

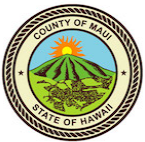
HLU Committee

From: Maui_County Council_mailbox
Sent: Tuesday, September 23, 2025 3:14 PM
To: HLU Committee
Subject: FW: Advocacy for Kaanapali Resort Member Properties regarding Bill 9
Attachments: Xerox Scan_09232025141503.PDF

Aloha HLU Committee,

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

Mahalo,
Nicole



Support Section

County of Maui | Office of Council Services
Email: county.council@mauicounty.us
Phone: (808) 270-7838 | Fax: (808) 270-7686

From: Raphael Wellerstein <raphaelw.koa@gmail.com>
Sent: Tuesday, September 23, 2025 2:32:23 PM (UTC-10:00) Hawaii
To: Maui_County Council_mailbox <county.council@mauicounty.us>; Alice L. Lee <Alice.Lee@mauicounty.us>; Nohe M. Uu-Hodgins <Nohe.Uu-Hodgins@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>; Yukilei Sugimura <Yukilei.Sugimura@mauicounty.us>
Subject: Advocacy for Kaanapali Resort Member Properties regarding Bill 9

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

Dear Maui County Planning Commission and Maui County Council Members,

Please find attached my letter in support of our member properties within the Kaanapali Resort community. I respectfully request that these properties be exempt from the proposed changes under Bill 9 that could impact their continued operation as TVRs.

Mahalo for your efforts in serving our island and working toward the betterment of our community.

Please do not hesitate to reach out if you have any questions or would like to discuss KOA's support of our members further.

Sincerely,

Raphael Wellerstein

President-General Manager

Ka'anapali Operations Association, Inc.

Office: 808-661-7370

Cell: 808-463-7558





Raphael Wellerstein
General Manager- President
Kā'anapali Operators Association (KOA)
9-23-25

Dear Maui County Planning Commission and Maui County Council Members,

On behalf of the Kaanapali Operations Association (KOA), and the Kaanapali resort, I am writing in support of our three member properties—Maui Eldorado, Kaanapali Royal, and Maui Kaanapali Villas—as they face the implications of Bill 9.

First and foremost, KOA fully supports immediate and meaningful efforts to address the critical shortage of affordable and workforce housing on the island of Maui. With thousands of employees and families connected to our resort community, we recognize the urgent need for housing solutions and strongly believe that the creation of affordable and workforce housing will directly benefit those who live and work here.

Regarding Bill 9, KOA agrees that short-term rental (STR) properties should not be permissible in residential communities, unless granted through a variance or rezoning on a case-by-case basis. This approach protects neighborhoods intended for residents while allowing thoughtful flexibility where appropriate.

It is important to emphasize, however, that Kaanapali is Hawai'i's first master-planned resort community. Within this resort-based context, we firmly support the allowance of STR operations for our three membership properties. Maui Eldorado, Kaanapali Royal, and Maui Kaanapali Villas are not only compliant with KOA's resort association governing documents, but also actively participate—both physically and financially—in the overall operations, maintenance, and contributions that sustain the Kaanapali resort and tourist-based community. Their engagement and active participation ensures the continued success, quality, and integrity of West Maui as a destination.

As a long-standing resort community, we maintain that STR properties should be allowable in designated resort and tourist areas, where they align with the community's original planning and purpose. At the same time, we stand united in the position that STRs should not be allowed in residential communities intended for local families.

In closing, KOA urges decision-makers to recognize the unique role of our resort-zoned properties—particularly the contributions of these three members—while advancing critical solutions to expand affordable and workforce housing on Maui.

Respectfully,

Raphael Wellerstein
General Manager- President
Kā'anapali Operations Association

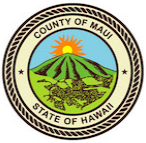
HLU Committee

From: Maui_County Council_mailbox
Sent: Tuesday, September 23, 2025 3:17 PM
To: HLU Committee
Subject: FW: Alice Lee, Bill #9

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Mahalo,



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County of Maui | Office of Council Services
Email: county.council@mauicounty.us
Phone: (808) 270-7838 | Fax: (808) 270-7686

From: Karen McGinnis <karenmac1999@hotmail.com>
Sent: Tuesday, September 23, 2025 2:48:33 PM (UTC-10:00) Hawaii
To: Maui_County Council_mailbox <county.council@mauicounty.us>
Subject: Alice Lee, Bill #9

