	45	25	1125	625	Yes	500	985	1485	2110	4	2.5
BB	70	85	5950	0.137	Yes	55	25	1375	625	Yes	750	1235	1985	2610	5	2.5

Price, Mortgage & Rent

Property Identifier	Price						Mortgage				Rent	Rent - Mtg
	Lot	Living Sp	Bedrooms	Bathrms	Garage	Total	DownPymt	Insurance	Property Tax	Mtg Pymt		
A	\$12,000	\$63,000	\$20,000	\$30,000	\$0	\$125,000	\$6,250	1100	\$1,000	\$975	\$1,475	\$500
B	\$12,000	\$72,600	\$40,000	\$30,000	\$0	\$154,600	\$7,730	1200	\$1,237	\$1,193	\$1,775	\$582
C	\$15,000	\$81,000	\$40,000	\$30,000	\$0	\$166,000	\$8,300	1200	\$1,328	\$1,273	\$1,775	\$502
D	\$15,000	\$95,400	\$60,000	\$30,000	\$0	\$200,400	\$10,020	1300	\$1,603	\$1,525	\$2,075	\$550
E	\$18,000	\$111,000	\$60,000	\$40,000	\$0	\$229,000	\$11,450	1300	\$1,832	\$1,727	\$2,200	\$473
F	\$18,000	\$119,400	\$80,000	\$40,000	\$0	\$257,400	\$12,870	1400	\$2,059	\$1,936	\$2,500	\$564
G	\$21,000	\$135,000	\$80,000	\$40,000	\$0	\$276,000	\$13,800	1400	\$2,208	\$2,067	\$2,500	\$433
H	\$21,000	\$143,400	\$100,000	\$60,000	\$0	\$324,400	\$16,220	1500	\$2,595	\$2,418	\$3,050	\$632
I	\$13,000	\$64,500	\$20,000	\$20,000	\$13,125	\$130,625	\$6,531	1100	\$1,045	\$1,015	\$1,425	\$410
J	\$14,625	\$90,900	\$40,000	\$20,000	\$13,125	\$178,650	\$8,933	1200	\$1,429	\$1,354	\$1,725	\$371
K	\$17,875	\$81,000	\$40,000	\$30,000	\$13,125	\$182,000	\$9,100	1200	\$1,456	\$1,386	\$1,850	\$464
L	\$19,500	\$99,900	\$60,000	\$40,000	\$21,875	\$241,275	\$12,064	1300	\$1,930	\$1,813	\$2,325	\$512
M	\$21,125	\$116,100	\$80,000	\$50,000	\$21,875	\$289,100	\$14,455	1400	\$2,313	\$2,235	\$2,750	\$515
N	\$22,750	\$146,100	\$100,000	\$50,000	\$21,875	\$340,725	\$17,036	1500	\$2,726	\$2,533	\$3,050	\$517
O	\$16,000	\$63,000	\$20,000	\$30,000	\$0	\$129,000	\$6,450	1100	\$1,032	\$1,003	\$1,475	\$472
P	\$16,000	\$71,400	\$40,000	\$30,000	\$0	\$157,400	\$7,870	1200	\$1,259	\$1,212	\$1,775	\$563
Q	\$20,000	\$81,000	\$40,000	\$30,000	\$0	\$171,000	\$8,550	1200	\$1,368	\$1,308	\$1,775	\$467
R	\$20,000	\$95,400	\$60,000	\$30,000	\$0	\$205,400	\$10,270	1300	\$1,643	\$1,560	\$2,075	\$515
S	\$24,000	\$111,000	\$60,000	\$40,000	\$0	\$235,000	\$11,750	1300	\$1,880	\$1,769	\$2,200	\$431
T	\$24,000	\$119,400	\$80,000	\$40,000	\$0	\$263,400	\$13,170	1400	\$2,107	\$1,978	\$2,500	\$522
U	\$28,000	\$135,000	\$80,000	\$40,000	\$0	\$283,000	\$14,150	1400	\$2,264	\$2,117	\$2,500	\$383
V	\$28,000	\$143,400	\$100,000	\$60,000	\$0	\$331,400	\$16,570	1500	\$2,651	\$2,467	\$3,050	\$583
W	\$17,000	\$64,500	\$20,000	\$20,000	\$13,125	\$134,625	\$6,731	1100	\$1,077	\$1,043	\$1,425	\$382
X	\$19,125	\$90,900	\$40,000	\$20,000	\$13,125	\$183,150	\$9,158	1200	\$1,465	\$1,394	\$1,725	\$331
Y	\$23,375	\$81,000	\$40,000	\$30,000	\$13,125	\$187,500	\$9,375	1200	\$1,500	\$1,425	\$1,850	\$425
Z	\$25,500	\$99,900	\$60,000	\$40,000	\$21,875	\$247,275	\$12,364	1300	\$1,978	\$1,856	\$2,325	\$469
AA	\$27,625	\$116,100	\$80,000	\$50,000	\$21,875	\$295,600	\$14,780	1400	\$2,365	\$2,206	\$2,750	\$544
BB	\$29,750	\$146,100	\$100,000	\$50,000	\$21,875	\$347,725	\$17,386	1500	\$2,782	\$2,582	\$3,050	\$468

