

HLU Committee

From: Ginny Kamohalii-Dew <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 8:25 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Ginny Kamohalii-Dew, and I'm writing in strong support of Bill 9. My hope is for a collective understanding of the resound and ripple effects of our actions of today. We are often told that we can "build our way out" of the housing crisis. But that argument ignores the truth of life in Maui Komohana: we don't even have enough water.

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

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

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

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

Mahalo

Ginny Kamohalii-Dew
vdblock1981@gmail.com

PO Box 14282

Lahaina, Hawaii 96761

HLU Committee

From: Daniel Tancayo <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 8:24 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

Mahalo

DanielTancayo

Daniel Tancayo

danieltancayo@yahoo.com

Lahaina, Hawaii 96761

HLU Committee

From: Ian Ensign <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 8:24 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Council members,

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

You and I both know that the only existence of short term rentals is to line the pockets with money that the actual local residents here NEVER SEE. EVER. You have an opportunity to show you are elected officials of the people, not of corporate and private investors. Do the right thing.

Ian Ensign
kitdivine@gmail.com
180 Maoli Place
Paia, Hawaii 96779

HLU Committee

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

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Hi'ialoaKahekili Palakiko and I'm writing in strong support of Bill 9. In West Maui, we don't just have a housing crisis we have a water crisis. As a Kalo farmer in Kaua'ula valley, I have watched our water resources run low and dry for many years, yet many wanna build housing on Maui not realizing that our water here on Maui will only run dry. Lahaina, and other parts of Maui Komohana face chronic water shortages. And yet, the majority of units on the Minatoya are visitors only.

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

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

Mahalo

Hi'ialoaKahekili palakiko

Hiialo Palakiko

lovepalakiko@gmail.com

Kaanapali, Hawaii 96761

HLU Committee

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

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

Mahalo

Michelei Tancayo

Michelei Tancayo

micheleik@yahoo.com

64 Aipuni Street

Lahaina , Hawaii 96761

HLU Committee

From: Rene Haynes <rene3@hawaii.rr.com>
Sent: Sunday, June 8, 2025 8:21 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

You don't often get email from rene3@hawaii.rr.com. [Learn why this is important](#)

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

Mahalo; Rene' Haynes. Take care of Local People 🙏

Rene Haynes
rene3@hawaii.rr.com
2571 Kamaile St
Wailuku, Hawaii 96793

HLU Committee

From: Paul Paul T Tanigawa <paul.tanigawa@hawaiiantel.net>
Sent: Sunday, June 8, 2025 8:21 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

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

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

Mahalo

Paul Paul T Tanigawa
paul.tanigawa@hawaiiantel.net
51 Keleawe Street
Makawao, Hawaii 96768

HLU Committee

From: Christine Otto Zaa <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 8:18 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

We need housing for locals families, and Bill 9 seeks to do just that. Please prioritize housing for residents. People over profits!

Mahalo,

Christine Otto Zaa

Christine Otto Zaa
ottozaa@gmail.com

Kaimukī, Hawaii 96816

HLU Committee

From: Michelle Lelle <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 8:18 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

I live in Honokowai. I have had the same condo since 2012. Since first moving in, we only had one vacation rental now there's over 20. We have no on-site management. It is a nightmare when the short term rental vacationers are here. It's like a cheap hotel with low class guests. I raised my family here and I watched our condo community turned into a mixture of families that actually live here and low class families that pack into the two bedroom units and one bedroom units that should be for local residence. It's terrible. It's ruined our sense of community.. After the fire they did not open up these units until FEMA was grossly overpaying them for their units. I have seen retaliation against the long-term residence that were complaining about short term rentals. Many STR owners in our apartment district behave as if they don't care about us as a community. They seem to only care about their money and most of it goes to the mainland. I own a business that's heavily dependent on tourism. I'm excited to have Maui return to a destination with a wealthier tourism clientele. By eliminating the short term rentals in our apartment district the Short Term Rentals in the hotel district will still operate. The hotel occupancy will go up with a higher class tourist and ultimately, I believe it will positively impact our financial standing in the community once there's an adjustment. I fully anticipate that this will drive the prices of housing down which it should because it's absolutely unaffordable for people that work and live here. I have investments, and I know that there is a risk. There are no guarantees as far as zoning or usage when Laws can change. Even eliminating them now does not guarantee elimination in the future, but in this moment and for the next decade, I feel it's imperative to return our apartment district back to their original use.

Michelle Lelle

spalelle@gmail.com

5095 Napiliuhau St , 109B 391

Lahaina, Hawaii 96761

HLU Committee

From: Jennie Malia <jenniepihana@gmail.com>
Sent: Monday, June 9, 2025 7:27 AM
To: HLU Committee
Subject: Testimony re: Bill 9 (Minatoya Phase-Out)

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

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

I strongly support Bill 9, which would phase out short-term rentals in apartment-zoned districts. This is a critical step toward addressing Maui's housing crisis and protecting our most precious resource: water.

The 2023 Lāhainā fire revealed deep-rooted problems—privatized water systems, diverted streams, and unchecked development. STRs, originally intended as housing, now function as commercial operations that consume excessive water, even as local families remain without homes.

Transitioning STRs back to long-term housing will help restore water equity, reduce displacement, and prioritize community needs. With over 6,000 STRs on the Minatoya List, we have a clear path to increase housing without increasing water use.

Please stand with Lāhainā Strong and pass Bill 9.

Ola i ka Wai — Water is Life.

Mahalo,

Jennie Pihana

Waipahu, O'ahu

HLU Committee

From: Beth Clapper <1bethjack@gmail.com>
Sent: Monday, June 9, 2025 7:27 AM
To: County Clerk
Subject: Bill 9 Minatoya List

[You don't often get email from 1bethjack@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

I am in strong support of Bill 9 to end short term rentals on Maui at properties that were clearly not designated for vacation rentals.

We have enough legal STR's and hotel options for visitors.

I firmly believe that returning these properties to long term housing will help restore balance to our communities.

The water shortage Maui has is not able to support this type of illegal STR population.

Also, it destroys rental communities when folks are coming and going from week to week and the transient nature is not what a resident needs. Many visitors are loud and up late since they are on vacation. The actual residents need to work or go to school.

The percentage of out of state owners is also a concern. Maui is not here to make out of state residents wealthy or pay their retirement through illegal real estate investments.

Please stop allowing these units to continue their operations and set a firm boundary for our Maui residents.

Mahalo,

Beth Clapper

23 year resident of Lahaina

Sent from my iPhone

HLU Committee

From: Jacob Taguam <jacobtaguam@icloud.com>
Sent: Monday, June 9, 2025 7:24 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

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

Aloha Chair and Councilmembers,

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

Short-term rentals, especially non-owner-occupied, are heavy water users. Studies and common sense both show: when a unit is used for vacation instead of a home, water usage increases dramatically. Pools, laundry, showers, dishwashers, used multiple times a day by rotating groups of guests. No conservation mindset, no connection to 'āina, no kuleana.

Meanwhile, our community is being told by county and state representatives that we are facing an unsustainable yield in water usage. There is literally no more water to even build affordable housing. We have been on water restrictions for years, where our community goes without while Minatoya short term rentals have zero restrictions. Housing is unaffordable, water is rationed, and the people who've lived here for generations are asked to bear the burden of a system that's been tipped out of balance.

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

Mahalo

Sent from my iPhone

HLU Committee

From: Amanda Palmer <noreply@adv.actionnetwork.org>
Sent: Monday, June 9, 2025 7:24 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

Respectfully I ask that housing be restored in the community by placing regulation limits on short term rentals.

It is not unreasonable to support Bill 9, while cities and regions across the globe, from New York to Barcelona, have already taken bold steps to rein in STRs. They have already recognized the damage STRs do to housing markets and community life.

In places like San Francisco and Santa Monica, regulations limit short-term rentals to primary residences and impose strict caps on rental days to prevent the conversion of housing into de facto hotels.

Maui has allowed this to go on for too long, and now protecting housing for residents and restoring balance to local neighborhoods is what must be done.

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

Mahalo,

- a Lāhainā fire survivor negatively impacted by the Minatoya List.

Amanda Palmer
amandapalmerstudio@gmail.com
171 A Wahikuli Rd
Lahaina, Hawaii 96761

HLU Committee

From: Pamela Jones <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 8:14 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

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

Mahalo

Pamela Jones
leikona1159@gmail.com
59 Kauaula Road
Lahaina , Hawaii 96761

HLU Committee

From: Brandon Sipavich <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 8:10 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

The pro STR people say we will lose tax revenue. We just spent 400 million building 300 affordable housing units in kihei. If we get those thousands and convert to affordable housing we will save billions in tax revenue. Way more than STRs provide. Simple Math

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

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

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

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

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

Mahalo

Brandon Sipavich
bsipavich@gmail.com

Kihei, Hawaii 96753

HLU Committee

From: Elise Kama <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 8:08 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

Mahalo

E. Kaulilinoe Kama

Elise Kama

efkama12@gmail.com

2427 Ferdinand Ave.

Honolulu, Hawaii 96822

HLU Committee

From: Berna Koester <berna.koester@gmail.com>
Sent: Sunday, June 8, 2025 8:05 PM
To: County Clerk
Subject: Testimony in Support of Bill 9 – No Carveouts, No Exceptions

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

Aloha Chair and Maui County Councilmembers,

My name is Bernadette Koester, and I am writing to express my full support for Bill 9 with no carveouts or special protections for timeshares.

As someone now working directly with survivors of the Lahaina fire, I see firsthand the pain, displacement, and ongoing trauma caused by the housing crisis that has only deepened since the disaster. These are not just statistics—we are talking about kūpuna, keiki, and hardworking families who still cannot return home, who are couch-surfing, sleeping in cars, or waiting endlessly for stable housing while thousands of apartment-zoned units sit tied up in short-term vacation rentals.

This bill is not just policy—it is hope. It is a necessary and overdue action to reclaim housing for local residents. The 6,127 STRs on the Minatoya list represent homes, security, and dignity that could be restored to our people. With 85% owned by out-of-state investors, it's clear who benefits from the status quo—and it is not our 'ohana.

I urge you to pass Bill 9 without exceptions or language that weakens its intent. No carveouts for timeshares. No special protections that create loopholes. The Planning Department did not ask for this, and including it now would betray the purpose of this bill and the tireless efforts of the community.

We are not asking for miracles. We are asking for fairness, for priority to be given to Maui families over profits. Please let your decision reflect the will of the people who live, work, and love this island.

Mahalo for your time and for standing with the people of Maui.

With deep respect,

Bernadette Koester

Lahaina Disaster Case Manager

Resident of Maui, and Lahaina Wild Fire Survivor

Sent from my iPhone

HLU Committee

From: Jolene Pascua <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 8:03 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

What is a community without our own local people living in it and without the people that has seen generations and generations of life in Lahaina.

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

Mahalo

Jolene Pascua

jolenepascua@gmail.com

Kahului, Hawaii 96732

HLU Committee

From: Alec Bayer <alecb@hawaii.edu>
Sent: Sunday, June 8, 2025 8:01 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

You don't often get email from alecb@hawaii.edu. [Learn why this is important](#)

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

Mahalo

Alec Bayer
alecb@hawaii.edu

Kihei, Hawaii 96753

HLU Committee

From: Aja Toscano <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 7:59 PM
To: County Clerk
Subject: URGENT: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

Mahalo

Aja Toscano
ajamtoscano@gmail.com
2611 Ala Wai Blvd. Apt 1006
Honolulu, Hawaii 96815

HLU Committee

From: Ronnie Inagaki <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 7:59 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

Mahalo

Ronnie Inagaki
rinagaki69@gmail.com
41-238 Huli Street
Waimanalo, Hawaii 96795

HLU Committee

From: paul Carter <paulcarter@tranceandhealing.com>
Sent: Sunday, June 8, 2025 7:56 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

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

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Paul Carter from Waihe'e , and I'm writing in strong support of Bill 9

I am testifying on behalf of myself and my family And for all those who live and work here on Maui.

We are here to do what is right. That is our right. That is our kuleana. What is legal or permitted in the law is not always what's right. Then it is our duty and our government's duty to change the law to align the laws with what is right. But first and foremost, it is our duty, our work and our privilege to do what is right, and to correct wrongs whenever we can. That is why we are here today. It may have been technically legal to manipulate the system and allow short-term rentals in the Minatoya apartments, but let's be very clear. It was never right it went completely against the intention and agreements of the people who established those buildings. It is your duty as council members to correct that. It has been far too many years already. This should've been corrected years ago. And certainly this bill should've been heard at least a year ago when it was passed through the planning commission. Not only have many people had to move away from Maui, thousands, but there are an estimate of thousands more who are on the edge of not being able to afford their rent and the current costs of living here. This bill should be passed now, and these apartments should be converted in the next year, not 5 to 10 years.

These units should be converted

to long-term rentals within the next year. This will add thousands of available long-term rentals and help bring down the cost of rentals in general providing housing for the many who need it right now, not in five years, right now. And next year.

And to those owners who say they won't be able to afford their mortgage payments, well, they can do like the rest of us who live here legally. They can apply for mortgage assistance, they can look for a legal addition to their income to help them pay for their investment, or they can sell the property. But it is not the counties or the people's responsibility to help these people

pay their mortgage on their investment properties. Right?

.

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

Mahalo

Paul Carter

201 River Road

Waihe'e , Hawaii

paul Carter

paulcarter@tranceandhealing.com

201 River Road

Waihe'e , Hawaii 96793

HLU Committee

From: Geraldine Gonsalves <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 7:53 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

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

Mahalo

Geraldine Gonsalves
gerig8691@gmail.com

Wailuku, Hawaii 96793

HLU Committee

From: Ellison Montgomery <ellisonm@hawaii.edu>
Sent: Sunday, June 8, 2025 7:53 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

You don't often get email from ellisonm@hawaii.edu. [Learn why this is important](#)

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

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

Mahalo

Ellison Montgomery
ellisonm@hawaii.edu

Pearl City, Hawaii 96782

HLU Committee

From: matt pali <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 7:51 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

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

Mahalo

matt pali
mattpali96761@yahoo.com

LAHAINA , Hawaii 96761

HLU Committee

From: Rowan Adara <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 7:49 PM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Rowan Adara. I'm a Maui resident and I'm writing in strong support of Bill 9.

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

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

Most of the Minatoya STRs don't create jobs with benefits or pathways for local residents. Most are managed by off-island agents. Meanwhile there are roughly 600+ County jobs left unfilled, jobs that actually build up our workforce and help families put down roots.

We've lived the consequences of an economy on Maui built around investors instead of residents where our local community is pushed out due to no where to live, and extremely unsustainable rents.

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

Mahalo,

Rowan Adara

Rowan Adara
rowanrose8@gmail.com

PO Box 1328

Makawao, Hawaii 96768

HLU Committee

From: Lyla Rowen <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 7:48 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

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

Mahalo

Lyla Rowen

Inrowen@gmail.com

2457 Nehe Pl

Haiku , Hawaii 96708

HLU Committee

From: MATT PALI <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 7:48 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

Mahalo

MATT PALI
mattpali96761@yahoo.com

Kaanapali, Hawaii 96761

HLU Committee

From: Nadine Aquino <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 7:48 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

Mahalo

Nadine Aquino
precious_skyy@yahoo.com

Hawaiian Acres, Hawaii 96760

HLU Committee

From: Carrie Alford <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 7:47 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

Mahalo

Carrie Alford
hilokahiao@gmail.com

Haleiwa, Hawaii 96712

HLU Committee

From: Miriam Keo <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 7:47 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

Mahalo

Miriam Keo
miriamscraftsandthings@gmail.com
PO Box 12615
Lahaina, Hawaii 96761

HLU Committee

From: Hoolaiikeao Cabanilla <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 7:24 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

Mahalo

Hoolaiikeao Cabanilla
cabanilla.2014@gmail.com
PO BOX 11466
Lahaina, Hawaii 96761

HLU Committee

From: Noelani Akiona <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 7:00 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Greetings Chair and Councilmembers,

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

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

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

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

I am not a kupa 'āina of Mauinuiakama, but I am a descendant of the kia'i wai and mahi'ai of Mauihikina. I stand in full support of the Kānaka 'Ōiwi and local families who have been struggling for dignified, secure living and autonomy for generations. I echo the kāhea from community members saying: The time for half-measures is over. Phasing out the Minatoya list means protecting our wai. I am also requesting no carve-outs or special protections for timeshares.

Mahalo,
Noelani Akiona
Kipapa, O'ahualua

Noelani Akiona
kylieakiona2@gmail.com
95-1021 Kihene St
Mililani, Hawaii 96789

HLU Committee

From: Chapin Hall <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 6:50 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Chapin, and I'm writing in strong support of Bill 9. I was raised on Maui in my small kid days and have fond memories of my childhood. Today it doesn't resemble that place anymore and economic diaspora of kanaka and local families is a major part of why. Housing affordability must be front and center to keep Hawai'i home.

Cities and regions across the globe, from New York to Barcelona, have already taken bold steps to rein in STRs. They've recognized the damage STRs do to housing markets and community life.

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

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

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

Mahalo

Chapin

Chapin Hall
chapin_hall@yahoo.com

Haleiwa, Hawaii 96712

HLU Committee

From: Amy Stephens <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 6:30 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

I am writing in strong support of removing transient vacation rentals (TVRs) as permitted use within the A1 and A2 apartment districts.

In the 90's when I was in my early 20's, just starting out on my own, people could afford to rent on a restaurant or boat worker's pay. I know restaurant and boat workers that were able to buy homes on West Maui working one job.

Rents increased gradually until the disastrous decision to codify the Minatoya list, opening the floodgates to mainland and foreign investors who used our housing as a commodity. Properties that had historically been workforce housing suddenly became short term rentals. In 2021, at one property alone, a single speculative investor bought 40 units, displacing 40 families at one time on an increasingly desperate housing market. Many of these families subsequently lost everything in the fire. People born and raised on West Maui who have raised their families in Lahaina have been forced to move to other islands and the mainland.

Since it was built, Napili Ridge housed surfers, board shapers, restaurant workers and families. Now 90% of these units are short term rentals. With new visitors every few days the entire culture of the property has been destroyed. We need to keep our neighborhoods for neighbors. We don't need half empty hotels and full TVRs.

One thing we realized in the aftermath was that the fire could take our buildings but not our community. Without our residents we don't have a community. Who will care for the visitors when no one can afford to live here?

I think every property on the Minatoya list should have to reapply for zoning. If it's a short term rental, get proper hotel zoning, proper permits and pay proper taxes. If it's zoned apartment, then house our residents.

I don't claim to have all the answers but certainly we can do better to house our people humanely and with dignity.

There are those that

say "this bill is going to kill restaurant business." Before these properties were TVRs and were

housing residents the restaurants were thriving and will continue to thrive. The people eating out at restaurants are staying in hotels. The people staying in TVRs are shopping for their meals at Costco. These people aren't driving our economy.

