

HLU Committee

From: County Clerk
Sent: Wednesday, October 15, 2025 9:58 AM
To: HLU Committee
Subject: Bill 9 Testimony
Attachments: Request: Haleakala Shores is missing from Bill 9 Report; Testimony against Bill 9; RE: Testimony on Bill 9; Please OPPOSE Wailea 670 (CR 24-120) ; Please OPPOSE Wailea 670 (CR 24-120) ; Please OPPOSE Wailea 670 (CR 24-120) ; Condo Conversion Issue; Support for Bill 9 to Phase Out the Minatoya List!; Support for Bill 9 to Phase Out the Minatoya List!; Support for Bill 9 to Phase Out the Minatoya List!; Support for Bill 9 to Phase Out the Minatoya List!; No to Proposition 9

HLU Committee

From: Lorea Young <Lorea@cyanraven.com>
Sent: Wednesday, October 15, 2025 8:39 AM
To: County Clerk
Subject: Request: Haleakala Shores is missing from Bill 9 Report

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

Aloha City Council,

I feel very strongly that Haleakala Shores should be allowed to continue STR use. We are close to Wailea area as well as the ocean (you can see it from my home). Right now, they are not listed on the Bill 9 report, and I would like to request that they be part of this as well.

Additionally, my other home in Lahaina (the very large Aina Nalu complex) had been burned down in the inferno, leaving me with 0 source of income. Our complex did not carry anywhere close to enough insurance, so we do not have a way of rebuilding.

The ironic thing about this bill is that it is supposed to help the fire victims, yet I am a fire victim myself. I am being penalized on all fronts because my other home (Haleakala Shore) is also not able to generate income either - before, I was able to live in one and rent out the other. Now, I will have neither available. And since Haleakala Shores had been listed as my primary residence (I am a Hawaii resident), I had not been able to claim a single penny of government assistance. Please help the suffering, and realize that not everybody's story is the same.

Thank you for your consideration.

Mahalo,
Lorea

Haleakala Shores
2619 S. Kihei Road
Kihei, HI

HLU Committee

From: Thomas Loughran <tomloughran808@gmail.com>
Sent: Monday, October 13, 2025 11:10 AM
To: County Clerk
Subject: Testimony against Bill 9
Attachments: Testimony against Bill 9.pdf

You don't often get email from tomloughran808@gmail.com. [Learn why this is important](#)

Attention Maui County: re think Bill 9. It doesn't solve anything even close to affordable housing.

It will be a economic disaster to Maui! Do you realize the financial disaster to change these STR to apartment zoned properties? We pay more taxes than hotels!!!

See attached testimony.

Mahalo,

Tom and Trish Loughran

**270 Nanihoa Dr.
Wailuku, Hawaii, 96793**

cell: (808) 281-4389

**email:
tomloughran808@gmail.com**

My name is Tom Loughran, and my family's Rego roots run deep in Maui. My grandmother, mother, and uncle were all born here. After my mother passed in 1968, I reconnected with my family history of Hawai'i and Maui. My wife, Trish, and I began visiting in the 1970s, and in 1993 we invested in a condo at Hale Kamaole.

For us, this was never just an investment — it was our plan for retirement. It provided a place to visit family, and later, an income source when I retired in 2003. We have always followed every rule, paid extremely high property, GE, and TA taxes, and contributed to the local economy.

Now Bill 9 threatens to strip away both our investment and our retirement income by changing our zoning from Resort-Hotel to Apartment. We are told this zoning was “temporary.” No one ever told us that. To change the rules after decades is not only unfair, it undermines the trust between the County and the people who relied on its word.

Hale Kamaole was never designed for long-term affordable housing. Our units are about 800 square feet, with one closet and very limited parking. The complex has large grounds, two pools, BBQ areas, tennis courts, and an on-site office. This is a visitor-based property, not family housing. Calling this “affordable housing” is simply not realistic.

The real issue behind Maui's lack of affordable housing lies in the broken permit process, workforce housing rules, and lack of incentives. I know this firsthand from my experience as a Realtor with the Kalama Kai project. Too often, families were disqualified because they earned slightly too much or too little. The rules don't address the needs of real families.

Changing the zoning of 7,000 legal short-term rental condos will not create affordable housing. Instead, it will devastate Maui's economy, tourism jobs, and most businesses. It will also spark years of lawsuits — all while failing to solve the affordable housing crisis. Where is the financial analysis showing this will work?

Maui needs real solutions: streamlining the permit process, fixing workforce housing qualifications, and creating incentives for builders. Punishing retirees and property owners who have followed the rules will not solve the housing crisis.

I urge you to reject Bill 9 and instead pursue real solutions that help Maui's families without destroying lives and livelihoods.

Mahalo for your time and consideration.

Tom Loughran

Contact information:

Email: tomloughran808@gmail.com

Phone: 808 281-4389

HLU Committee

From: Michael Trotto <mikeyinmaui@aol.com>
Sent: Friday, October 10, 2025 12:43 PM
To: County Clerk
Subject: RE: Testimony on Bill 9

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Aloha Maui County Council Members. My name is Michael Trotto, and I'm a resident of Kihei

Private property is the Foundation of all other rights; it is a fundamental human right that serves as a defender of other rights that are guaranteed by our Constitution.

It is extremely difficult to visualize the concept of Freedom of Religion, or Freedom of the Press for people who are then forbidden to have Houses of Worship or Printing Presses.