*6.5% Int Rt

Low-Income Housing Development Restrictions

With government funding for these projects, restrictions can be imposed on these neighborhoods from the beginning (rather than changing the rules after-the-fact, as they are trying to do via Bill 9.)

OBJECTIVE: The intention of the Low-Income Housing Development would be to **enable Maui Residents to be able to purchase an affordable home.** With that said, some Maui Residents may not qualify to purchase a house and/or may need to rent while they save up money for a downpayment on a house, so **purchasing a house would be available to Maui Residents who want to invest in a Long-Term Rental Property and make the house available to rent to residents who are not ready to purchase a house.**

Low-Income Housing Development Restrictions

1. Restrictions on Purchasers

- a. Must be a Maui Resident
- b. Must earn less than \$300,000 annually. (Some may say this is too high, but I don't want to discourage middle class from purchasing a property. All too often, people are told they earn too much for social programs by the government and at the same time are told they don't earn enough by a bank lender, so I think it is important to encourage people to earn a good living and to invest. These properties will need investors to buy them to allow for those who aren't ready to purchase to have a place to rent in the meantime.)
- c. A buyer can only purchase one. (This will leave the option open for a married couple to purchase two; one spouse purchases one to live in and the other spouse purchases one to rent out, allowing for them to bring in a little bit of money to offset their personal mortgage.)

2. Restrictions for Purchasing the Property

- a. A set price for the property
- b. Appreciates at 2% annually. (2.4% is the typical inflation rate, but I'd like to see these houses remain "affordable" long term. When a buyer purchases the house, their closing documents should include an Appreciation Schedule, so they can see what their house will be worth each year for the

next 50 years. When they go to sell the property, this Appreciation Schedule will inform them of the Max for which they can sell their property.)

3. Restrictions for Renting out the Property

- a. An established max price for how much you can charge someone for renting the property. (When purchasing the property, a Rent Schedule should be included in the Purchase Documents. Each year, the Rent Max can increase 1.5% to partially keep up with inflation. However, the landlord can only increase rent every three years to the rate specified on the Rent Schedule. This prevents landlords from raising rent every year and potentially pricing tenants out of their place after only a year of living there.)
- b. A minimum of One Year Lease duration.

If the property Appreciates by 2% annually (inflation is typically 2.4%)