TVR owners will say "but if I cannot rent out my property, I can't afford it!" There is no investment on this planet without risk, no guarantees. If these real estate speculators who have driven costs out of reach of our community have purchased beyond their means is our community supposed to continue to subsidize their poor decisions by being forced to pay skyrocketing rents?

Maui County is failing to use the number one power of government: taxation. Maui has not only the lowest property taxes in the country but also the state. By keeping property taxes so low, we are doing nothing to disincentivize the monopolization of our housing by outside buyers. I recently met a couple who had moved from California and bought a large multiple building property on Maui. They made the additional housing units into places their friends could come visit for free and not stay in a hotel, contributing nothing to our economy. These new owners had no plans to house our community. They were so excited because they saved so much on property taxes that they were able to purchase another home in Washington State where there is no income tax and call it their primary residence so they could further avoid Hawaii State income taxes. Our current property tax rates encourages commoditization of our housing.

We've needed something done long before now. Please do not delay and pass a solution now.

Our people need housing!

Mahalo for putting our community first,

Amy Stephens

Lahaina

Amy Stephens

rainbowcountrymaui@gmail.com

81 Loa Place

Lahaina , Hawaii 96761

HLU Committee

From: Kelly Bowden <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 6:18 PM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

Most of the Minatoya STRs don't create jobs with benefits or pathways for local residents. Most are managed by off-island agents. Meanwhile there are roughly 600+ County jobs left unfilled, jobs that actually build up our workforce and help families put down roots.

We've lived the consequences of an economy on Maui built around investors instead of residents where our local community is pushed out due to no where to live, and extremely unsustainable rents.

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

Mahalo

Kelly Bowden
kellbowden@yahoo.com

Kahului, Hawaii 96732

HLU Committee

From: Jacqueline Hudson <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 6:02 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

I believe Maui is at a critical turning point, and we have an opportunity like never before to heal our housing crisis and bring balance to our local economy and water issues.

Right now, even fully entitled affordable housing projects, like Pulelehua are stalled because CWRM declares there's no water available to support them. Meanwhile, thousands of short-term vacation rentals continue to operate with full access to water, serving tourists and not residents.

The short-term rentals, allowed under the decades-old Minatoya list, are shielded from the scrutiny, public input, and conditions that would normally apply to new development. They were grandfathered in under outdated logic — and today, they're consuming precious resources while contributing nothing to Maui's long-term housing stability.

This is not just about housing — it's about justice. It's about ensuring that wildfire survivors, Native Hawaiian families, kūpuna, essential workers, and future generations can continue to live and thrive here.

How many more local families have to move off the island in financial desperation before the reality is faced?

If we are serious about recovery, about equity, and about sustainability, we must confront this imbalance.

The Minatoya list might have made sense in a different time — but that time has passed. I believe the moment for bold change is now.

Please, let's start the immediate phase out of short-term rentals on the Minatoya list and reclaim our water, our housing, and our future.

Respectfully, Jacqueline Hudson 6 Kiohuohu Lane Unit 8, Lahaina, HI 96761

Jacqueline Hudson
raphudson@gmail.com

6 Kiohuohu Ln
Lahaina, Hawaii 96761

HLU Committee

From: Lopaka Wilson <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 5:09 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

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

Mahalo

Katie Wilson

Lopaka Wilson
wmauisports@gmail.com

5122 L Honoapiilani
Lahaina, Hawaii 96761

HLU Committee

From: Bob Douglas <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 4:51 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

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

Mahalo,

Bob Douglas

Bob Douglas

danhieux18@icloud.com

Hilo, Hawaii 96720

HLU Committee

From: Angelique Pokipala-Kahula <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 4:43 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

I know many people/families who lived in these units and not because they were desperate or out of options. I actually think at one time it was the only option for some. I myself lived in some of these units and know firsthand that a family CAN live in these units as it has all the necessities needed. As a single father, my dad moved my sister and I to Maui from Oahu, and we lived a unit in Honokowai. He worked 2 sometimes 3 jobs to make ends meet, but the condo unit we lived in provided shelter, food, a place to sleep & shower, and a community. Other families lived there too, and we all helped each other, shared the swimming pool, took care of each other & watched out for one another. Isn't this what community is about?

In my own adult life, I lived in 2 units with my young family, one in Kahana and another in Puamana. In 2015 I was divorced, and became a single mother just like my father was a single dad when he moved us to Maui. I too had to work multiple jobs to pay rent & provide necessities for my children. In both of those units I was able to live my everyday life & provide a home for my children. I saw the visitors check in to their vacation rental units next door to me. I saw & heard those people having their parties, while I made sure my children were fed & in bed at a decent time to go to school the next day. We were the ONLY local family living amongst vacation rental units, and sometime bared the strange looks because we weren't on vacation. It didn't bother me, because I knew my purpose. I can't say it wasn't disturbing to see how frequently vacationers would check in/out, while my own goal of saving to buy my own home for my family was farfetched. There is something about not knowing your neighbors that can be uneasy, including the frequency of different people going in/out of the door right next door to you.

Don't let anyone tell you those places were never meant for locals or are something our families don't want to live in. I've lived in those units, and know I can live there as many others could live in too. We were there long before the keypads and lockboxes, before the listings on

Airbnb. These weren't luxury escapes, they were everyday homes, full of working families, aunties, kids, kūpuna.

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

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

Mahalo,
Angelique Pokipala-Kahula

Angelique Pokipala-Kahula
hulali.pokipala@gmail.com

Pukalani, Hawaii 96768

HLU Committee

From: County Clerk
Sent: Monday, June 9, 2025 7:31 AM
To: HLU Committee
Subject: fwd: Testimony
Attachments: Testimony re: Bill 9 (Minatoya Phase Out); Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support for Bill 9 to Phase Out the Minatoya List!; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support for Bill 9 to Phase Out the Minatoya List!; Support of Bill 9 – Minatoya STR Phaseout; Support for Bill 9; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support for Bill 9 to Phase Out the Minatoya List!; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Bill 9 Legal TVR's; Short term rentals in residence areas; AI Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout

HLU Committee

From: Tagnawa for Maui <tagnawaformaui@gmail.com>
Sent: Friday, June 6, 2025 4:16 PM
To: County Clerk
Subject: Testimony re: Bill 9 (Minatoya Phase Out)

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

Testimony in Strong Support of Bill 9

Date: June 9, 2025

To: Maui County Council

Aloha Chair and Councilmembers,

Mahalo for the opportunity to submit testimony in **strong support of Bill 9**, which would phase out short-term rentals (STRs) in apartment-zoned districts, commonly known as the Minatoya List. We at **Tagnawa**, a grassroots organization committed to supporting disaster-impacted, multiply-marginalized communities in Hawai'i, urge you to pass this bill with **no carve outs or special protections for timeshares**.

Why This Matters to Tagnawa and Our Communities

As a group formed in response to the devastating fires that displaced thousands on Maui, Tagnawa has walked alongside Filipino fire survivors—many of them women, caregivers, and immigrants—who are still searching for permanent, dignified housing. These are the very communities being pushed to the margins by the unchecked expansion of STRs. For our members and partners, housing isn't a commodity—it's a basic human right and the foundation of survival, recovery, and dignity.

Filipino fire survivors, especially women and immigrants, are on the frontlines of this crisis. Many work multiple jobs in tourism and service industries, only to find themselves priced out of the very island they sustain. Their labor keeps this economy running, yet their futures are being auctioned off to out-of-state investors who treat our communities as disposable and our homes as assets.

The Housing Crisis is a Disaster in Slow Motion

We're in a prolonged housing emergency that's being actively worsened by STR proliferation. **85% of the units on the Minatoya list are owned by out-of-state investors**—these are not homes for our keiki, kūpuna, or essential workers. They are profit engines that **extract wealth from the land while displacing our people**.

Thousands of STRs could be converted back into long-term housing. We're not asking for a miracle—we're asking for the Council to finally align policy with the values of community care, housing justice, and local sovereignty. We have spoken up, marched, testified, organized, and waited. We cannot afford more delays, loopholes, or "special protections" that weaken the bill's intent.

Multiply-Marginalized Communities Deserve Housing, Not Exploitation

We must remember that the burden of this housing crisis falls disproportionately on multiply-marginalized people. Our undocumented neighbors, LGBTQ+ families, disabled residents, and those still in disaster recovery zones are least likely to access stable housing and most impacted by rising costs. **This bill is not just about STRs—it's about racial, gender, and economic justice.** Every unit returned to our long-term housing pool is a lifeline for someone who's been forgotten by a market-driven system.

Set the Record Straight

- **We're not losing tourism.** We're restoring balance. Our island is not a theme park—it is a home.
- **We're not killing jobs.** STRs create few, if any, and rely on low-wage, unprotected labor. We need *real* jobs with benefits that sustain families.
- **We're not crashing the economy.** We're stabilizing it. STRs have fueled speculative markets and rising rents. Housing residents is an economic strategy.
- **We're not being extreme.** We're late. Other places have already curbed STRs. Maui is overdue.

Our Call to You: Pass Bill 9 Without Carveouts

We ask you to **pass Bill 9 with its full strength intact—no carve outs for timeshares**, no delays, no exceptions. Timeshares are commercial enterprises, not community housing. They do not need protection. Our people do.

Let this be the moment Maui's leadership showed up for the people who live here, not the ones who profit here.

Housing is recovery. Housing is justice. Housing is love.

Mahalo for your time and commitment.

In solidarity,

Tagnawa (Nadine Ortega, Cheryl Alcantara, Michelle Salazar Hyman)

HLU Committee

From: Pete Roling <noreply@adv.actionnetwork.org>
Sent: Friday, June 6, 2025 4:42 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

Mahalo

Pete Roling
peteroling@icloud.com

LAHAINA, Hawaii 96761

HLU Committee

From: Athena Roebuck <noreply@adv.actionnetwork.org>
Sent: Friday, June 6, 2025 4:27 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

Mahalo for your time!!!

Athena Roebuck
athenarroebuck@gmail.com

Montecito, California 93108

HLU Committee

From: Sarah Woo <sarahwoo@hawaii.edu>
Sent: Friday, June 6, 2025 4:44 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

You don't often get email from sarahwoo@hawaii.edu. [Learn why this is important](#)

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

Mahalo

Sarah

Sarah Woo
sarahwoo@hawaii.edu

Honolulu, Hawaii 96822

HLU Committee

From: Benjamin Maben <noreply@adv.actionnetwork.org>
Sent: Friday, June 6, 2025 7:42 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

I mean, I wasn't even going to start with that, but before I get to my thoughts, that's 100% truth. We have sunk over \$30 million into Pulelehua if I'm not mistaken, and they can't even break ground because there's literally no water to supply a new subdivision. And even if we somehow found enough water to build this one subdivision, it would not house the thousands that are looking for permanent housing. We would have to scrape every little bit of water and even then, we'd be able to house a few hundred families and then what about the other thousands?

But aside from that issue, which is probably the only argument that need be used against anyone arguing to build more units. I've been a bartender in Lahaina for 15 years and the places I've worked that brought me into more contact with visitors, I was always asked why there wasn't more help. I told them it was because there wasn't enough places to live for the workers. Too many units were being used as short term rentals and there's not enough for locals/workforce. Almost every one of them, after I told them that would respond with some sort of comment like, "yeah, we're hoping to buy a place here that we can rent out and then use as a vacation home." They asked what the problem was. I told them what the problem was, and they ignored my answer to tell me that their hope was to become part of the problem.

People who actually live on the west side knew this was a problem for years. I find it hard to believe that any sort of elected official didn't see this problem occurring or getting to a choke point in the near future.

Then Covid came. We all went through it, so I will spare you those details. Then the fire came. The fire exposed how bad this problem really was. A few quotes from people who owned

properties since the 70s and 80s and have been using them as short term rentals, refusing to help out local families who had been displaced by the fire with comments like “ why should I be forced to have a stranger live in my home,” (this is paraphrasing, but I'm sure someone could dig up the exact quotes that were posted on the Lahaina Strong pages). How many times over have these people paid for their units and profited off of visitors, and then when they had a chance to truly help out the community said “no way.”

Josh Green threw every incentive at these owners to open up their 2nd and 3rd homes to the displaced after the fire and I don't think he ever hit his desired numbers until he came through and started offering units 2 to 3 times what they were charging before the fire. And these same people are arguing that they should be able to keep doing what they're doing because that's just how it's been?

They are worried that they're gonna be out on their cash cow? They're worried that it might drive the value of their home down? We all need to remember that they are investment homes. I bought some stock in a company last week that lost half its value because something that I couldn't foresee happening, happened. I didn't get any assurances No investment is guaranteed.

Just because something has been one way for a long time does not mean it needs to continue being that way. Not many towns get a do over. Let's try to do it better.

Mahalo

Benjamin Maben

Benjamin Maben

bmaben92@gmail.com

15 Abbey Lane

Lahajna, Hawaii 96761

HLU Committee

From: Jessica PearlKwon <noreply@adv.actionnetwork.org>
Sent: Friday, June 6, 2025 8:20 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

Mahalo

Jessica PearlKwon
jessicapearl@mac.com

Kihei, Hawaii 96753

HLU Committee

From: Clint Kahahane <noreply@adv.actionnetwork.org>
Sent: Friday, June 6, 2025 9:34 PM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

Most of the Minatoya STRs don't create jobs with benefits or pathways for local residents. Most are managed by off-island agents. Meanwhile there are roughly 600+ County jobs left unfilled, jobs that actually build up our workforce and help families put down roots.

We've lived the consequences of an economy on Maui built around investors instead of residents where our local community is pushed out due to no where to live, and extremely unsustainable rents.

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

Mahalo

Clint Kahahane
clintkahahane@gmail.com

219 MALANAI ST
Lahaina, Hawaii 96761

HLU Committee

From: Bistra Nesheva <noreply@adv.actionnetwork.org>
Sent: Friday, June 6, 2025 9:52 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

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

Mahalo

Bistra Nesheva

bisss.art@gmail.com

1316 Kahoma street

Kaanapali, Hawaii 96761

HLU Committee

From: Ashlie McGuire <noreply@adv.actionnetwork.org>
Sent: Friday, June 6, 2025 10:38 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

I was a life long resident of Maui until my husband (also born and raised on Maui) and I really realized that home ownership would never be an option, so we moved to the Big Island. All of Hawai'i is ridiculous in its housing market, but we knew owning a home on Maui would never be in the cards for us—even though we make three times the minimum wage. That's just our story. Countless others exist of local families having to leave their home to live somewhere they can actually afford.

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

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We're not crashing the economy, we're stabilizing it. By phasing out Minatoya STRs, we're taking a step toward an economy that prioritizes local families over absentee investors. This

means lower rents, greater housing access for workers, and a stronger local economy built on residents.

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

Mahalo

Ashlie McGuire

ashliemcguire129@gmail.com

Ocean View, Hawaii 96737

HLU Committee

From: Keani Artates-Kahui <noreply@adv.actionnetwork.org>
Sent: Saturday, June 7, 2025 12:11 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha mai kākou,

My name is Keani Artates-Kahui.

Let me say this loud and clear: Short-term rentals are destroying us.

If you're in a position of power and you're still protecting them, you are complicit. If you support carveouts for timeshares, you're siding with corporations over Native Hawaiians. If you allow this bill to be watered down, you are choosing money over people, greed over aloha, tourism over truth. You don't get to say you care about housing justice, Native rights, or community health while defending short-term rentals. You don't get to stand with the people while protecting profit. At this point, it's not ignorance it's intentional.

Look beyond the spreadsheets. Beyond the political pressure, the lobbyists, the noise. Look into the eyes of the people who still live here and the ones who are barely hanging on. Because that's the real story. That's the truth behind this crisis. And no one with a conscience should be comfortable with what's happening right now.

Condos instead of community. "No trespassing" signs at beaches we were raised on. Locked gates at trails. Our homeland treated like a playground for everyone but us. Native Hawaiians and generational residents being told they're in the way of someone's vacation.

Enough is enough. Stop normalizing the disrespect.

We're not asking, we're demanding. Because we've begged, we've testified, we've compromised. And what did that give us? Gentrified neighborhoods, stolen access to 'āina, and a generation of keiki who are being raised to believe that they are second-class in their own homeland.

So let me make it simple:

There is no aloha in displacement. There is no pono in protecting profits over people.

Timeshares are not essential.

Short-term rentals are not essential.

But our families, communities, identity, home, future, culture, kuleana, that is essential. That is above all sacred.

Return housing back to community.

Maui's housing is being devoured by the short-term rental industry. What should shelter our families is now fueling profit for tourists. This isn't housing; it's hospitality disguised as community. We don't need more fake homes we need real ones, for Native Hawaiians and the people who belong to this land. Maui doesn't need more beds for tourists. We need more beds for children, parents, kūpuna. This isn't rocket science. It's basic housing for people, not for profit.

Short-term rentals are not the root cause of the housing crisis. It's a symptom of a bigger, deeper problem. The real problem is an economic system driven by unchecked tourism and investor greed.

This bill is your test. Will you stand for justice or stand aside while the erasure continues? Because we are watching. And we will remember who stood with us and who sold us out.

So here's the truth: The Minatoya List is outdated, exploited, and harmful. If you want to show us you care, support its full repeal. No carveouts. No exceptions. No more hiding behind paperwork.

This is our home.

Do the right thing. Phase them out. All of them.

Mahalo.

Keani Artates-Kahui

keanikalahikiola@icloud.com

Makawao, Hawaii 96768

HLU Committee

From: Lana Bilbo <noreply@adv.actionnetwork.org>
Sent: Saturday, June 7, 2025 12:19 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

Mahalo

Lana Bilbo
lana.starr@gmail.com
5876 Ahakea st
Kapaa, Hawaii 96746

HLU Committee

From: kkoshiro@aol.com <noreply@adv.actionnetwork.org>
Sent: Saturday, June 7, 2025 12:28 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

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

Mahalo

kkoshiro@aol.com

,

HLU Committee

From: N. Goode <innerlightmaui@yahoo.com>
Sent: Saturday, June 7, 2025 3:42 AM
To: County Clerk
Subject: Support for Bill 9

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

Before the fire , for 30 years, I lived on Panaewa st, a short st with about 20 to 25 houses on it. In the ten years before the fire at least 5 of those houses were stripped from the local rental market and put in to short term rental ... (some not legal) .. so in a 3 bedroom one 1/2 bath house that was the home of 3 to 6 people , working locals (close to their jobs in Lahaina, where they did not need cars (because there is NO room to park on Panaewa)) now those workers had to live in Kihei or Napili and ALL of them needed a car to get to their jobs meaning 20 to 25 more parking spaces needed on the west side for workers ,, , This also stole 20+ hours of their lives (traffic !!!)

It also caused the market price of those houses to go up....

You all think that is a good thing .

BUT it is not because at the time of the fire only OFF ISLAND SPECULATORS could afford to buy those houses ,,, which only causes more and more of the problems mentioned above .