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Alice Lee, Council Chair,

Bill #9 **as written** is not going to solve the housing problems that exist on Maui.
Please vote **against** Bill #9

Maui is currently suffering from several disasters: the Pandemic, the Lahaina Fires, President Trump who has alienated the Canadians and the world at large. Due to these crisis, we are suffering from increased property taxes, increased insurance rates, loss of job due to both the pandemic and the fires, decrease in tourists, resulting in loss of jobs and increased prices for both food and shelter. Maui has always been an expensive place to live. Now it is becoming an impossible place to live...for many! We have a housing crisis due to the housing stock being decimated by the fires and the increase in housing costs for rentals and home purchases. FEMA artificially elevated the rental rates. The expectations have clouded the minds of many landlords, and the influx of renters has burdened the housing market. Increased costs of maintenance, insurance, and taxes have raised the hard costs for landlords, making it impossible for many to continue to offer housing at affordable rates.

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We need a more considered approach to the housing problem.

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We need a unified and positive approach toward improving the tourist industry that we do have so that it is sustainable and respectful of the culture on Maui.

This ball is in your court.

Do not knuckle under from pressure applied by both the current Mayor, the developers, and whomever else is due to profit from a knee jerk approach to addressing the current issues.

This is a difficult problem. It requires a considered answer. Bill 9 is not that answer.

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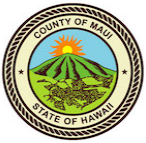
HLU Committee

From: Maui_County Council_mailbox
Sent: Tuesday, September 23, 2025 3:18 PM
To: HLU Committee
Subject: FW: Yuki Lei Sugimura, Vice-Chair

Aloha HLU Committee,

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Mahalo,



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From: Karen McGinnis <karenmac1999@hotmail.com>
Sent: Tuesday, September 23, 2025 2:55:01 PM (UTC-10:00) Hawaii
To: Maui_County Council_mailbox <county.council@mauicounty.us>
Subject: Yuki Lei Sugimura, Vice-Chair

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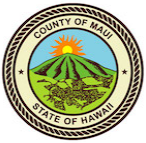
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From: Maui_County Council_mailbox
Sent: Tuesday, September 23, 2025 3:18 PM
To: HLU Committee
Subject: FW: Tasha Kama, Presiding Officer Pro tempore Bill #9

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Mahalo,



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From: Karen McGinnis <karenmac1999@hotmail.com>
Sent: Tuesday, September 23, 2025 2:56:09 PM (UTC-10:00) Hawaii
To: Maui_County Council_mailbox <county.council@mauicounty.us>
Subject: Tasha Kama, Presiding Officer Pro tempore Bill #9

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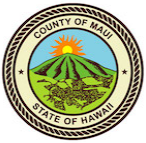
HLU Committee

From: Maui_County Council_mailbox
Sent: Tuesday, September 23, 2025 3:18 PM
To: HLU Committee
Subject: FW: Tom Cook, Councilmember Bill #9

Aloha HLU Committee,

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Mahalo,



Support Section

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Phone: (808) 270-7838 | Fax: (808) 270-7686

From: Karen McGinnis <karenmac1999@hotmail.com>
Sent: Tuesday, September 23, 2025 2:56:52 PM (UTC-10:00) Hawaii
To: Maui_County Council_mailbox <county.council@mauicounty.us>
Subject: Tom Cook, Councilmember Bill #9

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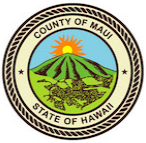
HLU Committee

From: Maui_County Council_mailbox
Sent: Tuesday, September 23, 2025 3:18 PM
To: HLU Committee
Subject: FW: Gabe Johnson, Councilmember Bill #9

Aloha HLU Committee,

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

Mahalo,



Support Section

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Email: county.council@mauicounty.us
Phone: (808) 270-7838 | Fax: (808) 270-7686

From: Karen McGinnis <karenmac1999@hotmail.com>
Sent: Tuesday, September 23, 2025 2:57:26 PM (UTC-10:00) Hawaii
To: Maui_County Council_mailbox <county.council@mauicounty.us>
Subject: Gabe Johnson, Councilmember Bill #9

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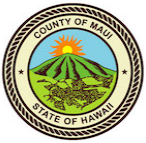
HLU Committee

From: Maui_County Council_mailbox
Sent: Tuesday, September 23, 2025 3:19 PM
To: HLU Committee
Subject: FW: Tamara Paltin, councilmember Bill #9