# of Years	Year	Value	Value	Value	Value
0	2026	\$150,000	\$200,000	\$250,000	\$300,000
1	2027	\$153,000	\$204,000	\$255,000	\$306,000
2	2028	\$156,060	\$208,080	\$260,100	\$312,120
3	2029	\$159,181	\$212,242	\$265,302	\$318,362
4	2030	\$162,365	\$216,486	\$270,608	\$324,730
5	2031	\$165,612	\$220,816	\$276,020	\$331,224
6	2032	\$168,924	\$225,232	\$281,541	\$337,849
7	2033	\$172,303	\$229,737	\$287,171	\$344,606
8	2034	\$175,749	\$234,332	\$292,915	\$351,498
9	2035	\$179,264	\$239,019	\$298,773	\$358,528
10	2036	\$182,849	\$243,799	\$304,749	\$365,698
11	2037	\$186,506	\$248,675	\$310,844	\$373,012
12	2038	\$190,236	\$253,648	\$317,060	\$380,473
13	2039	\$194,041	\$258,721	\$323,402	\$388,082
14	2040	\$197,922	\$263,896	\$329,870	\$395,844
15	2041	\$201,880	\$269,174	\$336,467	\$403,761
16	2042	\$205,918	\$274,557	\$343,196	\$411,836
17	2043	\$210,036	\$280,048	\$350,060	\$420,072
18	2044	\$214,237	\$285,649	\$357,062	\$428,474
19	2045	\$218,522	\$291,362	\$364,203	\$437,043
20	2046	\$222,892	\$297,189	\$371,487	\$445,784
21	2047	\$227,350	\$303,133	\$378,917	\$454,700
22	2048	\$231,897	\$309,196	\$386,495	\$463,794
23	2049	\$236,535	\$315,380	\$394,225	\$473,070
24	2050	\$241,266	\$321,687	\$402,109	\$482,531
25	2051	\$246,091	\$328,121	\$410,151	\$492,182
26	2052	\$251,013	\$334,684	\$418,355	\$502,025
27	2053	\$256,033	\$341,377	\$426,722	\$512,066
28	2054	\$261,154	\$348,205	\$435,256	\$522,307
29	2055	\$266,377	\$355,169	\$443,961	\$532,753
30	2056	\$271,704	\$362,272	\$452,840	\$543,408
31	2057	\$277,138	\$369,518	\$461,897	\$554,277
32	2058	\$282,681	\$376,908	\$471,135	\$565,362
33	2059	\$288,335	\$384,446	\$480,558	\$576,669
34	2060	\$294,101	\$392,135	\$490,169	\$588,203
35	2061	\$299,983	\$399,978	\$499,972	\$599,967
36	2062	\$305,983	\$407,977	\$509,972	\$611,966
37	2063	\$312,103	\$416,137	\$520,171	\$624,206
38	2064	\$318,345	\$424,460	\$530,575	\$636,690
39	2065	\$324,712	\$432,949	\$541,186	\$649,423
40	2066	\$331,206	\$441,608	\$552,010	\$662,412
41	2067	\$337,830	\$450,440	\$563,050	\$675,660
42	2068	\$344,587	\$459,449	\$574,311	\$689,173
43	2069	\$351,478	\$468,638	\$585,797	\$702,957
44	2070	\$358,508	\$478,011	\$597,513	\$717,016
45	2071	\$365,678	\$487,571	\$609,464	\$731,356
46	2072	\$372,992	\$497,322	\$621,653	\$745,983
47	2073	\$380,452	\$507,269	\$634,086	\$760,903
48	2074	\$388,061	\$517,414	\$646,768	\$776,121
49	2075	\$395,822	\$527,762	\$659,703	\$791,644
50	2076	\$403,738	\$538,318	\$672,897	\$807,476

Land & House Size Chart

Property Identifier	Lot Size					House Size										
	Width	Length	Sq Ft	% of Acre	Backyard	Width	Length	Foundation	Garage Sq ft	Loft?	1st Flr	2nd Flr	Living Spc	Tot sq ft	bed	bath
A	40	60	2400	0.055	No	20	20	400	0	Yes	400	200	600	600	1	1.5
B	40	60	2400	0.055	No	20	20	400	0	No	400	360	760	760	2	1.5
C	50	60	3000	0.069	No	30	20	600	0	Yes	600	300	900	900	2	1.5
D	50	60	3000	0.069	No	30	20	600	0	No	600	540	1140	1140	3	1.5
E	60	60	3600	0.083	No	40	20	800	0	Yes	800	600	1400	1400	3	2
F	60	60	3600	0.083	No	40	20	800	0	No	800	740	1540	1540	4	2
G	70	60	4200	0.096	No	50	20	1000	0	Yes	1000	800	1800	1800	4	2
H	70	60	4200	0.096	No	50	20	1000	0	No	1000	940	1940	1940	5	3
I	40	65	2600	0.060	No	20	25	500	375	No	125	500	625	1000	1	1
J	45	65	2925	0.067	No	30	25	750	375	Yes	375	690	1065	1440	2	1
K	55	65	3575	0.082	No	35	25	875	375	Yes	500	400	900	1275	2	1.5
L	60	65	3900	0.090	No	40	25	1000	625	Yes	375	840	1215	1840	3	2
M	65	65	4225	0.097	No	45	25	1125	625	Yes	500	985	1485	2110	4	2.5
N	70	65	4550	0.104	No	55	25	1375	625	Yes	750	1235	1985	2610	5	2.5
O	40	80	3200	0.073	Yes	20	20	400	0	Yes	400	200	600	600	1	1.5
P	40	80	3200	0.073	Yes	20	20	400	0	No	400	340	740	740	2	1.5
Q	50	80	4000	0.092	Yes	30	20	600	0	Yes	600	300	900	900	2	1.5
R	50	80	4000	0.092	Yes	30	20	600	0	No	600	540	1140	1140	3	1.5
S	60	80	4800	0.110	Yes	40	20	800	0	Yes	800	600	1400	1400	3	2
T	60	80	4800	0.110	Yes	40	20	800	0	No	800	740	1540	1540	4	2
U	70	80	5600	0.129	Yes	50	20	1000	0	Yes	1000	800	1800	1800	4	2
V	70	80	5600	0.129	Yes	50	20	1000	0	No	1000	940	1940	1940	5	3
W	40	85	3400	0.078	Yes	20	25	500	375	No	125	500	625	1000	1	1
X	45	85	3825	0.088	Yes	30	25	750	375	Yes	375	690	1065	1440	2	1
Y	55	85	4675	0.107	Yes	35	25	875	375	Yes	500	400	900	1275	2	1.5
Z	60	85	5100	0.117	Yes	40	25	1000	625	Yes	375	840	1215	1840	3	2
AA	65	85	5525	0.127	Yes	45	25	1125	625	Yes	500	985	1485	2110	4	2.5
BB	70	85	5950	0.137	Yes	55	25	1375	625	Yes	750	1235	1985	2610	5	2.5