The only way to save Maui from being loved to death is to restrict the number of beds (places) that visitors can sleep. Please stop all short term rentals in residential housing areas and PLEASE stop allowing the Mintoya exemptions ..

the belief that we need more tourist is wrong ,,,

We need happy healthy workers to take care of the visitors .

Nancy Goode

resident worker and renter for 14 years and

owner of a long term room for rent for 30 years

HLU Committee

From: Shawny Labrador <noreply@adv.actionnetwork.org>
Sent: Saturday, June 7, 2025 5:02 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

I am 66 and currently reside in Texas as I have been out priced of being able to afford to remain on Maui. I am a native Hawaiian. My heart is in Lāhainā. My heart and soul breaks constantly to understand that I may never be able to return. I was planning on returning to Lāhainā. Then the wildfire changed my life even though I was not present. The decision not to return to Lāhainā was made due to not over burden those who were displaced. Housing was and currently still problematic for the people of Lāhainā. Step up for the Lāhainā community.

Senior housing is 4 to 6 years once you apply. Strength for Kapuna and Keiki should be prioritized as having housing provided for safe and secure housing spaces.

Mahalo

Shawny Labrador

Shawny Labrador

sklabrador55@gmail.com

Austin , Texas 78735

HLU Committee

From: Noel Shaw <noreply@adv.actionnetwork.org>
Sent: Saturday, June 7, 2025 7:06 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Noel Shaw, and I'm writing in strong support of Bill 9. My maternal grandfather was born in Lahaina and our geology ties us to that place back generations as the original indigenous stewards. I also write as someone who served in response to the aftermath of the fires and who has witnessed the resilience of those that experienced it most directly including those who have sat in the creation of this bigger policy shift as a solution to an extreme problem in Lahaina- exploitation and inequity that serves a transient population who doesn't have the same convocation to the care of the collective necessary to make island life possible.

I stand in firm support of those who are calling for support of Bill 9. They have been saying this for a long time: short-term rentals have taken over Lahaina, so much so even if some of us wanted to return to our ancestral home we'd be unable to do something. Before the fire, it was already impossible to find housing. After the fire, seeing what was remaining, it became clear just how many homes weren't homes at all; they were STRs. That's not balance, that's erasure.

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

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

Also, respectfully I ask for no carve-outs or special protections for timeshares. Phase out STR and trust those living in community there specifically those living there for generations, to lead! Lahaina will be restored to a strong and more vibrant community because of it.

Mahalo

Noel Shaw

noelkshaw@gmail.com

Honolulu, Hawaii 96813

HLU Committee

From: Dorothy Li <noreply@adv.actionnetwork.org>
Sent: Saturday, June 7, 2025 7:19 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

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

Mahalo

Dorothy Li

lidorothyd@gmail.com

Haiku, Hawaii 96708

HLU Committee

From: Gina Larson <noreply@adv.actionnetwork.org>
Sent: Saturday, June 7, 2025 7:52 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

Mahalo

Gina Larson
ginalei123@yahoo.com

Lahaina, Hawaii 96761

HLU Committee

From: Shelsea Deng <noreply@adv.actionnetwork.org>
Sent: Saturday, June 7, 2025 8:00 AM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Shelsea Ku'ulei Deng, and I'm writing in strong support of Bill 9. My maternal tūtū was Kanaka Maoli, born and raised in Hali'imaile, Maui (RIP 2011 due to lymphoma cancer). All but my paternal grandma and maternal grandpa are Kanaka Maoli and/or Cherokee & Choctaw. My little 'ohana and I were displaced or "priced out of paradise" shortly after our first-born 10yr old daughter was diagnosed with chronic autoimmune Type 1 diabetes (T1d - NOT like T2d, she can't make insulin anymore, we all DIE without insulin) at only 15 months old in 2016. We've been living in diaspora Los Angeles, CA and frequently travel back to our home island of O'ahu and most recently, Kona, BI. Each year we come back to visit any Hawaiian island, we've seen the ongoing shift away from a sustainable Native Hawaiian landscape and the fading of aloha.

Reminder: There is NO Hawai'i without Hawaiians. As of a Census 2020 report, there are more Hawaiians living in diaspora across the continental U.S. than in our home "state" still illegally occupied by the U.S. Gov and ongoing land desecration by the U.S. Military [Pōhuloa, Kahuku Training Area (KTA), Kawaihoa-Poamoho Training Area (Poamoho), and Mākua Military Reservation (MMR)].

After the Lāhaina fires in 2023, we started learning the full truth. Nearly 87% of the units north of Kā'anapali were short-term rentals, entire neighborhoods turned into ghost towns of empty condos with keypads instead of neighbors.

Phasing out Minatoya STRs isn't about pushing out visitors, it's about giving local families a fighting chance to stay. Maui's tourism numbers are still strong, and even without these STRs, occupancy is expected to rise, not fall. This isn't an anti-tourism move. It's a pro-community, pro-'āina and a pro-livable future for fellow Kānaka and true kama'āina (*people of the land,* not just a "discount").

Most of the Minatoya STRs don't create sustainable jobs with medical & dental benefits, provide LIVING MINIMUM WAGES OF \$16.50/hr+ or pathways for local residents. Most are managed by off-island agents and/or greedy colonizers. Meanwhile there are roughly 600+ County jobs left unfilled, jobs that actually build up our workforce and help families put down roots.

Also, we ask for no carve-outs or special protections for timeshares, that would weaken the bill and keep the toxic cycle going. NO more exceptions. We need real housing solutions, not more loopholes. Look to countries like Switzerland, New Zealand, Singapore, Hong Kong, Japan, Thailand, Spain, and Maldives - they've implemented STR bans years ago with STRICT REGULATIONS & large federal fines for each penalty by illegal STR owners. This needs to happen in our Native Hawai'i as of five yrs ago. You all were voted into your positions to work for the people. It's time to fulfill your duties and be diligent in prioritizing Kanaka & true kama'āina. Mahalo for your time and kokua.

With deep sadness,
Shelsea

Shelsea Deng
shelseadeng@gmail.com

Kailua Kona, Hawaii 96740

HLU Committee

From: Mariana Monasi <noreply@adv.actionnetwork.org>
Sent: Saturday, June 7, 2025 8:38 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

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

Mahalo

Mariana Monasi

mshortym@gmail.com

Kurtistown, Hawaii 96760

HLU Committee

From: Jo <jkmakawao@gmail.com>
Sent: Saturday, June 7, 2025 8:45 AM
To: County Clerk
Subject: Support for Bill 9

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

I support Bill 9 because it puts local people's needs first....where they belong. No question about it.
Jo Kimm

HLU Committee

From: Annalise Johnson <noreply@adv.actionnetwork.org>
Sent: Saturday, June 7, 2025 8:57 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

On a personal note as someone who is a renter on the westside I want to express how draining it is for those who have lived in buildings with STRs and very few long term renters. I lived in a complex with primarily short term rentals and have had very challenging experiences. Constantly dealing with tourists who are unfamiliar with areas rules, parking policies, customs, etc. (at no fault of their own). I personally chose to move and not live where I was living specifically because all the units surrounding mine were turned over with new guests within 4-5 days. These buildings that were originally designed to accommodate long term renters and our westside community have become estranged to many Lahaina residents because of STRs. I think everyone who lives and works on Maui should have the right to know their neighbors and build that connection. There are so many hotels on island that are great for tourists and short term renters. People need to see that Lahaina is a strong community that deserves more long

term housing options. Not an area for investors wanting to take advantage of properties that were never designed to be for short term.

Mahalo

Annalise Johnson

annalisejohns@gmail.com

2750 Kalapu Drive Apt 7

Lahaina, Hawaii 96761

HLU Committee

From: Leslie Jaramillo <leslieuj@hawaii.edu>
Sent: Saturday, June 7, 2025 9:00 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

You don't often get email from leslieuj@hawaii.edu. [Learn why this is important](#)

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

Mahalo

Leslie Jaramillo

Leslie Jaramillo

leslieuj@hawaii.edu

493 Pio Dr
WAILUKU, Hawaii 96793

HLU Committee

From: Kayo Malik <noreply@adv.actionnetwork.org>
Sent: Saturday, June 7, 2025 9:17 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

Mahalo

Kayo Malik
kayoda7@hotmail.com
4955 HANAWAI ST
Lahaina, Hawaii 96761

HLU Committee

From: richard hudson <noreply@adv.actionnetwork.org>
Sent: Saturday, June 7, 2025 9:22 AM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Chair and Councilmembers,

Let's face it, all these short term rentals on the Minatoya list were zoned long term rentals and their present existence is legally questionable. Secondly it seems quite obvious that the existence of these short term rentals are injurious to our community in so many ways. The arguments put forward by those monied special interest groups to keep the short term status quo are plain specious or at best misleading. By now all you council members well know all the arguments as to why we desperately need to do away with these short term rentals. I will not reiterate them here once again but would like to illuminate a truth about these Minatoya investors that I think needs more insight to.

Listen, the folks who invested in the Minatoya property invested in this real estate for the purposes of making a profit. Its like investing your money in the stock market. Indeed, up until now they have reaped a very good profit and want to keep making that money no matter the consequence. Who can blame them? Human greed. But on the other hand, these properties are risky investments for several reasons. Their legality is in question because originally the Minatoya properties were zoned as long term rentals and it is clear that there still is a question of the legal standing of said properties.

Secondly, if these investors had exercised due diligence, even as early as ten years ago, they would have found the general consensus was that basically short rentals in communities that have sizable tourist influxes, are parasitic in nature, feeding off the infrastructure of the local economies. Basically in the long run, short term rentals are not sustainable in these types of communities.

So whats the upshot of all this? These Monatoya properties where risky investments. So if we outlaw these short term rentals use and convert them back to what they were initially meant to be, which is long term rentals, then those folks who made a bad investment will suffer grievously in a number of ways, and it up to you, our council members, to help these poor souls

out by keeping this source of income or wealth intact. Well I submit, not on your life. If their investments don't pan out, it is no one's responsibility but their own. I am convinced that on Monday there will be a long line of Minatoya investors giving you sob stories galore about their sad economic plights if these properties become long term rentals. Don't buy it. If you are an investor and your investment goes south, you cover your losses and move on. If you were naive or just plain lacking smarts, and you made around \$70,000 a year and bought a million and a half Minatoya unit with little money down and depended on your monthly rentals to cover your mortgage, and it turns out a long term the rentals will not be enough to cover your payments, then you will probably lose your investment and sad consequences will follow. Well council members, the sad truth is they only have themselves to blame. . I might add, after listening to the first round of testimony over a year ago, I was convinced that those that testified on the side of short term rentals, either were intentionally pulling one on you so they could stuff their pockets as long as possible before the inevitable arrived, or investors with a child's mentality who take no responsibility for their own actions and want to be bailed out of the mess they made. Please do not even think about rescuing these adult children. Let them grow up.

So the question arises, will these Minatoya investors suffer great catastrophic losses if short term rentals are approved. It depends. If they can make their mortgage payments on this property will they lose it? No. Can they still rent out their property and make money? Yes. If they keep this Maui property, can they profit if it appreciates down the road? Yes. Will some investors who over extended themselves lose their investment? Yes. Will all Minatoya investors make less money in general? No question. Now that is the rub isn't it? The majority of M. investors live on the mainland and have no particular feeling for our huge losses, the suffering of our people, the deplorable situation we still find ourselves in, and the welfare of our Hawaiian people and their culture which is the bedrock and soul of the Hawaiian Islands. They primarily invest in these properties to make money. In truth you owe these investors nothing and we owe our people...everything. However, I feel, sadly enough, there in lies the problem.

See as I see it, here it is in a nutshell. At this point we are fairly certain that a number of you council members have been bought off by those that profit from this short term rental fiasco. If that is the case, we who well know it is a necessity to secure someplace to live for all the survivors of the Lahaina wild fire, are just blowing hot air into the wind, because the decision has already been made.

One thing that gives credence to this notion, is the move by the some board members in a general sense, to outlaw some or all short term rentals while at the same time providing the loopholes in fine print which will allow short term owners the means keep said rentals. Now do you really think the people of Maui won't see through that gambit? Well this is for sure, by your

vote on this issue we will know which council members are just puppet's who's movements are being controlled by their wealthy puppeteers. So this for sure , we will also know who our enemies are, and those of you that have sold out your own people are it.

Rich Hudson Maui resident for 25 years

richard hudson

richraphudson@gmail.com

6 Kiohuohu Lane No. 8

Lahaina, Hawaii 96761

HLU Committee

From: April Colpas <noreply@adv.actionnetwork.org>
Sent: Saturday, June 7, 2025 9:36 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

Mahalo

April Colpas
lahainaorganics@gmail.com

Honolulu, Hawaii 96819

HLU Committee

From: Ocean Mann <noreply@adv.actionnetwork.org>
Sent: Saturday, June 7, 2025 10:46 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

Mahalo
Ocean Mann
Maui Resident

Ocean Mann
ocean.mann78726688@gmail.com

Wailuku, Hawaii 96793

HLU Committee

From: Laurie Armstrong <lolomauisland@gmail.com>
Sent: Saturday, June 7, 2025 10:47 AM
To: County Clerk
Subject: Bill 9 Legal TVR's

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

Bill & Laurie Armstrong

2495 South Kihei Rd, Kihei Hi 96753

Regarding Bill 9

Aloha,

My husband and I purchased our Vacation rental in January of 2004, we have lived on Maui for 21 years. It has been one of our main sources of income with bookings ranging from 80 to 90 % through the years. My husband is 76, and I'm 73 so besides Medicare this is what we count on to meet our monthly expenses.

We consider this property to be our 401K. In the past two years after the fire in Lahaina we have experienced zero income on many a month, and very little in comparison to what we have come to rely on. We are lucky to have 9 days a month booked at this point, and the future doesn't look much better.

Our costs have risen, but our income has not.

It is our opinion that you are putting a strain on folks like us, but also all of the people that rely on their services. This includes Cleaners, Plumber, Electrician not to mention our HOA fees, insurance, electric bills.

Besides putting people out of work, without TOURISM everyone losses.

The prices for the average person wanting to visit Maui have sky rocketed . Most people can't afford to stay at a hotel which cost hundreds of dollars a night. Taking away their option to stay at a TVR for less than half the price is frankly a bad strategy .

Booking a TVR gives our travellers more money to spend on dining, activities etc., which helps the businesses that cater to tourist and their staff.

You are losing, not gaining revenue by getting rid of licensed Vacation rentals. The more our TVR's book, the more tax revenue you'll collect.

Makes sense to keep that tax base flowing.

What this bill is considering just maybe unlawful. You are taking away peoples right to make a living on their investment.

From all of us here on the island, please vote to keep legal TVR's open for business.

Thank You

Bill & Laurie Armstrong

HLU Committee

From: Stephen Rodgers <jackie.steve@yahoo.com>
Sent: Saturday, June 7, 2025 10:55 AM
To: County Clerk
Subject: Short term rentals in residence areas

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

In the future we will base our votes on this issue. The housing crisis is the number one issue. Do the right thing, support the mayor.

Jackie and Steve Rodgers

Kihei

[Sent from Yahoo Mail for iPhone](#)

HLU Committee

From: Summertime Sadness <noreply@adv.actionnetwork.org>
Sent: Saturday, June 7, 2025 11:19 AM
To: County Clerk
Subject: AI Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

I used to think the truth mattered. And now with AI, I'm not sure what i believe in.

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

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

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

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

Mahalo

Summertime Sadness
ssadness808@gmail.com

Lahaina, Hawaii 96761

HLU Committee

From: Mary Drayer <mdrayerhome@msn.com>
Sent: Saturday, June 7, 2025 12:09 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

Mahalo,
Christy Fernandez

Mary Drayer
mdrayerhome@msn.com
557 IMI DR
WAILUKU, Hawaii 96793-2656

HLU Committee

From: Rhonda Alexander-Monkres <rhonda@mauionlongtermrecovery.org>
Sent: Monday, June 9, 2025 7:31 AM
To: HLU Committee
Subject: Testimony re: Bill 9 (Minatoya Phase Out)

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

Submitted for the Maui County Council Meeting on June 9, 2025

Aloha Chair and Councilmembers,

My name is Rhonda Alexander Monkres, and I am writing on behalf of myself and my 'ohana as a lifelong and generational resident of Hawai'i, living here on Maui. I write in strong and unwavering support of Bill 9 to phase out short-term rentals on the Minatoya list.

This issue is personal. I am a mother of two young adults — Kainoa, age 21, and Puamana, age 19 — who are working hard to build their lives here on Maui. They want to live, work, raise their families, and contribute to this community. But like so many of their peers, the possibility of a stable future here is slipping further and further from reach. They are not alone — countless local families are being priced out, pushed out, or forced to live in overcrowded or unsafe housing. This is not just a housing crisis. It is a crisis of identity, equity, and survival.

The cost of doing nothing is the quiet displacement of those who are Maui.

We cannot continue to prioritize visitor accommodations while our own keiki are unhoused, while local families are forced to leave their island home, or live with multiple generations under one roof — not by choice, but out of necessity. Let's be clear: short-term rentals are a root cause of our housing crisis. Thousands of homes have been taken off the market and converted into profit-driven vacation units — homes that could and should have been available to local families.

They've been turned over to the hands of people who do not live here — people who may say they love Maui, but whose connection is transactional, not rooted. The kind of love that holds this place together is found in neighbors who show up, kūpuna who guide us, parents who raise the next generation, and communities who lean on each other. That is aloha. That is Maui.

As part of Ho'ōla iā Mauiakama Disaster Long Term Recovery Group, I see firsthand the desperation of wildfire survivors who are still without stable housing. The number one barrier to recovery — to health, to family stability, to mental wellness — is the severe lack of available, affordable rentals. Housing is not a luxury. It is a basic human need and an essential, non-negotiable part of recovery and long-term resilience.

Many short-term rental owners say they love this community. But when the fires happened and housing was the #1 need, few stepped forward to house impacted fire survivors. Instead, many chose to maintain out-of-state wealth by renting to FEMA or the State for inflated rates ranging from \$5,000 to \$11,000 per month. That's not pono.


This is not about punishment. This is about pivoting toward what is right and overdue. This is about putting the needs of local residents above the profits of off-island investors. If passing Bill 9 means fewer jobs in tourism or lower transient accommodation taxes, then so be it. Because housing our own families — ensuring they have a roof over their heads and a future in their homeland — is worth that cost.

This is our moment to restore balance. To move away from temporary visitor lodging and toward permanent housing for our people. This phase-out is not anti-tourism — it is pro-community, pro-‘ohana, pro-Maui.


I respectfully urge you to pass Bill 9 and take bold action to restore housing as a basic right, not a luxury investment. Let’s protect Maui and ensure it remains the ‘āina where our children can dream of raising their own ‘ohana for generations to come — not fear they’ll be priced out and forced to leave.