Our Founding Fathers thoroughly understood this. And that is why the term Private Property often appears in our Constitution.

So, why Bill 9? For decades we have had too many egregious court decisions and misguided government regulations and over-reach that have served to shake this very foundation of one of our basic and guaranteed Freedoms.

Bill 9 is nothing new. It is a "Regulatory Taking" of private property that deprives the owners of their right to use their properties as they desire under the law, without just compensation.

In his opening remarks before the Council's Housing and Land Use Committee, Mayor Richard T. Bissen stated, "We cannot build our way out of this". The honorable Mayor was wrong on this. Building homes for our Maui residents is exactly what we MUST DO!

Members of the Maui County Council, I respectfully ask that you do not pass this legislation.

Mahalo to you for allowing me to provide testimony on this important agenda item.

Respectfully,

Michael Trotto

Kihei

HLU Committee

From: Dennis Fitzpatrick <kayakguy@hawaii.rr.com>
Sent: Tuesday, October 7, 2025 2:35 PM
To: County Clerk
Cc: dennis Fitzpatrick
Subject: Condo Conversion Issue
Attachments: Council testimony condo billv2.pdf

7 Oct 2025

County council of Maui

I would like to send testimony regarding the Condo issue in Maui.

I have owned a condo at the Kihei Bay Surf since 1986, and always rented long-term until now. It is now more profitable for me to change to short-term.

I feel the issue making many condo owners who bought and do short-term should not be forced to switch to long-term which will reduce the TAT revenues to the County and State.

For many years the State and County asked for investors to buy condos and invest in Maui. How they use their condos was in their documents and zoning requirements. Short-term is how many owners did for years. It will be hard pressed to get investors back once this bill is passed.

This brought millions in tax revenues to the County, provided for places for visitors who could not afford hotels to come and radically increased tourism to Maui.

There are also going to be over 20,000 jobs lost in those who service, manage and work at these condos. Business' that sprung up to service these condos for furniture, lawn equipment, plumbing, electrical and managing agents will go out of business.

Many who need housing can't afford to pay rents needed to make owners cover their cost such as mortgages, maintenance fees, and taxes.

In our complex off 118 units prior to the proposal by Mayor Bissen, there were only 2 units for sale and prices for a studio were \$550,000. Since the proposal, the prices dropped to \$325,000. Now the complex has twenty five for sale and only one sold. This has happened since this proposal was made.

Please vote to stop this bill as it will hurt many for years to come. Make sure Maui is always a safe place to come, invest, do business and visit.

Housing needs to be done. There has been housing shortage statewide since I came to Oahu 1969. This bill will not fix the problem, only create more problems.

Thank You Very Much.

Dennis Fitzpatrick
85 Mokuahi Street
Makawao, Hi 96768

HLU Committee

From: Bethannie Richards <noreply@adv.actionnetwork.org>
Sent: Thursday, October 2, 2025 12:32 AM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Councilmembers,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares.

Bethannie Richards
bethelannie@gmail.com

Honolulu, Hawaii 96822

HLU Committee

From: Celine Chang <noreply@adv.actionnetwork.org>
Sent: Wednesday, October 1, 2025 12:21 PM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Councilmembers,

I urge you to SUPPORT Bill 9 to phase out short-term rentals on the Minatoya list. Our communities deserve housing that prioritizes local residents, not carveouts or special protections for timeshares. Please stand with the people of Hawai'i and ensure this bill moves forward without exceptions.

Celine Chang
blueihapa@aol.com

Honolulu, Hawaii 96828

HLU Committee

From: Alfredo Villas-Boas <noreply@adv.actionnetwork.org>
Sent: Thursday, September 25, 2025 6:44 AM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Councilmembers,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares.

Alfredo Villas-Boas
villasboasa@yahoo.com

Haiku, Hawaii 96708

HLU Committee

From: Randall Del Castillo <noreply@adv.actionnetwork.org>
Sent: Thursday, September 25, 2025 4:21 AM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Councilmembers,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares...fucken turkeys 🦃

Randall Del Castillo
camandzrandzz@gmail.com
1373 old waikapu Rd
Wailuku , Hawaii 96793

HLU Committee

From: Ruel Metcalf <ruelbraker@yahoo.com>
Sent: Friday, September 19, 2025 7:39 AM
To: County Clerk
Subject: No to Proposition 9

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

I have a vacation rental that I need the income in addition to my retirement to be able to live on the island. Why can't the state and county take the funds that the 7100 short term rentals that are on the minatorial list generate every month from the G-45, TA-1 and the MCTAT tax and redirect the funds to buy and or build homes that are suited for the low income families. Rent these homes to the families for a reasonable rate to fit their needs instead of wanting them to rent homes made for vacation rentals.

This would solve the problem the low income families could get affordable rentals they need. The state and county would invest in housing and have the housing as an asset. The housing project would have to have management and maintenance teams creating new jobs for locals. The Short term rentals will still be generating funds every month to fund the project. The county would still get property tax at the higher rate for vacation rentals and the visitors will still have options between the Air B&Bs and the resorts. How many resorts have their headquarters in Hawaii?

The council can solve this problem or you can make things much worse. Taking something from one part of your population and giving it to another part will not work you just change who is struggling to another. I worked 60 years of my life to have what little that I have and to have a government to take what is mine and give it to someone who did not work for it is wrong in so many ways.

Ruel Metcalf
216 Anamuli
Kahului, Hawaii