Aloha HLU Committee,

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

Mahalo,



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Phone: (808) 270-7838 | Fax: (808) 270-7686

From: Karen McGinnis <karenmac1999@hotmail.com>
Sent: Tuesday, September 23, 2025 2:57:58 PM (UTC-10:00) Hawaii
To: Maui_County Council_mailbox <county.council@mauicounty.us>
Subject: Tamara Paltin, councilmember Bill #9

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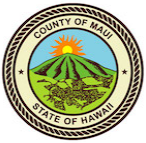
HLU Committee

From: Maui_County Council_mailbox
Sent: Tuesday, September 23, 2025 3:19 PM
To: HLU Committee
Subject: FW: Keani Rawlins-Fernandez, Councilmember Bill #9

Aloha HLU Committee,

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

Mahalo,



Support Section

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From: Karen McGinnis <karenmac1999@hotmail.com>
Sent: Tuesday, September 23, 2025 2:58:46 PM (UTC-10:00) Hawaii
To: Maui_County Council_mailbox <county.council@mauicounty.us>
Subject: Keani Rawlins-Fernandez, Councilmember Bill #9

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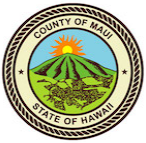
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From: Maui_County Council_mailbox
Sent: Tuesday, September 23, 2025 3:19 PM
To: HLU Committee
Subject: FW: Shane Sinenci, Councilmember Bill #9

Aloha HLU Committee,

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From: Karen McGinnis <karenmac1999@hotmail.com>
Sent: Tuesday, September 23, 2025 2:59:29 PM (UTC-10:00) Hawaii
To: Maui_County Council_mailbox <county.council@mauicounty.us>
Subject: Shane Sinenci, Councilmember Bill #9

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We need a unified and positive approach toward improving the tourist industry that we do have so that it is sustainable and respectful of the culture on Maui.

This ball is in your court.

Do not knuckle under from pressure applied by both the current Mayor, the developers, and whomever else is due to profit from a knee jerk approach to addressing the current issues.

This is a difficult problem. It requires a considered answer. Bill 9 is not that answer.

Karen McGinnis

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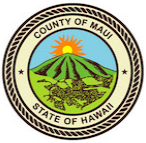
HLU Committee

From: Maui_County Council_mailbox
Sent: Tuesday, September 23, 2025 3:19 PM
To: HLU Committee
Subject: FW: Nohelani U'u-Hodgins, Councilmember Bill #9

Aloha HLU Committee,

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

Mahalo,



Support Section

County of Maui | Office of Council Services
Email: county.council@mauicounty.us
Phone: (808) 270-7838 | Fax: (808) 270-7686

From: Karen McGinnis <karenmac1999@hotmail.com>
Sent: Tuesday, September 23, 2025 3:00:14 PM (UTC-10:00) Hawaii
To: Maui_County Council_mailbox <county.council@mauicounty.us>
Subject: Nohelani U'u-Hodgins, Councilmember Bill #9

You don't often get email from karenmac1999@hotmail.com. [Learn why this is important](#)

Bill #9 **as written** is not going to solve the housing problems that exist on Maui.

Please vote **against** Bill #9

Maui is currently suffering from several disasters: the Pandemic, the Lahaina Fires, President Trump who has alienated the Canadians and the world at large. Due to these crisis, we are suffering from increased property taxes, increased insurance rates, loss of job due to both the pandemic and the fires, decrease in tourists, resulting in loss of jobs and increased prices for both food and shelter. Maui has always been an expensive place to live. Now it is becoming an impossible place to live...for many! We have a housing crisis due to the housing stock being decimated by the fires and the increase in housing costs for rentals and home purchases. FEMA artificially elevated the rental rates. The expectations have clouded the minds of many landlords, and the influx of renters has burdened the housing market. Increased costs of maintenance, insurance, and taxes have raised the hard costs for landlords, making it impossible for many to continue to offer housing at affordable rates.

Bill #9 may eliminate STR's that were intended to be long term rentals. In doing so it will absolutely impact the taxes generated by STR's, the jobs that exist to operate and maintain STR's. There will be a marked decline in those specific jobs due to the fact that a long-term rental does not necessitate the same level of attention that a short term rental does. Additionally, a sudden dumping of thousands of long-term rentals on the market will have a marked impact on the cost per month of the then long-rentals, the demand for them and the income generated by them.

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