Mahalo for your leadership, your courage, and your deep commitment to a healthier, more just Maui — where every local ‘ohana has a real chance to stay, grow, and build their future here.


Me ka ha‘aha‘a,





Rhonda Alexander-Monkres
Executive Director


 808-298-6673

 rhonda@mauilontermrecovery.org

 www.mauilontermrecovery.org

 P.O. Box 6285, Kahului, HI 96733





HLU Committee

From: County Clerk
Sent: Monday, June 9, 2025 7:34 AM
To: HLU Committee
Subject: fwd: Testimony
Attachments: Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Testimony Opposing the Phase-Out of Short-Term Rentals in Maui; Support of Bill 9 – Minatoya STR Phaseout; Testimony against Bill 9; Bill 9 on Outlawing STR on Maui; Support of Bill 9 – Minatoya STR Phaseout; Bill 9 email testimony on banning STR on Maui; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support for Bill 9; Support for Bill 9 to Phase Out the Minatoya List!; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Testimony Opposing Bill 9 – HLU Committee Hearing, June 9; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; OPPOSE Bill 9; Opposing this pila hewa!; Opposing the Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Against Bill 9 – Minatoya STR Phaseout; No to Bill 9; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; No to Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout

HLU Committee

From: Shannon Covington <noreply@adv.actionnetwork.org>
Sent: Saturday, June 7, 2025 12:47 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

Mahalo

Shannon Covington
shannonctmh@hotmail.com

Honolulu, Hawaii 96813

HLU Committee

From: Marj Masalta <noreply@adv.actionnetwork.org>
Sent: Saturday, June 7, 2025 2:05 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

Mahalo

Marj Masalta
emptycanada@gmail.com
PO BOX 901394
KULA, Hawaii 96790

HLU Committee

From: Kuuleinani Maunupau <aloha@hawaiianphilanthropy.org>
Sent: Saturday, June 7, 2025 1:32 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

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

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

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

Mahalo

Kuuleinani Maunupau
aloha@hawaiianphilanthropy.org
Kula, Hawaii 96790

HLU Committee

From: Jamie Klunder <noreply@adv.actionnetwork.org>
Sent: Saturday, June 7, 2025 1:05 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

And these STRs aren't job/career providers nor should you believe the numbers from 10,000 job losses. They don't support local working families the way long-term housing or union hotels do. We've got hundreds of open County jobs that could be filled if people had somewhere to live. But also, now is a time to start putting time into diversifying Maui's economy because tourism has not proven to be stable anymore. These are new times and diversifying the economy by utilizing schools/school programs, or even promoting trade schools, to provide stable quantities of workforce residents and local families. Hotels get to promote their employment at schools, such as Lahaina Luna - how come? Why encourage keiki to dream of working in hotels - how does that help stabilize Maui and keep locals here? So many families move away from the island for diverse job opportunities; encourage those options here on Maui. Keep local families here. Relying primarily on one economic engine, such as tourism, is and has not been stable nor has it manifested a Maui where all residents can work, live, and even retire.

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

Mahalo

Jamie Klunder

jamieklunder5676@gmail.com

Wailuku, Hawaii 96793

HLU Committee

From: Keyra Kaopuiki <noreply@adv.actionnetwork.org>
Sent: Saturday, June 7, 2025 1:03 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

Mahalo

Keyra Kaopuiki

Keyra Kaopuiki

keyra.kaopuiki@gmail.com

Kapolei, Hawaii 96707

HLU Committee

From: Marci Cortisse <mauibliss@gmail.com>
Sent: Saturday, June 7, 2025 12:53 PM
To: County Clerk
Subject: Testimony Opposing the Phase-Out of Short-Term Rentals in Maui

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

Aloha Council Members,

I recognize the deep pain behind our housing crisis and the genuine desperation of families unable to secure affordable homes on Maui. This struggle is real, and my heart goes out to everyone facing it.

However, eliminating short-term rentals won't solve our housing shortage—and it threatens to devastate the economic foundation that many of us have built our lives upon. As a local business owner supporting 50 direct employees and twice as many vendor-supported jobs, I've witnessed firsthand how interconnected our island economy truly is.

The short-term rental industry sustains countless Maui families beyond just property owners—housekeepers, maintenance crews, landscapers, local suppliers, and small business operators who depend on visitor spending. These aren't faceless corporations; they're our neighbors, our friends, people who've chosen to make Maui home just as we have.

Independent research indicates this policy could eliminate nearly \$1 billion in visitor spending and thousands of jobs throughout our community. Yet there's no concrete strategy showing how shuttering STRs will actually produce the affordable housing our residents desperately need.

Our housing crisis demands real solutions, not scapegoating. Turning local residents against each other—those struggling to find homes versus those struggling to maintain their livelihoods—won't heal our community or solve the underlying problem.

I implore you: don't dismantle an entire sector of our economy without first establishing a clear, actionable plan to replace what will be lost. Our island deserves thoughtful solutions that lift everyone up, not policies that push more families toward financial uncertainty.

Mahalo for your time and work,

Marci Cortisse

HLU Committee

From: Tami Bernades <noreply@adv.actionnetwork.org>
Sent: Saturday, June 7, 2025 2:47 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

Mahalo

Tami Bernades
tmbhawaii@yahoo.com
143 Kaiaulu Way
Lahaina, Hawaii 96761

HLU Committee

From: Tomas Lindstrom <samway1999@gmail.com>
Sent: Saturday, June 7, 2025 2:47 PM
To: County Clerk
Subject: Testimony against Bill 9

You don't often get email from samway1999@gmail.com. [Learn why this is important](#)

Honorable Maui County Council Members,

My wife and I are Maui County Residents. We purchased our first home in Maui, a condo in Kihei, in 2009. At the time we were not made aware of the Minatoya list and its implications.

When in 2020 we purchased a house in Kula and became full time Maui County Residents, we were able to keep our condo in Kihei. We have been sharing the condo as a short term rental with vacationers as a way to cover living expenses in order to continue to live in Maui. The condo has also been important to our family and friends that live off Island in order for them to be able to afford to visit with us.

Through our management company we have gotten to know many of the Maui residents who make their living serving our unit as well as the over 7,000 other condos on the Minatoya list. For most of these workers a loss of all those short term rental units would mean a crucial loss of income and threaten their ability to be able to stay in Maui.

Short term rentals have been and still are an important part of the Maui county's income. Losing the income from TAT and GET as well as the decrease in Property tax that a passing of the proposed short term rental ban would lead to would leave the County's economy further lacking!
With fewer rental units, Maui would also lose many tourists and the dollars they contribute to our economy.

Therefore we humbly ask you to support short term rentals of the properties on the Minatoya list and oppose Bill 9 and the repealing of Section 2.2.25

Mahalo!

Tomas & Daryll Lindstrom
285 Kulamanu Cir.
Kula

HLU Committee

From: Roger Light <drogerlight@thelightcentersouthbay.com>
Sent: Saturday, June 7, 2025 3:06 PM
To: County Clerk
Subject: Bill 9 on Outlawing STR on Maui

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

June 7, 2025

This email is for presentation to the Maui County Council's Housing and Land Use (HLU) Committee on Monday, June 9, 2025 at 10:00am HST on Bill 9 to outlaw short term rentals on Maui.

Aloha, Maui County Council:

My name is Roger Light. I am a planning commission for my city of permanent residence, Redondo Beach, CA so I am aware of the difficult nature of land use issues. I want to take a moment of your time to present some of the many issues and problems which will result from the banning of short term rentals particularly in South Maui's resort communities. I am an owner of a condominium unit at Kamaole Sands that I have owned for more than 20 years.

I understand that the proposed Bill 9 plans to eliminate short-term rental and transient vacation rentals on Maui. This will do nothing to alleviate the housing issues on Maui and will bring tremendous hardship to not only the many owners of units at Kam Sands and other Montoya List properties but will have a devastating negative impact on many local businesses in Maui that are already suffering from declines in visitors. The idea that many local Hawaii residents would buy or rent these units is a fallacy. Misinformation in the recent university study on the basic costs of maintaining these units is astounding as I personally pay a mortgage of \$3000 per month, HOA fees of \$1400, monthly property taxes/insurance in excess of \$1300, electric bills of over \$400 per month, among the many other costs of maintaining our condo, including recently paying over \$40,000 which is our share of reconstructing our building's aging roof and pipes. These condominiums will never be affordable for most Maui residents and the fantasy that these costs can be significantly decreased by draining the pools and letting the infrastructure deteriorate is a silly idea (see Florida's deteriorating coastal building). Building more affordable housing is the only reasonable solution to the very real housing crisis in Maui. The unconstitutional taking away of a vested right that has been in place for over 40 years that will likely not survive the expensive (for all parties) litigation which is sure to follow is surely not the solution to our affordable housing crisis.

These condominiums were not built or ever intended for long term family residences. There is very limited parking, unsustainable infrastructure surrounding the property, and a lack of services to support long term residential use.

My unit is used for my own personal use and for short-term vacation rental only when I am not staying at my unit. I pay property taxes based on STR use and I collect, and remit GET, TAT and Maui County taxes for guests who stay at my unit. On an annual basis, the total of these taxes remitted to Maui County for my unit is approximately \$10,000 per year. There are 440 units in Kamaole Sands and the amount of tax revenue that this problematic situation will cause, if approved, the loss in the multimillions of tax dollars that support Hawaii generally and Maui specifically. How will this possibly help the residents of Maui?

I am on island staying in my unit 4 to 5 weeks per year and always support my local community at Kamaole Sands and the surrounding community. The use of my unit for STR provides many jobs at Kamaole Sands and

helps to provide a healthy and vibrant neighborhood. The many employees working at Kamaole Sands maintain the property and provide services to the guests. We personally employ a cleaning crew to clean our unit after and before each arrival and have employed a steady stream of contractors to continually maintain and upgrade our unit who all are local Maui residents.

When I am staying at my unit, I frequently spend money at local restaurants and businesses, including some of our favorite eateries such as Café O' Lei, Nalu's, Life's A Beach, MonkeyPod, Pita Paradise, etc. We also spend our dollars at local groceries, such as Foodland, and frequent local Maui tourist attractions, such as the Maui Aquarium, Pacific Whale Foundation sailing excursions, local Luau's, health services and many other local South Maui providers.

If STR use for my unit is disallowed, as proposed, I, and I am certain most other owners, will never utilize these condos for long-term rental. Our unit must be available for my family, friends, and our frequent home exchanges which draws many other visitors to Maui where they too will spend their hard-earned money supporting South Maui residents. Therefore, if STR are outlawed on Maui, for much of the year our unit will remain vacant and provide nothing to support our Maui community.

Mahalo for your time and consideration,

Roger Light, PhD

Planning Commissioner for Redondo Beach California

3221 Gibson Place Redondo Beach, CA 90278

Kamaole Sands, Unit 8-205, 2695 S. Kihei Rd, Kihei, HI 96753

HLU Committee

From: Faith Ramos <noreply@adv.actionnetwork.org>
Sent: Saturday, June 7, 2025 3:19 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

That's not just false, it's disrespectful to the lives we built in those places. We made a community there. Also, I respectfully ask for no carve-outs or special protections for timeshares. This bill is meant to address short-term rentals in apartment zoned districts. Those zonings are for a reason, to help create, advertise, and administer housing to locals. Short term rentals like Minatoya not only obstruct shoreline but don't foster a sense of community between locals.

Mahalo,
Faith Ramos

Faith Ramos

faithramos0908@gmail.com

Waikoloa, Hawaii 96738

HLU Committee

From: Lori Zaremski <lorizaremski@gmail.com>
Sent: Saturday, June 7, 2025 4:04 PM
To: County Clerk
Subject: Bill 9 email testimony on banning STR on Maui

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

June 7, 2025

This email is for presentation to the Maui County Council's Housing and Land Use (HLU) Committee on Monday, June 9, 2025 at 10:00am HST on Bill 9 to outlaw short term rentals on Maui.

Aloha Maui County Council:

My name is Lori Zaremski. I want to take a moment of your time to present some of the many issues and problems which I believe will result from the banning of short term rentals particularly in South Maui's resort communities. I am an owner of a condominium unit at Kamaole Sands that I have owned for more than 20 years.

I love your beautiful island and my heart goes out to those affected by the devastating fire and to all the residents experiencing housing shortages. I am honored to have the privilege of owning a condo on Maui.

I understand that the proposed Bill 9 plans to eliminate short-term rental and transient vacation rentals on Maui. This will do nothing to alleviate the housing issues on Maui and will bring tremendous hardship to not only the many owners of units at Kam Sands and other Montoya List properties but will have a devastating negative impact on many local businesses in Maui that are already suffering from declines in visitors. The idea that many local Hawaii residents would buy or rent these units is a fallacy.

Misinformation in the recent university study on the basic costs of maintaining these units is astounding as I personally pay a mortgage of \$3000 per month, HOA fees of \$1400, monthly property taxes/insurance in excess of \$1300, electric bills of over \$400 per month, among the many other costs of maintaining our condo, including recently paying over \$40,000 which is our share of reconstructing our building's aging roof and pipes. These condominiums will never be affordable for most Maui residents and the fantasy that these costs can be significantly decreased by draining the pools and letting the infrastructure deteriorate is a silly idea (see Florida's deteriorating coastal building).

Building more affordable housing is the only reasonable solution to the very real housing crisis in Maui. The unconstitutional taking away of a vested right that has been in place for over 40 years that will likely not survive the expensive (for all parties) litigation which is sure to follow is surely not the solution to the affordable housing crisis.

These condominiums were not built or ever intended for long term family residences. There is very limited parking, unsustainable infrastructure surrounding the property, and a lack of services to support long term residential use.

My unit is used for my own personal use and for short-term vacation rental only when I am not staying at my unit. I pay property taxes based on STR use and I collect, and remit GET, TAT and Maui County taxes for guests who stay at my unit. On an annual basis, the total of these taxes remitted to Maui County for my unit is approximately \$10,000 per year. There are 440 units in Kamaole Sands and the amount of lost tax revenue that

this problematic situation will cause, if approved, the loss in the multimillions of tax dollars that support Hawaii generally and Maui specifically. How will this possibly help the residents of Maui?

I am on island staying in my unit 4 to 5 weeks per year and always support my local community at Kamaole Sands and the surrounding community. The use of my unit for STR provides many jobs at Kamaole Sands and helps to provide a healthy and vibrant neighborhood. The many employees working at Kamaole Sands maintain the property and provide services to the guests. We personally employ a cleaning crew to clean our unit after and before each arrival and have employed a steady stream of contractors to continually maintain and upgrade our unit who all are local Maui residents.

When I am staying at my unit, I frequently spend money at local restaurants and businesses, including some of our favorite eateries such as Café O' Lei, Nalu's, Life's A Beach, MonkeyPod, Pita Paradise, etc. We also spend our dollars at local groceries, such as Foodland, and frequent local Maui tourist attractions, such as the Maui Aquarium, Pacific Whale Foundation sailing excursions, local Luau's, health services and many other local South Maui providers.

If STR use for my unit is disallowed, as proposed, I, and I am certain most other owners, will never utilize these condos for long-term rental. Our unit should be available for my family, friends, and our frequent home exchanges which draws many other visitors to Maui where they too will spend their hard-earned money supporting South Maui residents. Therefore, if STR are outlawed on Maui, for much of the year our unit and the majority of the condos will remain vacant and will not contribute financially to support our Maui community.

Thank you for your time and consideration,

Lori Zaremski

3221 Gibson Place Redondo Beach, CA 90278

Kamaole Sands, Unit 8-205, 2695 S. Kihei Rd, Kihei, HI 96753

HLU Committee

From: kahaka Patolo <noreply@adv.actionnetwork.org>
Sent: Saturday, June 7, 2025 4:52 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

Mahalo

kahaka Patolo
localsamoan@gmail.com

Honolulu, Hawaii 96816

HLU Committee

From: Mariko Higashi <noreply@adv.actionnetwork.org>
Sent: Saturday, June 7, 2025 4:53 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Council members,

I am writing in strong support of Bill 9. Since I started living full-time in Ka'anapali 11 years ago, I witnessed the cost of housing on Maui dramatically increase while the number of tourists skyrocketed from 2 mil/year to 3 mil/year because of availability of STR units. As I volunteer to help residents in Ka Lai Ola and Kilohana temporary housing in Lahaina, I feel strongly that residents including those who lost their homes during the fire in August 2023 deserve stable (not temporary) places that they can rent. Their current units at temporary housing is about the same size or smaller than typical size of STRs - STRs may not be a luxury living but will definitely fit for long-term residents.

These STR units were never built just for tourists. Over time, they were taken over and converted by out-of-state investors (who may not even come at all to Maui) at the expense of local residents who lost home and need home. Once these units are converted back to long-term rentals, tax rate on these units will go down and many expenses related to STR will no longer be needed, hence the rent should come down to a reasonable level.

Some people may argue that County will lose tax revenues, but it is a fraction in the total budget of Maui County. I, as an owner of my home, will be happy to pay some more tax for my property if it helps to get my fellow local residents to secure housing.

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

Mahalo
Mariko Higashi

Mariko Higashi
marikoinmaui@gmail.com

15 W Mahi Pua Place
Lahaina, Hawaii 96761

HLU Committee

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

Aloha Council Members,

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

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

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

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

Kū Kia'i Kanaka Kū Kia'i 'Āina

Mahalo,
Mary Drayer
557 Imi Dr
Wailuku, Hi 96793

HLU Committee

From: Keanu Popejoy-Kanamu <noreply@adv.actionnetwork.org>
Sent: Saturday, June 7, 2025 5:15 PM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Keanu Popejoy-Kanamu and I'm writing in strong support of Bill 9.

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

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

Most of the Minatoya STRs don't create jobs with benefits or pathways for local residents. Most are managed by off-island agents. Meanwhile there are roughly 600+ County jobs left unfilled, jobs that actually build up our workforce and help families put down roots.

We've lived the consequences of an economy on Maui built around investors instead of residents where our local community is pushed out due to no where to live, and extremely unsustainable rents.

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

Mahalo

Keanu Popejoy-Kanamu
keanupopejoykanamu@gmail.com

Makawao, Hawaii 96768

HLU Committee

From: Brenda Lucr <noreply@adv.actionnetwork.org>
Sent: Saturday, June 7, 2025 5:19 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

Mahalo

Brenda Lucr
beloose808@yahoo.com

Wailuku, Hawaii 96793

HLU Committee

From: Kuuleialohapoinaole Arashiro-Motta <noreply@adv.actionnetwork.org>
Sent: Saturday, June 7, 2025 5:26 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

Mahalo

Kuuleialohapoinaole Arashiro-Motta
islandgoddess311@gmail.com

Wailuku, Hawaii 96793

HLU Committee

From: Tijana Graham <tijanag@gmail.com>
Sent: Saturday, June 7, 2025 5:36 PM
To: County Clerk
Subject: Testimony Opposing Bill 9 – HLU Committee Hearing, June 9

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

Aloha Chair, Vice Chair, and Committee Members,

My name is Tijana Graham, and I have been a full-time Maui resident since 2007. I raised my three children here. Today, they live in different parts of the world, but Maui remains our true home.