Price, Mortgage & Rent

Property Identifier	Price						Mortgage				Rent	Rent - Mtg
	Lot	Living Sp	Bedrooms	Bathrms	Garage	Total	DownPymt	Insurance	Property Tax	Mtg Pymt		
A	\$12,000	\$63,000	\$20,000	\$30,000	\$0	\$125,000	\$6,250	1100	\$1,000	\$975	\$1,475	\$500
B	\$12,000	\$72,600	\$40,000	\$30,000	\$0	\$154,600	\$7,730	1200	\$1,237	\$1,193	\$1,775	\$582
C	\$15,000	\$81,000	\$40,000	\$30,000	\$0	\$166,000	\$8,300	1200	\$1,328	\$1,273	\$1,775	\$502
D	\$15,000	\$95,400	\$60,000	\$30,000	\$0	\$200,400	\$10,020	1300	\$1,603	\$1,525	\$2,075	\$550
E	\$18,000	\$111,000	\$60,000	\$40,000	\$0	\$229,000	\$11,450	1300	\$1,832	\$1,727	\$2,200	\$473
F	\$18,000	\$119,400	\$80,000	\$40,000	\$0	\$257,400	\$12,870	1400	\$2,059	\$1,936	\$2,500	\$564
G	\$21,000	\$135,000	\$80,000	\$40,000	\$0	\$276,000	\$13,800	1400	\$2,208	\$2,067	\$2,500	\$433
H	\$21,000	\$143,400	\$100,000	\$60,000	\$0	\$324,400	\$16,220	1500	\$2,595	\$2,418	\$3,050	\$632
I	\$13,000	\$64,500	\$20,000	\$20,000	\$13,125	\$130,625	\$6,531	1100	\$1,045	\$1,015	\$1,425	\$410
J	\$14,625	\$90,900	\$40,000	\$20,000	\$13,125	\$178,650	\$8,933	1200	\$1,429	\$1,354	\$1,725	\$371
K	\$17,875	\$81,000	\$40,000	\$30,000	\$13,125	\$182,000	\$9,100	1200	\$1,456	\$1,386	\$1,850	\$464
L	\$19,500	\$99,900	\$60,000	\$40,000	\$21,875	\$241,275	\$12,064	1300	\$1,930	\$1,813	\$2,325	\$512
M	\$21,125	\$116,100	\$80,000	\$50,000	\$21,875	\$289,100	\$14,455	1400	\$2,313	\$2,235	\$2,750	\$515
N	\$22,750	\$146,100	\$100,000	\$50,000	\$21,875	\$340,725	\$17,036	1500	\$2,726	\$2,533	\$3,050	\$517
O	\$16,000	\$63,000	\$20,000	\$30,000	\$0	\$129,000	\$6,450	1100	\$1,032	\$1,003	\$1,475	\$472
P	\$16,000	\$71,400	\$40,000	\$30,000	\$0	\$157,400	\$7,870	1200	\$1,259	\$1,212	\$1,775	\$563
Q	\$20,000	\$81,000	\$40,000	\$30,000	\$0	\$171,000	\$8,550	1200	\$1,368	\$1,308	\$1,775	\$467
R	\$20,000	\$95,400	\$60,000	\$30,000	\$0	\$205,400	\$10,270	1300	\$1,643	\$1,560	\$2,075	\$515
S	\$24,000	\$111,000	\$60,000	\$40,000	\$0	\$235,000	\$11,750	1300	\$1,880	\$1,769	\$2,200	\$431
T	\$24,000	\$119,400	\$80,000	\$40,000	\$0	\$263,400	\$13,170	1400	\$2,107	\$1,978	\$2,500	\$522
U	\$28,000	\$135,000	\$80,000	\$40,000	\$0	\$283,000	\$14,150	1400	\$2,264	\$2,117	\$2,500	\$383
V	\$28,000	\$143,400	\$100,000	\$60,000	\$0	\$331,400	\$16,570	1500	\$2,651	\$2,467	\$3,050	\$583
W	\$17,000	\$64,500	\$20,000	\$20,000	\$13,125	\$134,625	\$6,731	1100	\$1,077	\$1,043	\$1,425	\$382
X	\$19,125	\$90,900	\$40,000	\$20,000	\$13,125	\$183,150	\$9,158	1200	\$1,465	\$1,394	\$1,725	\$331
Y	\$23,375	\$81,000	\$40,000	\$30,000	\$13,125	\$187,500	\$9,375	1200	\$1,500	\$1,425	\$1,850	\$425
Z	\$25,500	\$99,900	\$60,000	\$40,000	\$21,875	\$247,275	\$12,364	1300	\$1,978	\$1,856	\$2,325	\$469
AA	\$27,625	\$116,100	\$80,000	\$50,000	\$21,875	\$295,600	\$14,780	1400	\$2,365	\$2,206	\$2,750	\$544
BB	\$29,750	\$146,100	\$100,000	\$50,000	\$21,875	\$347,725	\$17,386	1500	\$2,782	\$2,582	\$3,050	\$468