My eldest daughter is a Lahaina fire survivor. She and my 2.5-year-old grandson were forced to move to the mainland because she couldn't find stable childcare or work after the disaster. I continue to live on Maui, but I also spend time off-island caring for my elderly parents in Europe and helping my daughters. The only reason I can keep my home in Maui is because I'm able to short-term rent it while I'm away.

When I bought this property, I did so with the understanding that short-term renting during my absences would allow me to afford a home in my own community. If Bill 9 passes, I will no longer be able to stay. I will be forced to leave the island permanently, and the idea of being separated from my Maui 'ohana and the community I've loved and contributed to for nearly two decades is heartbreaking.

This bill would also take away my children's only connection to the place they were raised. Without access to our family home, they wouldn't be able to afford to visit Maui. We are not tourists. This is our home, and this community is our anchor.

Please do not pass this bill without creating fair and balanced options for residents like me—people who live here, love this place, and are simply trying to hold on.

Mahalo for your time and consideration.

Sincerely,

Tijana Graham

Kahana Village, Lahaina Hawaii

808.359.3837 tijanag@gmail.com

HLU Committee

From: Alexandria Young <noreply@adv.actionnetwork.org>
Sent: Saturday, June 7, 2025 5:36 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

Mahalo

Alexandria Young
youngalexandria0@gmail.com

Haiku, Hawaii 96708

HLU Committee

From: Kyara Kalili <noreply@adv.actionnetwork.org>
Sent: Saturday, June 7, 2025 6:04 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

They were starter homes for many 'ohana, they were also just simply homes that back in the 1970s and 1980s, a part of our community. They were affordable and our 'ohana could live comfortably while our keiki and ourselves knew our neighbors. This is what we need to bring back! Please choose to permanently house our people over those who profit and benefit from the cash flow of short term rentals. When foreigners first showed up on the shores of Hawaii our people fed and housed them welcomed them with open arms...it's now time to return that favor and house our people

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

Mahalo

Kyara Kalili
kyarakalili@gmail.com

Hilo, Hawaii 96720

HLU Committee

From: Daniel Suzuki <noreply@adv.actionnetwork.org>
Sent: Saturday, June 7, 2025 6:08 PM
To: County Clerk
Subject: OPPOSE Bill 9

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Danny and I'm writing in strong opposition to Bill 9. That doesn't mean I don't support my crew at LS, I just think we need more details considering this is like 2 years old.

If the goal is to provide long term housing to locals, how can someone be provided long term living in a property that isn't available for 12 consecutive months?

Over my years I've known owners of and stayed in STRs and their owners use them for 1, 2, 4, 6 months a year. Since nobody has been able to fill the gap between the phasing out or the "conversion" and how us locals then get a 12 or more month lease, then this is a dead issue.

All the people in LS are demanding this phase out without any plan for how it'll actually work once Bissen signs it over. none.

As a christian I don't feel good about how the other people on the other side would feel and I can see there is no guarantee for any benefit for us it seems lose lose. Sorry I have to say no to it.

Danny

Daniel Suzuki
dannysuzukiboi@gmail.com

Kihei, Hawaii 96753

HLU Committee

From: Kawika Kalani <noreply@adv.actionnetwork.org>
Sent: Saturday, June 7, 2025 6:17 PM
To: County Clerk
Subject: Opposing this pila hewa!

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Kawika, and I'm writing in opposition to Bill 9.

Bringing these short-term rental units on the Mlnatoya List for long-term living will NOT bring affordable housing.

Many of those buildings are old and costly to maintain. The truth is, if these units were brought back to the long-term market, locals would not be able to afford the rent. Consider the high HOA fees, the insurance, utilities etc. Better to take the taxes generated by these STRs to build affordable housing.

Mahalo nui

Kawika

Kawika Kalani

kkalani@gmail.com

, 96753

HLU Committee

From: Kris Nakamura <noreply@adv.actionnetwork.org>
Sent: Saturday, June 7, 2025 6:20 PM
To: County Clerk
Subject: Opposing the Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Kris, and I'm writing in strong opposition of Bill 9.

This bill will not solve the housing crisis, and will significantly affect the economy of the county.

Mahalo,

Kris

Kris Nakamura

KrisN808@gmail.com

, 96761

HLU Committee

From: Audrey Kaneshiro <noreply@adv.actionnetwork.org>
Sent: Saturday, June 7, 2025 6:22 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

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

Mahalo

Audrey Kaneshiro
oceanbabe87@gmail.com
4435 Lower Honoapiilan 241
Lahaina, Hawaii 96761

HLU Committee

From: Iopeka Kekoa <noreply@adv.actionnetwork.org>
Sent: Saturday, June 7, 2025 6:25 PM
To: County Clerk
Subject: Against Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Iopeka, and I'm writing in opposition of Bill 9.

This bill is being supported by the people who do not have common sense and by the mayor who is being propped up by the hotel industry! This will not solve the housing shortage, and gives false hopes to those who think this bill will bring in affordable housing. Ironically, the leaders of Lahaina Strong are being paid well while deceiving their followers!

Mahalo

Iopeka

Iopeka Kekoa

iopekaHI@gmail.com

Lahaina, 96767

HLU Committee

From: Paele Kukae <noreply@adv.actionnetwork.org>
Sent: Saturday, June 7, 2025 6:35 PM
To: County Clerk
Subject: No to Bill 9

Maui County Clerk,

Aloha Chair and Councilmembers,

I am writing in strong opposition to Bill 9. A'ole kokua ana o keia pila no ka lahui!

E kukulu i na hale no kama'aina! A'ole ho'aihue ana mai na kekahi!

Mahalo!

Paele Kukae

PaeleKukae@gmail.com

Lahaina, 96767

HLU Committee

From: Susan Gregory <noreply@adv.actionnetwork.org>
Sent: Saturday, June 7, 2025 6:37 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

Please put the community first. Tourism is not sustainable. The Minatoya properties were never intended for short term rentals.

Real estate investors know there is risk with buying property. Changing short term rental regulations does not violate their rights. It's part of the risk they took. Put local families first.

All around the world governments are making changes to short term rental laws to protect local communities. This is not a new idea. Please do your job and help the residents of Maui.

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

Mahalo

Susan Gregory
susanmarie808@icloud.com

Kahului , Hawaii 96732

HLU Committee

From: Casey Joseph <noreply@adv.actionnetwork.org>
Sent: Saturday, June 7, 2025 6:39 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

Mahalo

Casey Joseph
kclei7@aol.com

Kailua, Hawaii 96734

HLU Committee

From: Jordan Wahine Laikini <noreply@adv.actionnetwork.org>
Sent: Saturday, June 7, 2025 6:45 PM
To: County Clerk
Subject: No to Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Jordan, and I'm writing in strong opposition of Bill 9. I was initially in support of STR phase-out until I realized the leadership of Lahaina Strong are being paid handsomely while most of us were deceived to think this bill will help.

Removing STRs is not just going to destroy the county's economy but it will just give more money to the hotels, whose headquarters are NOT in Hawaii.

This is about jobs for local businesses too. The housekeepers and maintenance workers are paid much better than the workers in hotels. The people who stay contribute to the local economy and support local businesses.

Let's stop treating these leaders of these activist movements like they work for the people. They don't.

Mahalo

Jordan

Jordan Wahine Laikini
JordanHapai@gmail.com

Lahaina, 96767

HLU Committee

From: Abra Iene Malia Cockett <noreply@adv.actionnetwork.org>
Sent: Saturday, June 7, 2025 6:51 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

Mahalo

Abra Iene Malia Cockett
cockettbuilt33@gmail.com

Wailuku, Hawaii 96793

HLU Committee

From: County Clerk
Sent: Monday, June 9, 2025 7:37 AM
To: HLU Committee
Subject: fwd: Testimony
Attachments: Support of Bill 9 – Minatoya STR Phaseout; TESTIMONY FOR JUNE 9, 2025 HOUSING AND LAND USE COMMITTEE; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support for Bill 9 to Phase Out the Minatoya List!; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Testimony Opposing STR Phase-Out – Rachael Moore; Testimony Opposing STR Phase-Out – Rachael Moore; Testimony re: Bill 9; Support for Bill 9; OPPOSITION to short term rental ban at Palms of Wailea; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support for Bill 9 to Phase Out the Minatoya List!; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout

HLU Committee

From: Bryan Butteling <noreply@adv.actionnetwork.org>
Sent: Saturday, June 7, 2025 7:28 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

Mahalo

The Butteling Ohana

Bryan Butteling
bryanjb@gmail.com

Lahaina, Hawaii 96761

HLU Committee

From: Fatima Lobo <fatima@lobo-law.com>
Sent: Sunday, June 8, 2025 9:18 AM
To: County Clerk
Subject: TESTIMONY FOR JUNE 9, 2025 HOUSING AND LAND USE COMMITTEE
Attachments: BILL 9 OPPOSITION.pdf

You don't often get email from fatima@lobo-law.com. [Learn why this is important.](#)

To Whom It May Concern

Please see attached.

Fatima T. Lobo

Lobo & Associates, LLC
280 Adams Street
Manchester, CT 06042
Telephone: (860) 645-0006
Facsimile: (860) 645-1110



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HLU Committee

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

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

Mahalo

Brooklyn Jones
broojones.04@gmail.com

Kahului, Hawaii 96732

HLU Committee

From: Victoria KalunaPalafox <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 9:10 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

Mahalo

Victoria KalunaPalafox
vkalunapalafox1@gmail.com

Lahaina, Hawaii 96761

HLU Committee

From: Ky Spradlin <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 9:05 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

Mahalo

Ky Spradlin
roxypinecone@icloud.com
2483 W Vineyard St
Wailuku, Hawaii 96793

HLU Committee

From: Kris Batalona <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 9:03 AM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Chair and Councilmembers,

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

The information is out there and you all hold the key to the kingdom. We elected you to serve the people of Hawai'i. Your role in the council is to help protect those of us who were born and raised here, those of us who have deep ancestral roots to these islands. You were not elected to serve the interests of out of state investors. The year is 2025 and it is time for many in office to prioritize PEOPLE over (corporate/tourism) profit! This IS a pivotal moment for Hawai'i and you don't only have the opportunity to do what is right, you HAVE a responsibility!

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

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

Most of the Minatoya STRs don't create jobs with benefits or pathways for local residents. Most are managed by off-island agents. Meanwhile there are roughly 600+ County jobs left unfilled, jobs that actually build up our workforce and help families put down roots.

We've lived the consequences of an economy on Maui built around investors instead of residents where our local community is pushed out due to no where to live, and extremely unsustainable rents.

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

Mahalo

Kris Batalona

Kris Batalona

krisbatalona@gmail.com

Haiku, Hawaii 96708

HLU Committee

From: Lori Imasaki <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 8:55 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

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

Mahalo

Lori Imasaki

Lori Imasaki

limasaki@aol.com

1587 Kuuipo Street
Lahaina, Hawaii 96761

HLU Committee

From: Aurielle Kamaka <amaass@hawaii.edu>
Sent: Sunday, June 8, 2025 8:43 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

You don't often get email from amaass@hawaii.edu. [Learn why this is important](#)

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

Mahalo

Aurielle Kamaka
amaass@hawaii.edu

Lahaina , Hawaii 967161

HLU Committee

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

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

Mahalo

David Johnston
hawaiiidhr@yahoo.com

Lahaina, Hawaii 96784

HLU Committee

From: Rachael Moore <rachael@mpphawaii.com>
Sent: Sunday, June 8, 2025 8:14 AM
To: County Clerk
Subject: Testimony Opposing STR Phase-Out – Rachael Moore

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

Aloha Chair, Vice Chair, and Council Members,

My name is Rachael Moore, and I'm a full-time resident of Maui. I've lived here for years and have built both a life and a career in this community. I'm part of a local property management team that works closely with small property owners, contractors, housekeepers, and vendors — all of whom rely on short-term rentals as a source of income.

This proposed phase-out has real and immediate impacts on people who live and work here. I manage a team of seven local employees, and we're still recovering from the loss of income after the Lahaina fires. Taking away another major revenue stream — without a clear alternative — puts a lot of people in a tough spot.

These aren't just numbers or abstract impacts. They're people with families, mortgages, and rent to pay. They are part of the fabric of this island. Removing STRs doesn't just impact owners — it affects the cleaners, the landscapers, the electricians, and the office staff who depend on this industry to survive. I absolutely understand the need for more housing. But many of these STRs can't legally be converted into long-term rentals due to zoning, infrastructure, or HOA rules. Taking them off the market won't add new homes — it will just eliminate jobs and weaken small local businesses.

Please don't move forward with this phase-out without a realistic, balanced plan. Housing and economic opportunity both matters, and we need a solution that takes care of the people who live here and are doing their best to stay here.

Thank you for your time and for listening.

Warmest Aloha,
Rachael



**MAUI
PARADISE
PROPERTIES**

Rachael Moore
Manager of Owner Relations
owners@mpphawaii.com
www.mppvacations.com
Owner Relations Direct: (808)249-8827
Hours : Monday-Friday 9am-5pm HST
Local Office : (808)214-1011
After hours : (808)468-6628

HLU Committee

From: Rachael Moore <mooremaui808@gmail.com>
Sent: Sunday, June 8, 2025 8:14 AM
To: County Clerk
Subject: Testimony Opposing STR Phase-Out – Rachael Moore

You don't often get email from mooremaui808@gmail.com. [Learn why this is important](#)

Aloha Chair, Vice Chair, and Council Members,

My name is Rachael Moore, and I'm a full-time resident of Maui. I've lived here for years and have built both a life and a career in this community. I'm part of a local property management team that works closely with small property owners, contractors, housekeepers, and vendors — all of whom rely on short-term rentals as a source of income.

This proposed phase-out has real and immediate impacts on people who live and work here. I manage a team of seven local employees, and we're still recovering from the loss of income after the Lahaina fires. Taking away another major revenue stream — without a clear alternative — puts a lot of people in a really tough spot.

These aren't just numbers or abstract impacts. They're people with families, mortgages, and rent to pay. They are part of the fabric of this island. Removing STRs doesn't just impact owners — it affects the cleaners, the landscapers, the electricians, and the office staff who depend on this industry to survive. I absolutely understand the need for more housing. But many of these STRs can't legally be converted into long-term rentals due to zoning, infrastructure, or HOA rules. Taking them off the market won't add new homes — it will just eliminate jobs and weaken small local businesses.

Please don't move forward with this phase-out without a realistic, balanced plan. Housing and economic opportunity both matters, and we need a solution that takes care of the people who live here and are doing their best to stay here.

Mahalo,
Rachael Moore
808-330-2315

HLU Committee

From: Nani D-H <nani.dapitan@gmail.com>
Sent: Sunday, June 8, 2025 8:10 AM
To: County Clerk
Subject: Testimony re: Bill 9

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

Aloha Council Members,

My name is Nani Dapitan-Haake, and I am here to express my strong support for actions that will address the overabundance of short-term rentals (STRs) on the Minatoya List, particularly the 6,127 STRs that could be converted into much-needed long-term housing for our community.

I have personally witnessed the profound impacts that out-of-state investors—who comprise approximately 85% of these STRs—have had on our local neighborhoods. These investors, often disconnected from our community's needs, contribute little to the social fabric and economic stability of Maui. Meanwhile, local families, including my own, work tirelessly—multiple jobs, side gigs—to make ends meet and keep a roof over their heads. Multi-generational families are squeezed into homes that lack sufficient space, struggling to survive in an increasingly unaffordable housing market.

The proliferation of out-of-state-owned STRs has contributed to rising rents, displacement of local residents, and the transformation of once-residential neighborhoods into commercial zones. This is not the Maui we cherish—where 'ohana come together, and communities thrive.

I urge the Council to pass legislation that prioritizes our residents' housing needs. Specifically, I oppose any carve-outs or special protections for timeshares. The proposed exceptions for existing nonconforming use certificates are unnecessary and pose legal challenges that could undermine the bill's intent. We need clear, equitable policies that protect our residents, not legal loopholes that favor out-of-state investors.

When do we say enough is enough? When do we prioritize the families who live, work, and support this community? It's time to return our apartment districts to local residents, ensuring affordable, long-term housing options are available for those who call Maui home.

The Kahea is out. Will you support the locals—our 'ohana—who are the heart and soul of Maui?

Mahalo for your time and consideration.

Sincerely,
Nani Dapitan-Haake

Nani Dapitan-Haake Sent from Gmail iPhone

HLU Committee

From: Amy Fonarow <afonarow@yahoo.com>
Sent: Sunday, June 8, 2025 7:57 AM
To: County Clerk
Subject: Support for Bill 9

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

Aloha, County Council members!

My name is Amy Fonarow, and I'm writing in support of Bill 9.

I lived on Maui for six years through October of 2019, and I learned firsthand how difficult it was to find any kind of housing on island, much less affordable housing. (I'm not sure my car really counted, lol.)

As I know you are acutely aware, Maui's locals need your help when it comes to housing, and you've worked so hard to be in a position to help. Thank you!

If the existing apartments currently acting as vacation rentals were transitioned to local rentals, it would be easier for locals to feel secure and safe, to raise their families and keep them together, and to have a platform from which to move forward each day.

Please consider a blanket phaseout in the next two to three years of all nonconforming TVRs in apartment zones with no carve-outs for timeshares or the like, and case-by-case rezoning as necessary.

Thank you so much for your time and consideration!

Mālama pono,

Amy Fonarow

HLU Committee

From: julie <capcosf2@yahoo.com>
Sent: Sunday, June 8, 2025 7:37 AM
To: County Clerk
Subject: OPPOSITION to short term rental ban at Palms of Wailea

You don't often get email from capcosf2@yahoo.com. [Learn why this is important](#)

Please don't be fiscally short sighted. Short term rentals provide much needed tax revenues to Maui as well as incremental income to businesses, workers and other residents who rely on tourist income from people who use short term rentals for their visit to the island.

My name is Julie Coplon. I live at the Palms of Walea 1903. I originally purchased my condo to move to Maui, once my elderly parents were gone. In the meantime, I rent it on a short term basis, when I am not in residence. My rates are significantly lower than a hotel. My guests tend to be young families who would not be able to afford multiple rooms in a hotel and thus, would either reduce their stay in Maui... OR skip it all together and go to another island. My renters support restaurants, tour operators, boat operators, and other small businesses throughout the island. They also support Maui through their taxes on purchases.

Short term renting of my condo helps me support cleaners, handymen, carpenters, electricians and plumbers, all whom I would have to cut back, were I not able to rent. It also supports my hard working rental agent, Rentals Maui, whose employees' jobs would be in jeopardy without the revenue from short term rentals. However, the biggest losers would be local and state government (who rely on tax and tourist revenue to rebuild Maui) and Maui businesses and workers (whose income would be severely limited with less tourist spending).

This translates to hurting a lot of the business, workers and residents of Maui, many in the group that the ban was intended to help.

Please be fiscally responsible; don't kill the cash cow who will help provide Maui with resources to recover from this tragedy.

Thank you for you consideration,

Julie Coplon

HLU Committee

From: Shay Chan hodes <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 7:16 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

I'm writing in strong support of Bill 9.

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

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

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

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

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

Mahalo

Shay Chan hodes
shay.chanhodges@gmail.com
37 Puu Koa Place
Haiku, Hawaii 96708

HLU Committee

From: Rodney Mathias <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 7:08 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

Mahalo

Rodney Mathias
rmathias05@gmail.com
525 HUI RD A
Lahaina, Hawaii 96761

HLU Committee

From: ERVIN PIGAO <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 4:53 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

Mahalo

ERVIN PIGAO
ervinpigao@gmail.com
136 Puumakani Street
Kahului, Hawaii 96732

HLU Committee

From: Harim Grego <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 3:15 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

Mahalo

Harim Grego
harim.ak.grego@gmail.com

Huntington Beach, California 92649

HLU Committee

From: Kehaulani Kahihikolo-Purdy <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 1:01 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

Mahalo

Kehaulani Kahihikolo-Purdy
kahihikolo8@gmail.com

Kualapuu, Hawaii 96757

HLU Committee

From: Angeline Napora <noreply@adv.actionnetwork.org>
Sent: Saturday, June 7, 2025 11:03 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

Mahalo

Angeline Napora
adiaz_84@yahoo.com
3916 Mahinahina St
Lahaina, Hawaii 96761

HLU Committee

From: Ana Haro <noreply@adv.actionnetwork.org>
Sent: Saturday, June 7, 2025 10:56 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Council Members,

My name is Ana Haro, and I am writing to express my strong support for Bill 9. This issue is deeply personal to me — it is not just about policy, it is about survival for local families like mine.

I have lived in this place I call home for 35 years. My immigrant parents brought me here when I was just a baby, and this island raised me. I had always dreamed of raising my own son here, continuing the legacy of our family and our connection to this land. But now, that dream is slipping away.

Short-term housing is tearing our community apart. Locals are being priced out. Families are being forced to leave — not because they want to, but because they can't afford the rent anymore. The fear of having to sell our home is no longer just a fear. It's our reality. It's something we carry with us every single day.

My son, who loves this island as much as I do, begs me not to leave. And as a mother, it breaks me that I can't promise him we'll stay — because the truth is, we can't afford to. We are being pushed out of the only place we've ever known, the only place we've ever belonged.

It is heartbreaking that while our grandparents, parents, and even we ourselves have worked multiple, sometimes even three jobs just to survive here, we now have to watch outsiders buy up properties for profit — at the cost of our lives, our culture, and our community. This is not just a housing crisis; it is a cultural crisis. We are losing the very people who give this island its soul.

Bill 9 is the necessary step to protect local housing for local families. We need action. We need accountability. And we need leadership that puts people before profit.

Thank you for your time and for hearing the voices of those who are still here, trying desperately to hold on. I am also asking for no carve-outs or special protections for timeshares.

Mahalo

Ana Haro

annagaby808@gmail.com

258 kupuohi st. Apt.518

Lahaina, Hawaii 96761

HLU Committee

From: Kahulu Peltier-Yaw <noreply@adv.actionnetwork.org>
Sent: Saturday, June 7, 2025 10:25 PM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

Most of the Minatoya STRs don't create jobs with benefits or pathways for local residents. Most are managed by off-island agents. Meanwhile there are roughly 600+ County jobs left unfilled, jobs that actually build up our workforce and help families put down roots.

We've lived the consequences of an economy on Maui built around investors instead of residents where our local community is pushed out due to no where to live, and extremely unsustainable rents.

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

Mahalo

Kahulu Peltier-Yaw
kahulupy@yahoo.com

Hoolehua , Hawaii 96729

HLU Committee

From: Audrey Kaneshiro <noreply@adv.actionnetwork.org>
Sent: Saturday, June 7, 2025 9:48 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

I've lived in a non-Minatoya condo for almost 40 years, many of those years were long term rentals. It was a community of young families raising our children, also elderly living in a safe environment where we looked out for each other and our Keiki. In 2013 a few Board members decided to treat this like a Minatoya property and began to operate STR's 'illegally' which created a force out of our neighbors (long term renters) to allow owners to begin their business as an STR. We no longer had neighbors but strangers in and out of the property every one to two weeks. It was period of sadness and frustration watching this happen to not only our neighborhood but to many on the Minatoya list. We inquired with County many times prior to Covid about the legality of what was happening and finally after the August fire, County dug deeper and confirmed that it was illegal and our property was no longer allowed to operate STR's. It's unfortunate that it took such a disaster for all of the years of neglect to come to light. Although It took several years of fighting, it was truly a celebration for a few of us that did not support STRs. Long term renters have returned, many who have lost their homes and we are getting to know our neighbors once again. This is how all the apartment, condos in Honokowai, Kahana and Napili should operate, either owner occupied or as a long term rental, especially now after so many have lost their homes. There should be no question. Visitors should stay in hotels, and pay the premium, as they were built on our most beautiful beaches. The mighty dollar took our beaches away, they tried to take our neighborhoods away, what's next?? Enough already!! Support families of Maui by ending the STR's once and for all!

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

Mahalo,
Audrey

Audrey Kaneshiro
oceanbabe87@gmail.com
4435 Lower Honoapiilan 241
Lahaina, Hawaii 96761

HLU Committee

From: Hollie Bearden <noreply@adv.actionnetwork.org>
Sent: Saturday, June 7, 2025 9:35 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

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

Mahalo

Hollie Bearden
beardenhollie@gmail.com

, 9673/

HLU Committee

From: Sydney Ai-Dipalma <noreply@adv.actionnetwork.org>
Sent: Saturday, June 7, 2025 9:26 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

Mahalo

Sydney Ai-Dipalma
aylala2512@gmail.com

Kahului, Hawaii 96732

HLU Committee

From: Ricardo Mamuad <noreply@adv.actionnetwork.org>
Sent: Saturday, June 7, 2025 8:41 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmem

My name is Ricardo Mamuad writing in strong support of Bill 9.

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

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

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

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

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

Mahalo

Ricardo Mamuad
Waiehustylin@gmail.com

Wailuku, Hawaii 96793

HLU Committee

From: Lenei Naipo <lsousa@hawaii.edu>
Sent: Saturday, June 7, 2025 8:24 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

You don't often get email from lsousa@hawaii.edu. [Learn why this is important](#)

Maui County Clerk,

Testimony of Nā Alaka'i o 'Ahahui o Hawai'i
Before the Housing and Land Use Committee

Monday, June 9, 2025 10:00 AM
Maui County Council Building
200 South High Street, 8th Floor
Wailuku, HI 96793

Re: In strong SUPPORT of Bill 9 (2025) eliminating Minatoya short-term rentals and phasing out transient vacation rentals

Aloha e Chair and Maui County Councilmembers,

We are the alaka'i of 'Ahahui o Hawai'i ("the Hui"), an organization of law student advocates at the William S. Richardson School of Law. For over 50 years, the Hui has advocated for Native Hawaiian justice in all areas of law, especially those affecting Native Hawaiian communities, traditional and customary practices, resource management, and environmental protection. Today, we submit this testimony in STRONG SUPPORT of BILL 9.

Maui kama'āina must be prioritized in the wake of devastating physical, financial, and emotional loss. The island, specifically Maui Komohana, has faced the consequences of stolen water for decades, which culminated in the Lāhainā wildfires and loss of thousands of homes. Building new homes requires diverting more water than exists in our streams because developers' and tourists' interests continue to be prioritized over the legal and moral rights of Hawaiians and local 'ohana. Eliminating the Minatoya List, which affects just a small percentage of short-term rental owners who are actual Maui residents, is a comparatively quick fix to provide housing for our suffering families. There is no excuse or reason for Bill 9 not to prevail at this time. The data shows that there are too many short-term vacation rentals that

often sit unoccupied. Allowing Maui families to continue being displaced nearly two years after the fires, while homes sit vacant, is criminal, immoral, and needs to be addressed immediately.

We urge the Council to SUPPORT BILL 9 and mālama the po'e of Maui and end the State's priority of large developers who ravage our lands and their out-of-state tourist clients.

Mahalo for the opportunity to provide this testimony.

Nā Alaka'i o 'Ahahui o Hawai'i

Nā Alaka'i:

Kyle K. Moriguchi ('26)

Bronson Gonzales ('26)

Lenei Naipo ('27)

Derek Kamakanaaloha Soong ('27)

Lenei Naipo

Isousa@hawaii.edu

Waimanalo, Hawaii 96795

HLU Committee

From: Kilia Purdy-Avelino <noreply@adv.actionnetwork.org>
Sent: Saturday, June 7, 2025 8:22 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Kilia Purdy-Avelino, and I'm writing in strong support of Bill 9. My brother and his family who have lived and worked in Maui Komohana for over 20 years were victim to the Lahaina fire and since then have moved into several temporary housing while continuously trying to seek more permanent housing for their future to no avail! Simply put, fair and affordable shelter for contributing residents over money makers of STRs, who may not even live on the island and who own multiple structures just to fill their pockets while contributing residents are just trying to survive!!

Your duty is to the people of this county, not those who extract from Maui (or Hawai'i) who do not even vote or contribute back to our county or state! Mālama our 'āina, mālama our kanaka!

Mahalo,
Kilia Purdy-Avelino

Kilia Purdy-Avelino
kpurdyavelino@gmail.com

Hoolehua, Hawaii 96729

HLU Committee

From: Florence Dela Cruz <noreply@adv.actionnetwork.org>
Sent: Saturday, June 7, 2025 7:48 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Florence Dela Cruz and I'm writing in strong support of Bill 9.

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

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

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

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

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

Mahalo

Florence Dela Cruz
flodelacruz88@gmail.com

Urban Honolulu, Hawaii 96816

HLU Committee

From: Barbara O'Connor <noreply@adv.actionnetwork.org>
Sent: Saturday, June 7, 2025 7:39 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

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

Mahalo

Barbara O'Connor
oconnormaui@gmail.com
90 Aoiki st
Makawao, Hawaii 96778

HLU Committee

From: County Clerk
Sent: Monday, June 9, 2025 7:40 AM
To: HLU Committee
Subject: fwd: Testimony
Attachments: Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Minatoya List; Testimony HLU Ban on Short Term Rentals; Opposition to Bill 9; Written Testimony in Opposition to Bill 9; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support for Bill 9 to Phase Out the Minatoya List!; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; For the Council Members:RE Minatoya List; Opposition to Legislation bill 9; Support of Bill 9 – Minatoya STR Phaseout; Testimony in support of Bill 9; Testimony in support of Bill 9; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Testimony re: Bill 9 (Minatoya List Phase Out); Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support for Bill 9 to Phase Out the Minatoya List!; Support of Bill 9 – Minatoya STR Phaseout

HLU Committee

From: Kaehukaihaamainae Keala <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 9:19 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

Mahalo

Kaehukaihaamainae Keala
kealakaehukai@gmail.com

Cheney, Washington 99004

HLU Committee

From: Brandi Graham <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 10:42 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

I am born and raised in Hawaii, my Ohana is this Aina and I grew up watching our Hawaii slowly turn into a place that's unrecognizable, no more neighbors we know, no more knowing all the Ohana from a certain area. Our people are forced to leave because of prices and lack of resources and education to teach us how to survive in this western world. By phasing our short term rentals we are saying that Hawaii is for the people that live and contribute here, it's for people who give back to this place and that care about this place and care about its people. I urge you to do what is pono, Hawaii is not Hawaii without Hawaiians.

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

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

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

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

Mahalo,

Brandi Graham

Brandi Graham

uubrandi@gmail.com

Kailua Kona, Hawaii 96740

HLU Committee

From: Diana Reis <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 10:38 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

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

Mahalo

Diana Reis

dianathreis@gmail.com

Kapolei, Hawaii 96707

HLU Committee

From: kristina shugars <kristinamaui111@gmail.com>
Sent: Sunday, June 8, 2025 10:20 AM
To: County Clerk
Subject: Minatoya List

You don't often get email from kristinamaui111@gmail.com. [Learn why this is important](#)

Subject: Re: Opposition to Condominium Conversion

Dear Maui County Council,

I am writing to express disagreement regarding the proposed conversion of over 7,000 condominiums on the "Minatoya" list. While I understand the urgency of addressing Maui's housing shortage, I believe this action could further exacerbate economic hardships for many residents while altering the community landscape and increased tensions and dissatisfaction.

I understand as council members that you are stuck between a rock and a hard spot, but it is your duty to ensure the prosperity of Maui County-not just for a vocal few, but for all. It is unfair to the residents of Maui to be burdened with the cost-not only of the inevitable lawsuits that will ensue (remember that the Minatoya list was codified) but also the lack of affordable housing initiatives (going back decades) -decades which got us where we are.

I have deep empathy for the victims of the tragic fires of August 8th, but this is not the answer. It is just not the right way of addressing the shortage of housing.

I urge the council to explore alternative solutions that balance housing needs with the welfare of our community.

Thank you for your consideration.

Sincerely,

Kristina Shugars
(808)281-3268

HLU Committee

From: blb@maui.net
Sent: Sunday, June 8, 2025 10:02 AM
To: County Clerk; Keani N. Rawlins; Yukilei Sugimura; Gabe Johnson; Shane M. Sinenci; Tamara A. Paltin; Thomas M. Cook; Nohe-Uu-Hodgins; Alice L. Lee; Tasha A. Kama
Cc: Lynn Britton
Subject: Testimony HLU Ban on Short Term Rentals
Attachments: LB TVR testimony HLU June 9, 2025l.docx

Aloha,
Please see my written testimony attached - I'm not sure if it made it into ecomment.
Mahalo for all your efforts!
Lynn Britton
808-276-9854

HLU Committee

From: Me <sbrown8262004@yahoo.com>
Sent: Sunday, June 8, 2025 10:00 AM
To: County Clerk
Subject: Opposition to Bill 9

Aloha Chair, Vice Chair, and Council Members,

Mahalo for the opportunity to testify. My name is Satti Brown, a Maui homeowner and taxpayer, here to voice my strong opposition to Bill 9, which seeks to remove approximately 2,000 units from the Minatoya list by banning their use as short-term rentals.

1. Property rights are at stake. These units were legally permitted and grandfathered. Revoking their use now amounts to an uncompensated, government-imposed taking—one that penalizes responsible homeowners and erodes confidence in our local democracy.

2. Bill 9's housing benefits are small and misdirected.

Across the U.S., nearly half of renters pay over 30% of their income toward housing. Inflation has dramatically outpaced wage growth, exacerbating housing insecurity nationwide.

In Lahaina, post-fire rent increases reached 6–14%, with 91% of displaced households still lacking permanent housing—a stark reflection of supply shortages, not STR allocation .

3. Past STR bans offer limited lessons.

- In New Orleans, banning STR near the French Quarter led to a 30% drop in housing prices—but STR simply migrated to adjacent areas without easing overall supply or rental costs.

- In Berlin and Barcelona, despite early full bans, housing prices and displacement persisted, as platforms and investors outmaneuvered local enforcement .

⇒ These cases teach us that bans on existing, legally operated STRs often shift rather than solve housing issues, and unintentionally disadvantage local homeowners.

3. Maui is approving new hotel and recovery-centered housing developments—yet Bill 9 strips rights from private homeowners without addressing the underlying supply crisis. For example, state-supported projects like repurposing the former Maui Sun Hotel and approving teacher housing are direct solutions already underway.

Fact-based alternative solutions, with international success:

Cap non-primary residence STRs, not legal owners.

Seattle introduced a two-unit cap per host and paired it with affordable-housing incentives; while not perfect, it contained investor conversions without punishing owner-occupied rentals.

British Columbia restricted STRs in principal homes only—leading to average rent declines: in Vancouver, rents dropped by \ \$147/month after implementation.

Implement graduated permit caps with enforcement.

Amsterdam and Paris limit STRs to 30 – 120 nights/year with strict registration—which helped contain declines in full-time housing stock

Use STR tax revenues to fund affordable housing.

Montreal and Tokyo have successfully redirected tourist and STR taxes into emergency and long-term housing programs

These models avoided blanket bans, preserving owner flexibility while directly targeting investor-driven STR growth, and funding new affordable units.

Key takeaways Maui can learn from:

What Maui Should Do | Why It Matters

Cap non-primary STRs | Preserves homeowner rights while limiting investor conversions.

Impose permitting + registration | Enables tracking and enforcement of stock and compliance.

Levy transient-rental tax | Raises revenue to directly fund housing and enforcement budgets.

Pair with focused housing projects | Builds supply to meet short- and long-term needs without expropriating private owners.

In summary:

Bill 9 is a forced taking, breaking trust by punishing grandfathered homeowners. Evidence from case studies shows that bans have limited effect and often misfire—displacing STRs or destabilizing markets. Balanced, targeted policies—like caps, taxes, and better enforcement—offer a proven path forward without stripping rights or destabilizing owner equity.

Mahalo nui loa for your time. I strongly urge Council Members to vote NO on Bill 9 and adopt balanced, data-driven policies that protect property rights and meaningfully expand housing for Maui's families and fire survivors.

Mahalo,
Satti Brown

HLU Committee

From: Sonny Cave <workmancave@gmail.com>
Sent: Sunday, June 8, 2025 11:03 AM
To: County Clerk
Subject: Written Testimony in Opposition to Bill 9
Attachments: Maui Testimony Final 06.08.2025.docx

Importance: High

You don't often get email from workmancave@gmail.com. [Learn why this is important](#)
Dear Maui County Clerk,

Early this morning before 10 am Hawaii Time we submitted a comment to the Maui County Housing and Land Use Committee using this link: https://mauicounty.granicusideas.com/meetings/2214-housing-and-land-use-committee-2025-2027-on-2025-06-09-10-00-am/agenda_items/683fa6f07d79652838021604-hlu-4-bill-9-2025-bill-9-2025-amending-chapte?page=2. Although a message briefly popped up after submitting the comment, we are unable to see our comment lodged in the list of online e-comments, even several hours after making our submission. That may be due to the high volume of inbound comments and resulting delay in processing and posting them for members of the public to view. In case for some reason our e-comment did not in fact make its way to the official county records for tomorrow's Housing and Land Use Committee hearing, we are appending and attaching below our previously submitted comments to ensure that our voice is heard as part of the important deliberations on Bill 9.

We apologize if this email duplicating our e-comments causes any difficulties for your good office. We are only trying to make sure that our comments in opposition to Bill 9 have been officially submitted in a timely manner.