*6.5% Int Rt

If the property Appreciates by 1.5% annually (inflation is typically 2.4%)

# of Years	Year	Max Rent	Max Rent	Max Rent	Max Rent
0	2026	\$1,500	\$2,000	\$2,500	\$3,000
1	2027	\$1,523	\$2,030	\$2,538	\$3,045
2	2028	\$1,545	\$2,060	\$2,576	\$3,091
3	2029	\$1,569	\$2,091	\$2,614	\$3,137
4	2030	\$1,592	\$2,123	\$2,653	\$3,184
5	2031	\$1,616	\$2,155	\$2,693	\$3,232
6	2032	\$1,640	\$2,187	\$2,734	\$3,280
7	2033	\$1,665	\$2,220	\$2,775	\$3,330
8	2034	\$1,690	\$2,253	\$2,816	\$3,379
9	2035	\$1,715	\$2,287	\$2,858	\$3,430
10	2036	\$1,741	\$2,321	\$2,901	\$3,482
11	2037	\$1,767	\$2,356	\$2,945	\$3,534
12	2038	\$1,793	\$2,391	\$2,989	\$3,587
13	2039	\$1,820	\$2,427	\$3,034	\$3,641
14	2040	\$1,848	\$2,464	\$3,079	\$3,695
15	2041	\$1,875	\$2,500	\$3,126	\$3,751
16	2042	\$1,903	\$2,538	\$3,172	\$3,807
17	2043	\$1,932	\$2,576	\$3,220	\$3,864
18	2044	\$1,961	\$2,615	\$3,268	\$3,922
19	2045	\$1,990	\$2,654	\$3,317	\$3,981
20	2046	\$2,020	\$2,694	\$3,367	\$4,041
21	2047	\$2,051	\$2,734	\$3,418	\$4,101
22	2048	\$2,081	\$2,775	\$3,469	\$4,163
23	2049	\$2,113	\$2,817	\$3,521	\$4,225
24	2050	\$2,144	\$2,859	\$3,574	\$4,289
25	2051	\$2,176	\$2,902	\$3,627	\$4,353
26	2052	\$2,209	\$2,945	\$3,682	\$4,418
27	2053	\$2,242	\$2,990	\$3,737	\$4,484
28	2054	\$2,276	\$3,034	\$3,793	\$4,552
29	2055	\$2,310	\$3,080	\$3,850	\$4,620
30	2056	\$2,345	\$3,126	\$3,908	\$4,689
31	2057	\$2,380	\$3,173	\$3,966	\$4,760
32	2058	\$2,415	\$3,221	\$4,026	\$4,831
33	2059	\$2,452	\$3,269	\$4,086	\$4,903
34	2060	\$2,488	\$3,318	\$4,147	\$4,977
35	2061	\$2,526	\$3,368	\$4,210	\$5,052
36	2062	\$2,564	\$3,418	\$4,273	\$5,127
37	2063	\$2,602	\$3,470	\$4,337	\$5,204
38	2064	\$2,641	\$3,522	\$4,402	\$5,282
39	2065	\$2,681	\$3,574	\$4,468	\$5,362
40	2066	\$2,721	\$3,628	\$4,535	\$5,442
41	2067	\$2,762	\$3,682	\$4,603	\$5,524
42	2068	\$2,803	\$3,738	\$4,672	\$5,607
43	2069	\$2,845	\$3,794	\$4,742	\$5,691
44	2070	\$2,888	\$3,851	\$4,813	\$5,776
45	2071	\$2,931	\$3,908	\$4,886	\$5,863
46	2072	\$2,975	\$3,967	\$4,959	\$5,951
47	2073	\$3,020	\$4,027	\$5,033	\$6,040
48	2074	\$3,065	\$4,087	\$5,109	\$6,130
49	2075	\$3,111	\$4,148	\$5,185	\$6,222
50	2076	\$3,158	\$4,210	\$5,263	\$6,316