Mahalo
Sonny Cave & Stefanie Workman
Sole Members, Honu Hawaii Home LLC
Owner and Operator of Ma'alaea Kai Unit 408
70 Hauoli Street
Wailuku, HI 96793

Phone # 408.669.6617

E-comment submitted June 8, 2025 online:

To: Housing and Land Use Committee
Maui County Council
Date: June 7, 2025
Re: Testimony Opposing Bill 9
Submitted by: Honu Hawaii Home LLC

**Unit 408, Ma‘alaea Kai Condominium
Ma‘alaea, Maui, HI**

Aloha Chair Kama and Honorable Committee Members,

We submit this testimony on behalf of Honu Hawaii Home LLC, a small, family-run business that owns and operates Unit 408 in the Ma‘alaea Kai condominium complex. For the past 12 years, we have operated in full compliance with all tax, regulatory, and community standards. We are part of a broader community of responsible short-term rental (STR) owners who care deeply about Maui’s people, places, and future.

As we expressed in our testimony last June, we extend our deepest sympathies to those still impacted by the devastating Lahaina wildfires. The pain and loss are profound and ongoing. In support, we’ve contributed to Maui Strong, the Maui Humane Society, and Women Helping Women, and continue to back local organizations including the Pacific Whale Foundation the Maui Ocean Center, and the Ma‘alaea Village Association (MVA).

We exclusively hire local service providers — from property managers and housekeepers to maintenance teams, electricians, and plumbers — who rely directly on STR-supported income. We guide our guests to local businesses such as the Ma‘alaea General Store, the Maui Ocean Center, Pacific Whale Foundation, and Ma‘alaea’s restaurants and shops. Many of our responsible and conscientious guests return year after year, sharing how staying in the Ma‘alaea area helps them feel a deeper connection to preserving Maui’s precious beauty and appreciating its vibrant, diverse people.

We respectfully urge you to **oppose Bill 9 as written**. While we fully support the goal of addressing Maui’s housing crisis, this bill’s broad-based approach is unlikely to deliver its intended benefits and carries a high risk of unintentionally harming the very residents and workers it aims to help.

The recent UHERO economic report projects that phasing out all STRs on the Minatoya List would eliminate thousands of local jobs. It would slash state and county tax revenues by tens of millions annually and remove **over \$1 billion per year** from Maui’s economy. These losses will disproportionately harm local workers — cleaners, landscapers, contractors, and vendors — who depend on STRs for their livelihoods. This would come at a time of immense global economic fragility, thus further compounding the pressures already facing everyday families.

As emphasized in the MVA’s testimony, it is important to note that Ma‘alaea condominiums — including Ma‘alaea Kai — were never designed or priced for long-term residential use. Our understanding is that the first landing strip and hotel on Maui were built in Ma‘alaea and that these condominium complexes on Hauoli Street were built to accommodate visitors. Also, high and rising costs related to sanitary treatment facilities, insurance, sea wall maintenance, flood risk, and general infrastructure upkeep make these units ill-suited for affordability-based housing solutions. STR income helps ensure buildings like these are safely maintained and retain their value, while also supporting many small businesses in the Village that rely on local visitor traffic.

We believe a more balanced, data-informed approach is needed — one that targets truly viable pathways to affordable housing; enforces against illegal transient rentals; and upholds responsible STR operations that stabilize Maui’s economy with jobs and revenue streams that benefit all the people of Maui.

We remain committed to being part of the solution and stand ready to collaborate on thoughtful, forward-looking strategies that serve both the housing and economic needs.

With deep respect and sincere gratitude for your public service,

**/s/ Sonny Cave & Stefanie Workman
Owners, Honu Hawaii Home LLC**

Ma‘alaea Kai Condominium Unit 408, Maui

HLU Committee

From: Sarah Catugal <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 11:02 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

Mahalo!

Sarah Catugal
scatugal2016@gmail.com
3788 Lower Honoapiilani Rd
Lahaina, Hawaii 96761

HLU Committee

From: Christopher Berle <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 10:50 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

Aloha Chair and Councilmembers,

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

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

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

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

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

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

Just as Covid started, so did the extreme focus on STR's. My condo/apartment complex was pushing forward to be classified as a "resort" so that the owners could utilize their units as transient housing. Never mind those that rented long term there, they would either face higher rental prices, due to resort fees and raised HOA fees, or be moved out to find other accommodations.

I lived in a different unit many years prior to the fire, and was told by the owners that they were considering selling. I had asked them to allow me the opportunity to buy before selling, they said they would consider. Next thing I knew, they sold to investors for STR purposes. We had to move. Thankfully it was to another unit in the same complex, but still just a rental.

We never knew what day it would be that we would eventually be asked to pay the up-charge, or move out. The unit next to us was being converted to an STR prior to August 2023. An additional nail in our coffin of uncertainty.

We weren't given an opportunity to purchase a unit in our complex, unless it met the current "cash value" that owners were being paid prior to covid, prior to all of this discord.

Residents deserve a chance to live and serve in the place they call home. Without those that make up your villages or towns, who do you depend on to make them special?

You want to know what makes my day special? Walking down the streets of Lahaina and seeing everyone i know going about their day. They stop, I stop, we talk story. Even if just for

a minute. The aunties and uncles we see on our way to whatever we are doing that day, and they bat no eye at saying Aloha, no matter who you are. They will disappear, if they haven't already.

Shame on anyone thinking that the "future of cities" exceed or take precedence over community and family. Take care of your own first, and the rest will take care of you. Dont forget your core values.

This will never happen again without Bill 9.

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

Mahalo

Chris

Christopher Berle

cberle79@gmail.com

P.o. box 10812 Lahaina HI 96761

Lahaina, Hawaii 96761

HLU Committee

From: Ocean Diego <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 11:11 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

Mahalo

Ocean Diego

Kahului

Ocean Diego

ocean.diego411@hotmail.com

Kahului, Hawaii 96732

HLU Committee

From: su potter-campos <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 11:19 AM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Chair and Councilmembers,

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

I have resided in West Maui for 55 years. I can remember all those condo complexes that were built for long term rentals for our local people.....not for vacation rentals.

So where down the line some one figured out more money was had by changing these complexes into STRs...screwing over the working class with no where to live. That's when over crowding in houses began with no places to rent for the working class.

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

Most of the Minatoya STRs don't create jobs with benefits or pathways for local residents. Most are managed by off-island agents and money is transported to the mainland...it does not stay on Maui. Meanwhile there are roughly 600+ County jobs left unfilled, jobs that actually build up our workforce and help families put down roots.

We've lived the consequences of an economy on Maui built around investors instead of residents where our local community is pushed out due to no where to live, and extremely unsustainable rents.

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

Mahalo,
Su Campos

su potter-campos
gkainalu@aol.com
5170 J- Hanawai st.
Lahaina, Hawaii 96761

HLU Committee

From: Ashley Hogue <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 11:56 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

Over the past decade, I've been displaced from housing nine times. I had to leave Maui for 3 years because I simply couldn't find a stable place to live or farm to own. I tried starting over on Moloka'i, but the same story was playing out there, nearly every available rental is a short-term vacation rental. I've seen firsthand how this crisis isn't just a policy problem. It's deeply personal. It uproots lives.

I'm now back on Maui working full-time in agriculture, doing the kind of community-based work that helps build a more resilient future for these islands. But even with full-time work, I live in constant fear of losing housing again. That anxiety never really goes away when you know how fragile the system is.

Let's be clear, this housing crisis didn't happen overnight. It happened because short-term rentals were allowed to expand far beyond resort zones and into the very neighborhoods where local people are trying to live. By the time the fire hit, nearly 90% of homes north of Kā'anapali were STRs. That's not tourism, it's displacement.

And phasing out STRs doesn't mean we're rejecting tourism. It means we're calling for it to return to the resort areas where it was always meant to be. The data shows that even with thousands of STRs removed, our occupancy rate is still projected to increase. Tourism can thrive and our people can have homes.

This also isn't about jobs. Most of these STRs don't employ local workers. They're often remote-managed, non-union, and disconnected from our local economy. Meanwhile, we have

hundreds of open jobs in the County, jobs with benefits that our residents could fill if they had housing.

We've waited long enough. We've watched our communities hollow out while other places took action. It's time for Maui to stand up for its people and stop treating STRs like they're above regulation.

And please, I ask you to include no carve-outs or special exemptions for timeshares. Every exception chips away at the solution.

Mahalo for your time and for standing with those of us who are still fighting to stay home.

Ashley Hogue
hogue.ashley@gmail.com

Haiku, Hawaii 96708

HLU Committee

From: Kay Ryan <kay@mauikay.com>
Sent: Sunday, June 8, 2025 11:48 AM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

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

Maui County Clerk,

Aloha Chair and Councilmembers,

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

I lived in West Maui for 26 years, I owned 2 units at Kahana Manor and one at the Villas at Kahana Ridge. I still am joint owner of one unit at Kahana Manor that my brother currently lives in. While I personally lived in each unit I owned, there were times as my family grew that we needed more space, so I would buy a larger unit and rent out the other smaller unit to a resident. I was known to give good deals to some local families, based on what they could afford, not how much I could make or profit.

I am also a travel agent who specializes in Maui travel, mostly West Maui. I have benefited over the years booking the beautiful hotels and condos in Kaanapali and other parts of West Maui. It was an honor to share all that I loved about Maui with visitors on the island. And while I could have done a short term rental/vacation rental, I knew that it wasn't where my clients should be staying. Sometimes the difference is just across the street. Kahana Manor was zoned as a Condo-tel, though the entire time I lived there it was always residents, not vacation rentals.

I watched as so much changed during the pandemic. That owners who rented to local residents sold out to investors who changed the landscape of so many areas of Maui to vacation rentals. I have had clients as my opinion of many of these rentals, and I always tell them I won't help them book that. It is a residential area. Also during the pandemic, even when tourists were allowed to come back, I didn't send anyone as I knew that the people wanting to come to Maui while Covid was still ravaging areas, did not have the island in mind

to protect. I may be a small agency, though I do my best to remain ethical and respect the island of Maui. It almost cost me my business, though I did find my way through it.

2022 was a banner year for me, I had some amazing clients and was a top travel agent at a few Kaanapali properties. 2023 was going well also, until the fire. Even though I am currently living in California, I was devastated to see my beloved town of Lahaina destroyed. Though so inspired by my son's classmates, watching them step up and lead this group and change the future of Maui for the better.

So, now I am struggling in my business again. I am vetting my prospective clients, explaining to them that if they go to Maui they need to be respectful, kind, generous, don't ask personal questions of people you don't know. I am not trying to just send anyone to Maui in order to make a profit. I am making a conscious decision to send people who have good intentions. And I am still not booking STR's or referring people to book those. They do not belong in this area.

Which is why I am always so surprised to see these investors who insist that they have a right to make residential properties into vacation rentals. That they feel entitled to make a profit off the island, it is simply just pure greed. There is always a choice to do no harm, to love others, to be kind and generous. Maui County has the opportunity to do the same as other areas that have been overwhelmed by vacation rentals, most recently Barcelona. They fought to have vacations rentals banned to allow local residents places to live within the town they grew up in. Same as Lahaina. They deserve the right to be able to afford to live in the town their families have lived for generations. It is time to do the right thing for the people of Lahaina.

Mahalo for your time.

Kay Ryan

Kay Ryan

kay@mauikay.com

1265 Breakaway Dr

Oceanside, California 92057

HLU Committee

From: kristina shugars <kristinamaui111@gmail.com>
Sent: Sunday, June 8, 2025 11:26 AM
To: County Clerk
Subject: For the Council Members:RE Minatoya List
Attachments: Minatoya Listactive listings.xlsx; Minatoya Listactive listings.pdf

You don't often get email from kristinamaui111@gmail.com. [Learn why this is important](#)

Aloha Clerk,

Please find attached an Excel Spreadsheet (as well as PDF version) from the Maui MLS that shows the current /active listings of the Minatoya properties.

I think this will be very insightful while making determination as to the affordability for our community members as an option for reverting the Minatoya Properties to long term rentals.

This shows the following:

Leasehold or Fee simple

Building name

of bathrooms

of bedrooms

Square footage of condominium

MLS number (for reference purposes)

List Price

Association dues

Monthly Maintenance fees

Special Assessments

Lease Rent cost

Days on Market

*****Please note: not all Agents add the Lease Rent and Special Assessment information.

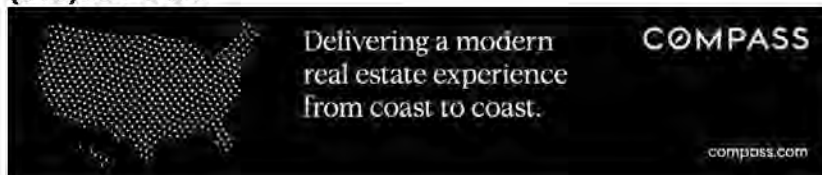
For instance, I have a Milowai unit listed and the Lease Rent is over \$1200 per month (not shown on the MLS data sheet as it is a deterrent to Buyers) while the Maintenance fee is over \$3,000. per month.

Mahalo,

Kristina Shugars R(B)

Compass

(808)281-3268



Spreadsheet (2)												
Status	LT	Building Name	Baths	Beds	Lv-SF	MLS #	L Price	Association Dues	Monthly Maint Fee	Special Assessment Amount	Current Month Lease Rent	Days On Market
ACTIVE	Leasehold	Kanal A Nalu	2	2	962	401584	\$575,000		\$1,100.00	\$89	\$1,007	445
ACTIVE	Leasehold	Kanal A Nalu	2	2	962	401593	\$749,000		\$1,100.00	\$69	\$1,007	444
ACTIVE	Leasehold	Hale Mahina	1	1	799	402264	\$635,000		\$1,235.31	\$211	\$1,200	384
ACTIVE	Leasehold	Maui Hill	2	2	1,115	403309	\$950,000		\$1,365.57		\$480	284
ACTIVE	Leasehold	Maui Sands I	1	2	888	403845	\$299,000		\$1,647.39		\$1,223	280
ACTIVE	Leasehold	Maui Eldorado I	1	1	960	403126	\$899,000		\$1,762.05		\$683	303
ACTIVE	Leasehold	Maui Sands I	1	1	562	403229	\$310,000		\$1,092.83		\$894	292
ACTIVE	Leasehold	Maui Sands I	1	1	582	403249	\$179,000		\$1,647.39		\$899	290
ACTIVE	Leasehold	Maui Sands I	1	1	582	403260	\$179,000		\$1,647.39		\$899	290
ACTIVE	Leasehold	Maui Sands I	1	2	888	403261	\$249,000		\$1,647.39		\$1,269	290
ACTIVE	Leasehold	Hale Mahina	1	1	799	402902	\$649,000		\$878.41	\$212	\$1,194	327
ACTIVE	Leasehold	Hale Mahina	2	2	1,440	403923	\$1,195,000		\$1,212.92		\$1,536	215
ACTIVE	Leasehold	Maui Sands I	1.5	2	888	403942	\$599,000		\$1,647.39		\$1,341	213
ACTIVE	Leasehold	Kanal A Nalu	2	2	952	404723	\$449,000		\$1,100.00	\$300	\$1,007	137
ACTIVE	Leasehold	Hale Mahina	1	1	799	404296	\$584,000		\$1,088.00	\$211	\$1,201	179
ACTIVE	Leasehold	Milowai	2	3	1,553	404314	\$1,200,000		\$2,970.00		\$1,563	178
ACTIVE	Leasehold	Maui Hill	2	2	1,115	405803	\$949,000		\$1,365.57		\$480	57
ACTIVE	Leasehold	Maui Sands I	1	1	562	405605	\$280,000		\$1,647.39		\$899	57
ACTIVE	Leasehold	Maui Sands Seaside	1	1	602	405898	\$435,000		\$1,200.70		\$684	48
ACTIVE	Leasehold	Maui Sands I	1	1	582	405811	\$159,900		\$1,647.39		\$899	40
ACTIVE	Leasehold	Maui Sands Seaside	1	1	638	405995	\$329,000		\$1,200.70		\$684	23
ACTIVE	Leasehold	Hale Mahina	3	3	1,783	404234	\$1,250,000		\$1,974.45	\$441	\$2,482	186
ACTIVE	Leasehold	Maui Eldorado II	1	0	570	405787	\$620,000		\$1,086.41		\$413	41
ACTIVE	Leasehold	Maui Eldorado I	2	1	960	406126	\$699,000		\$1,740.86		\$674	8
ACTIVE	Leasehold	Hale Mahina	1	1	816	404714	\$520,000		\$1,118.00	\$211	\$1,226	138
ACTIVE	Leasehold	Hale Mahina	1	1	799	406199	\$395,000		\$1,237.92	\$211	\$1,448	1
ACTIVE	Fee Simple	Maui Sunset	2	1	681	404718	\$799,900		\$827.01			138
ACTIVE	Fee Simple	Maui Parkshore	2	2	890	406131	\$999,000		\$970.00			7
ACTIVE	Fee Simple	Koa Resort	2	3	1,179	406157	\$1,495,000		\$1,487.56			5
ACTIVE	Fee Simple	Maui Banyan	2	2	900	406164	\$1,300,000		\$1,438.04			4
ACTIVE	Fee Simple	Hale Kamaole	2	2	1,112	406175	\$999,999		\$1,750.00	\$2,900		4
ACTIVE	Fee Simple	Wavecrest	1	1	604	406183	\$225,000		\$710.00			3
ACTIVE	Fee Simple	Kapalua Ridge	3	2	2,007	405799	\$2,550,000		\$1,731.00			40
ACTIVE	Fee Simple	Maui Banyan	2	1	650	405801	\$765,000		\$994.50			40
ACTIVE	Fee Simple	Wailea Ekahi I	2	2	1,205	405808	\$2,795,000	\$249	\$2,283.16			40
ACTIVE	Fee Simple	Kulaena II	1	1	509	405809	\$699,000		\$977.01			40
ACTIVE	Fee Simple	Kulaena II	1	1	768	405810	\$799,000		\$1,332.63			40
ACTIVE	Fee Simple	Wailea Ekolu	2	1	886	404297	\$1,675,000	\$222	\$894.00			185
ACTIVE	Fee Simple	Kamaole Sands	2	1	818	404261	\$999,000		\$959.79			183
ACTIVE	Fee Simple	Kapalua Bay Villas II	3	2	1,447	404285	\$2,900,000		\$2,580.00			181
ACTIVE	Fee Simple	Kaunapali Royal	2	2	1,580	406000	\$1,299,000		\$1,829.00			22
ACTIVE	Fee Simple	Hale Ono Loa	1	1	558	406011	\$649,000		\$1,312.27			19
ACTIVE	Fee Simple	Shores of Maui	1	1	751	406019	\$799,000		\$1,153.59			19
ACTIVE	Fee Simple	Kapalua Golf Villas	1.5	1	1,107	406020	\$1,135,000		\$1,168.22			19
ACTIVE	Fee Simple	Wavecrest	1	1	604	406023	\$180,000		\$710.00			19
ACTIVE	Fee Simple	Kaunapali Royal	2	2	1,570	406031	\$1,415,000	\$8,999,999	\$1,649.00			18
ACTIVE	Fee Simple	Kihai Bay Surf	1	0	445	406068	\$375,000		\$1,010.25			15
ACTIVE	Fee Simple	Kulaena II	1	1	493	406077	\$850,000		\$977.01			13
ACTIVE	Fee Simple	Kulaena II	1	1	493	406078	\$850,000		\$977.01			13
ACTIVE	Fee Simple	Kahana Reef	1	1	611	406083	\$699,000		\$2,005.00			13
ACTIVE	Fee Simple	Maui Kamaole	2	1	849	406089	\$799,999		\$967.00			17
ACTIVE	Fee Simple	Grand Champions	2	2	1,148	406091	\$1,499,000		\$1,098.00			12
ACTIVE	Fee Simple	Wailea Ekolu	2	2	1,071	406094	\$1,664,000	\$222	\$1,248.00			11
ACTIVE	Fee Simple	Waipuliari	1	1	520	406097	\$598,888		\$793.84			11
ACTIVE	Fee Simple	Kulaena II	1	1	509	406098	\$575,000		\$977.01			11
ACTIVE	Fee Simple	Kapalua Ridge	2	1	1,229	406110	\$1,668,000		\$1,102.00			10
ACTIVE	Fee Simple	Kihai Holiday	1	2	880	405819	\$879,000		\$1,168.00			39
ACTIVE	Fee Simple	Kauhale Makai	2	2	799	405833	\$999,000		\$1,289.61			38
ACTIVE	Fee Simple	Grand Champions	2	2	1,148	405834	\$1,188,000	\$260	\$1,098.00			38
ACTIVE	Fee Simple	Kapalua Ridge	2	1	1,125	405842	\$1,395,000		\$1,102.00			37
ACTIVE	Fee Simple	Maui Banyan	2	2	900	405863	\$1,075,000		\$1,438.00			34
ACTIVE	Fee Simple	Kamaole Sands	2	1	818	405871	\$595,000		\$1,108.95			33
ACTIVE	Fee Simple	Maui Sunset	2	1	681	405902	\$810,000		\$708.92			31
ACTIVE	Fee Simple	Kapalua Ridge	2	1	1,150	405923	\$1,025,000		\$1,102.00			29
ACTIVE	Fee Simple	Kihai Garden Estates	1	1	640	405927	\$669,000		\$729.99			28