HLU Committee

From: DDR Kula <ddrkula8@gmail.com>
Sent: Monday, June 30, 2025 10:54 AM
To: HLU Committee
Subject: Bill 9 Testimony

You don't often get email from ddrkula8@gmail.com. [Learn why this is important](#)

Aloha Chair, Vice Chair, and Committee Members,

My family owns a short term rental in addition to long term rentals in Maui county. Our family has been in Hawai'i since the early 1800's and we greatly value this place we call home. We strive to preserve Hawai'i's culture, unique ecosystems, and the spirit of Aloha. Tourism is an important part of Hawai'i and Maui's economy and I feel we can do better in offering our visitors the option to truly experience and connect with this beautiful and special place we are so fortunate to call home.

Short-term rentals are an essential part of our community. Not only do these rentals provide jobs, they also offer visitors an opportunity to connect with Hawai'i in a more intimate and authentic way. Visitors at short-term rentals tend to spread their experience and their money further into the community because they are more embedded in it instead of isolated in resort areas. This benefits both the visitor and local small businesses.

I understand that long-term rentals are important for our community members and should not be ignored, however I don't feel the elimination of short-term rentals is the only solution to that problem. In our case, the ability to offer a short-term rental allows us to fund more affordable long-term rentals to local residents. Many existing short-term rentals would not be affordable long-term for our community members.

The elimination of short-term rentals would put many out of jobs, hugely reduce tax income, and remove opportunities for visitors to experience Hawai'i with true aloha. Furthermore, the elimination of short-term rentals would further segregate our communities, concentrating economic prosperity in resort areas while removing it from small communities around the island.

I urge the council to work more closely with owners to find a solution that addresses the housing problem on Maui, without eliminating short-term rentals.

Mahalo for your consideration,

-Aleson Rietow
(808) 895-2369

HLU Committee

From: Dennis Gabelhouse <gabelhouse@shaw.ca>
Sent: Monday, June 30, 2025 2:18 PM
To: HLU Committee
Subject: Bill 9 Testimony

You don't often get email from gabelhouse@shaw.ca. [Learn why this is important](#)

Aloha Committee Members,

I want to wish you all the best in your deliberations and recommendations this coming week for Bill 9. It has been a year of ongoing debate and tension for Maui as this proposed banning of STR's on the Mlnatoya List created much uncertainty for owners of these properties and support workers. These properties have operated for decades and never where the reason for over tourism on Maui, it was the lifting of the moratorium on new development years ago that gradually created more and more inventory. From new condos on the Wailea Blue, to hotel expansions and new hotels or new hotel timeshares. Then the arrival of Airnbn's and the shifting of long term rental properties to short term, both legal and illegal.

Bill 9 is an attempt to promise more affordable housing and curb tourism, at a huge cost to Maui's economy and local jobs. Most owners of these properties are retired or retiring Baby Boomers that are spending more and more time staying in their Maui homes and will continue doing the same with or with out rental income, many do not rent now and will continue not to. Most Minatoya properties have been operated as condo resort since day one.

The recent news reports tourism is down 25% on Maui and I believe this is the combination of lost visitors due to the loss of Lahaina as an attraction, a low Canadian dollar and now the Trump tariffs and 51st State rhetoric. Millions of Canadians simply are not travelling to the US anymore or any time soon.

The question now is, can Maui stand a further economic blow to its workers and business owners? Or is there a better way to phase out un-hosted properties to create immediate long term rental inventory? Case in point, is what the has been achieved in one short year in British Columbia (BC), Canada by banning un-hosted and illegal rental properties. In the City of Kelowna, with a population similar to Maui, over 1,700 properties have been converted to long term rentals. In the City of Vancouver, there are over 3,500 empty condos for sale.

Please consider the Rotary Four Way Test in you deliberations and recommendations to Maui County Council:

- 1) Is it the Truth?
- 2) Is it Fair to all concerned?
- 3) Will it build Goodwill and Better friendships?
- 4) Will it be Beneficial to all concerned?

Short Term Rentals have been an economic driver on Maui for decades and should be appreciated for their contribution. They also are the Backbone of Middleclass Tourism, providing affordable accommodation for growing families year after year on Maui. They need larger spaces with kitchens that hotels can't provide.

There are better solutions to meeting the need of affordable homes for Maui residents to end the crisis sooner. The recent \$1.6 HUD funding is an opportunity to solve housing for locals on Maui once and for all.

Mahalo for your time and consideration,

Dennis

HLU Committee

From: Tijana Graham <tijanag@gmail.com>
Sent: Monday, June 30, 2025 10:14 PM
To: HLU Committee
Subject: Testimony Opposing Bill 9 Please Protect Maui's Residents, Not Just Its Regulations

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

Aloha Council Members,

My name is Tijana, and I am a full-time resident of Maui. I moved here in 2007 and raised my three children on this island. Maui shaped our lives and values. My children are now grown and living in different parts of the world, but Maui is still their only real home. It is mine too.

I'm writing to ask you to oppose Bill 9 because it would force me to leave the island I love.

I live in my condo most of the year, and I only rent it short term when I must travel to Europe to care for my elderly parents or help my daughters. That rental income is not a luxury, it's the only way I can afford to stay in my home. Without it, I will not be able to remain on Maui. I will lose the place I've built my life around. And my children will lose their one remaining connection to the island where they were raised.

My eldest daughter and my grandson survived the Lahaina fires. They were displaced not just from their home, but from their future here. They had to move to the mainland because there was no childcare and no work left for them. And now, this bill threatens to push me out as well. The heartbreak is enormous. It feels like we're being erased from the very community we've supported and loved for nearly 20 years.

I am not a corporation. I am not an outsider. I am a resident, a caregiver, a mother, and an active member of this community. I support local vendors, housekeepers, restaurants, and activity providers. I contribute to the tax base, I respect our laws, and I have always tried to be a good neighbor and steward of this island.

I chose this life carefully. I bought my home knowing that I could responsibly short-term rent it while I was away so I could afford to return and live here long-term. Without that support, owning property in Maui would have never been possible. I did not cheat the system, I relied on what the County told me was allowed and legal.

Now, with the County receiving \$1.6 billion in federal relief funds for housing and infrastructure, it's hard to understand why this ban is still being considered. These funds were granted for the exact purpose this bill is supposed to address. Why would you hurt local homeowners and small business workers when you finally have the resources to create housing without destroying lives?

Please don't take away my home. Please don't make it impossible for me to stay connected to my family, to my community, and to this island. There is a better way forward, one that includes residents like me who have given our hearts to Maui.

Thank you for taking the time to listen and for considering all who call this island home.

Sincerely,

Tijana Leialoha Graham

Maui County Resident since 2007

808.359.3837