ACTIVE	Fee Simple	Wailea Ekolu	2	2	1,071	405937	\$1,749,000	\$267	\$1,248.00			27
ACTIVE	Fee Simple	Wavecrest	1	1	604	405938	\$229,000		\$710.00			27
ACTIVE	Fee Simple	Wailea Ekah'i I	2.5	2	1,575	405957	\$2,345,000	\$249	\$3,230.89			27
ACTIVE	Fee Simple	Kihiki Bay Surf	1	0	446	405960	\$519,000		\$823.00			29
ACTIVE	Fee Simple	Kapalua Bay Villas II	1	1	1,006	405962	\$1,390,000		\$1,519.00			26
ACTIVE	Fee Simple	Wailea Ekah'i I	1	1	792	405967	\$1,349,000	\$222	\$1,628.74			25
ACTIVE	Fee Simple	Polynesian Shores	1	1	555	405977	\$595,000		\$1,489.00	\$392		24
ACTIVE	Fee Simple	Hale Kamaole	2	2	1,112	405979	\$1,110,000		\$804.14			25
ACTIVE	Fee Simple	Kamaole Sands	2	2	1,188	405985	\$925,000		\$1,571.47			25
ACTIVE	Fee Simple	Kaleialoha	1	1	510	405992	\$580,000		\$920.00			23
ACTIVE	Fee Simple	Mauli Kamaole	2	2	1,062	406717	\$1,299,900		\$1,166.89	\$185,000		47
ACTIVE	Fee Simple	Hale Kamaole	1	1	778	406727	\$895,000		\$804.14	\$1,808		46
ACTIVE	Fee Simple	Luana Kai	1	1	643	406746	\$948,000		\$830.05			45
ACTIVE	Fee Simple	Kapalua Golf Villas	2	2	1,344	406748	\$1,650,000		\$1,434.17			46
ACTIVE	Fee Simple	Wailea Ekah'i I	2	1	885	406772	\$1,450,000		\$1,818.76			43
ACTIVE	Fee Simple	Kapalua Ridge	2	1	1,125	406773	\$999,000		\$1,102.00			43
ACTIVE	Fee Simple	Kapalua Golf Villas	2	2	1,344	406780	\$1,500,000		\$1,434.17			41
ACTIVE	Fee Simple	Kihiki Garden Estates	2	2	851	406781	\$750,000		\$956.58			41
ACTIVE	Fee Simple	Kapalua Golf Villas	2	1	972	406782	\$1,296,000		\$1,186.00			41
ACTIVE	Fee Simple	Hale Ono Loa	2	2	880	406806	\$1,199,000		\$1,621.37			57
ACTIVE	Fee Simple	Kapalua Golf Villas	2	2	1,344	406815	\$1,500,000		\$1,402.00			55
ACTIVE	Fee Simple	Polynesian Shores	2	2	855	406818	\$995,000		\$1,175.00			55
ACTIVE	Fee Simple	Grand Champions	2	1	908	406824	\$1,095,000	\$222	\$855.00			55
ACTIVE	Fee Simple	Grand Champions	2	1	908	406825	\$899,000	\$244	\$855.00			55
ACTIVE	Fee Simple	Punahoa Beach Apts	1	1	576	406828	\$995,000		\$1,867.00			55
ACTIVE	Fee Simple	Mauli Kamaole	2	1	849	406870	\$999,000		\$967.04			52
ACTIVE	Fee Simple	Kamaole Sands	2	2	1,188	406871	\$980,000		\$1,174.10			52
ACTIVE	Fee Simple	Kihiki Holiday	1	2	980	406881	\$849,000		\$1,166.00			51
ACTIVE	Fee Simple	Kapalua Golf Villas	2	2	1,344	406886	\$1,725,000		\$1,376.14			51
ACTIVE	Fee Simple	Pacific Shores	2	2	745	404318	\$829,000		\$840.32			178
ACTIVE	Fee Simple	Kuau Plaza	1	1	570	404332	\$799,000		\$627.00			177
ACTIVE	Fee Simple	Haleakala Shores	2	2	1,048	404344	\$905,000		\$1,296.00			175
ACTIVE	Fee Simple	Kauhale Makai	1	1	686	404360	\$700,000		\$1,068.90			174
ACTIVE	Fee Simple	Grand Champions	2	1	908	404371	\$975,000	\$222	\$855.00			173
ACTIVE	Fee Simple	Luana Kai	2	2	963	404379	\$1,249,000		\$747.00			172
ACTIVE	Fee Simple	Kauhale Makai	1	1	638	404382	\$949,900		\$1,008.89			172
ACTIVE	Fee Simple	Wavecrest	1	1	604	404387	\$215,000		\$710.00			172
ACTIVE	Fee Simple	Mauli Kamaole	2	2	1,062	404403	\$1,400,000		\$1,167.00			171
ACTIVE	Fee Simple	Wailea Ekah'i I	2	2	1,172	404404	\$2,995,000		\$2,283.16			172
ACTIVE	Fee Simple	Pacific Shores	1	1	572	404422	\$850,000		\$512.18			170
ACTIVE	Fee Simple	Luana Kai	2	2	963	404437	\$1,250,000		\$747.00			169
ACTIVE	Fee Simple	Mauli Kamaole	2	1	849	404441	\$949,000		\$967.00			168
ACTIVE	Fee Simple	Wailea Ekah'i I	1	1	792	404511	\$1,550,000		\$1,828.74			157
ACTIVE	Fee Simple	Kapalua Golf Villas	2	1	899	404514	\$1,495,000		\$1,072.92			157
ACTIVE	Fee Simple	Kapalua Golf Villas	2	2	1,344	404623	\$1,750,000		\$1,376.00			168
ACTIVE	Fee Simple	Kamaole Sands	2	1	818	404559	\$899,900		\$1,108.95	\$8,119		153
ACTIVE	Fee Simple	Wailea Ekolu	2	2	1,071	404571	\$1,495,000		\$1,248.00			151
ACTIVE	Fee Simple	Kihiki Resort	1	1	635	404578	\$620,000		\$1,197.00			150
ACTIVE	Fee Simple	Kauhale Makai	1	1	711	404579	\$845,000		\$1,102.97			150
ACTIVE	Fee Simple	Mauli Banyan	2	2	900	404582	\$1,449,000		\$1,463.00			149
ACTIVE	Fee Simple	Hana Kai-Mauli	1	0	413	404803	\$1,376,000		\$1,446.54			148
ACTIVE	Fee Simple	Kalani Terrace	1	1	535	404824	\$649,000		\$1,158.82			148
ACTIVE	Fee Simple	Mauli Kamaole	2	1	1,039	404833	\$999,000		\$1,212.39			145
ACTIVE	Fee Simple	Kapalua Bay Villas I	2.5	2	1,503	404834	\$2,375,000		\$2,580.00			145
ACTIVE	Fee Simple	Mauli Kamaole	2	2	1,214	404851	\$1,499,000		\$1,198.00			144
ACTIVE	Fee Simple	Mauli Kamaole	2	2	1,244	404866	\$1,650,000		\$1,498.75	\$2,250		143
ACTIVE	Fee Simple	Paid Maui I II	1	1	506	404868	\$445,000		\$1,102.18			143
ACTIVE	Fee Simple	Kamaole Sands	2	2	1,188	404868	\$1,649,000		\$1,571.47			140
ACTIVE	Fee Simple	Hale Kamaole	1	1	778	404708	\$820,000		\$804.14	\$2,305		138
ACTIVE	Fee Simple	Mauli Kamaole	2	1	1,039	404764	\$1,295,000		\$1,032.39			136
ACTIVE	Fee Simple	Hale Ono Loa	1	1	559	404772	\$874,000		\$1,312.27			134
ACTIVE	Fee Simple	Luana Kai	1	1	643	404783	\$799,000		\$830.45			132
ACTIVE	Fee Simple	Kamaole Sands	2	1	818	404793	\$735,000		\$1,230.19			132
ACTIVE	Fee Simple	Kamaole Sands	2	2	1,188	404848	\$1,475,000		\$1,090.00			128
ACTIVE	Fee Simple	Kihiki Resort	1	1	621	404852	\$820,000		\$1,193.30			125
ACTIVE	Fee Simple	Mauli Kamaole	2	1	849	404804	\$1,060,000		\$967.04			121
ACTIVE	Fee Simple	Kamaole Sands	2	1	818	404809	\$600,000		\$1,108.95			121

ACTIVE	Fee Simple	Kamaole Sands	2	1	818	404910	\$895,000		\$1,108.95			121
ACTIVE	Fee Simple	Maul Banyan	2	2	880	404913	\$1,348,000		\$1,449.06			120
ACTIVE	Fee Simple	Paid Maul I II	1	1	508	404940	\$472,000		\$1,324.00			117
ACTIVE	Fee Simple	Kapalua Golf Villas	2	2	1,344	404947	\$1,750,000		\$1,376.14			116
ACTIVE	Fee Simple	Kapalua Golf Villas	1.5	1	987	404954	\$1,198,000		\$1,168.22			116
ACTIVE	Fee Simple	Kahana Villa	2	2	1,269	404959	\$849,000		\$1,098.00			115
ACTIVE	Fee Simple	Wailea Ekolu	2	2	1,071	404989	\$1,699,000		\$1,248.00			114
ACTIVE	Fee Simple	Mahinahina Beach	1.5	1	869	404996	\$700,000		\$1,558.03	\$247		111
ACTIVE	Fee Simple	Wailea Ekolu	2	2	1,071	405018	\$1,680,000	\$287	\$1,248.00			108
ACTIVE	Fee Simple	Maul Parkshore	2	2	880	405089	\$995,000		\$970.00			108
ACTIVE	Fee Simple	Kapalua Ridge	3	2	1,756	405090	\$2,245,000		\$1,731.00			103
ACTIVE	Fee Simple	Kalama Terrace	1	1	538	405087	\$479,000		\$893.80			102
ACTIVE	Fee Simple	Kahana Reef	1	1	611	405106	\$575,000		\$2,006.00			101
ACTIVE	Fee Simple	Pacific Shore	2	2	745	405120	\$725,000		\$840.32			100
ACTIVE	Fee Simple	Maul Banyan	2	2	890	405136	\$1,254,000		\$1,424.26			97
ACTIVE	Fee Simple	Maul Parkshore	2	2	880	405142	\$1,049,000		\$970.00			97
ACTIVE	Fee Simple	Kapalua Bay Villas I	2	1	993	405148	\$1,425,000		\$1,517.00			97
ACTIVE	Fee Simple	Maul Sunset	2	1	681	405162	\$749,000		\$827.01			95
ACTIVE	Fee Simple	Wailea Ekolu	2	2	1,071	405164	\$1,596,000		\$1,248.00			95
ACTIVE	Fee Simple	Waipuliari	2	2	954	405170	\$900,000		\$1,260.00			95
ACTIVE	Fee Simple	Maul Parkshore	2	2	880	405173	\$840,000		\$970.00			94
ACTIVE	Fee Simple	Grand Champions	2	1	908	405177	\$999,000	\$244	\$865.00			94
ACTIVE	Fee Simple	Heleokala Shore	2	2	1,048	405179	\$995,000		\$1,421.00			95
ACTIVE	Fee Simple	Wailea Ekahi I	1	0	484	405198	\$848,000		\$894.12			86
ACTIVE	Fee Simple	Hale Ono Loa	1	1	558	405215	\$825,000		\$1,312.27			90
ACTIVE	Fee Simple	Wailea Ekahi I	2	1	986	405218	\$1,685,000	\$200	\$1,819.00			90
ACTIVE	Fee Simple	Kauhale Makai	1	1	711	405230	\$870,000		\$1,104.33			89
ACTIVE	Fee Simple	Kahana Villa	2	2	1,269	405266	\$969,000		\$1,212.00			86
ACTIVE	Fee Simple	Kapalua Bay Villas I	3	2	1,503	405289	\$3,288,999		\$2,580.00			86
ACTIVE	Fee Simple	Kapalua Bay Villas I	1.5	1	1,224	405291	\$1,800,000		\$1,517.00			84
ACTIVE	Fee Simple	Kihai Cove	2	2	716	405298	\$1,400,000		\$1,159.00			83
ACTIVE	Fee Simple	Paid Maul I II	1	1	506	405302	\$458,700		\$1,102.18			83
ACTIVE	Fee Simple	Luana Kai	1	1	643	405305	\$729,000		\$630.05			83
ACTIVE	Fee Simple	Wailea Ekahi I	1	1	792	405315	\$1,100,000	\$244	\$1,828.00			82
ACTIVE	Fee Simple	Wailea Ekahi I	2	1	980	405316	\$1,675,000	\$486	\$1,818.79			82
ACTIVE	Fee Simple	Kauhale Makai	1	1	799	405338	\$685,000		\$1,102.97			80
ACTIVE	Fee Simple	Kalama Terrace	1	1	535	405354	\$519,000		\$1,158.82			78
ACTIVE	Fee Simple	Hale Kamaole	1	1	778	405357	\$699,000		\$924.78			78
ACTIVE	Fee Simple	Kauhale Makai	1	1	686	405358	\$629,000		\$1,069.00			77
ACTIVE	Fee Simple	Luana Kai	2	2	947	405381	\$899,000		\$833.00			76
ACTIVE	Fee Simple	Koa Resort	2	2	1,066	405386	\$995,000		\$1,390.00			76
ACTIVE	Fee Simple	Kamaole Sands	2	2	1,036	405394	\$999,999		\$1,377.74			75
ACTIVE	Fee Simple	Kihai Resort	1	1	635	405424	\$599,000		\$1,193.00			72
ACTIVE	Fee Simple	Maul Kai	1	1	587	405429	\$1,199,000		\$1,664.00			74
ACTIVE	Fee Simple	Meui Suneet	2	2	961	405471	\$1,500,000		\$1,019.02			68
ACTIVE	Fee Simple	Lokalani	2	2	1,117	405480	\$1,450,000		\$1,897.50			67
ACTIVE	Fee Simple	Maul Banyan	2	1	650	405501	\$779,000		\$994.50			66
ACTIVE	Fee Simple	Kamaole Sands	2	2	1,188	405502	\$1,200,000		\$1,571.00			66
ACTIVE	Fee Simple	Kapalua Ridge	3	2	1,778	405506	\$2,195,000		\$1,774.00			65
ACTIVE	Fee Simple	Maul Banyan	2	2	880	405515	\$1,200,000		\$1,424.26			65
ACTIVE	Fee Simple	Hale Ono Loa	1	1	586	405520	\$825,000		\$1,312.00			64
ACTIVE	Fee Simple	Meui Kamaole	2	2	1,052	405529	\$1,288,000		\$1,166.89			62
ACTIVE	Fee Simple	Kihai Holiday	1	2	880	405534	\$895,000		\$1,168.00			62
ACTIVE	Fee Simple	Maul Kamaole	2	1	1,039	405550	\$1,250,000		\$1,177.59	\$2,250		61
ACTIVE	Fee Simple	Meui Banyan	2	2	900	405551	\$1,148,000		\$1,463.00			62
ACTIVE	Fee Simple	Maul Banyan	2	2	890	405573	\$1,295,000		\$1,449.06			59
ACTIVE	Fee Simple	Grand Champions	2	1	908	405574	\$950,000		\$865.00			59
ACTIVE	Fee Simple	Kahana Villa	2	2	1,268	405588	\$899,000		\$1,310.52			58
ACTIVE	Fee Simple	Hale Ono Loa	1	1	558	405590	\$598,000		\$1,312.27			58
ACTIVE	Fee Simple	Kihai Bay Surf	1	0	445	403976	\$499,000		\$823.91			211
ACTIVE	Fee Simple	Kapalua Bay Villas II	1	1	1,126	403977	\$1,550,000		\$1,517.00			211
ACTIVE	Fee Simple	Maul Kamaole	2	2	1,052	404071	\$1,348,000		\$1,168.89			201
ACTIVE	Fee Simple	Hale Ono Loa	1	1	558	404083	\$725,000		\$1,312.27			199
ACTIVE	Fee Simple	Meui Kamaole	2	1	849	404088	\$1,095,000		\$967.04			199
ACTIVE	Fee Simple	Kapalua Golf Villas	2	1	889	404105	\$1,288,000		\$1,072.92			196
ACTIVE	Fee Simple	Kamaole Sands	2	1	818	404128	\$849,000		\$740.89			194
ACTIVE	Fee Simple	Kamaole Sands	2	1	818	404131	\$850,000		\$853.26	\$26,500		194

ACTIVE	Fee Simple	Hale Kamaole	1	1	778	404171	\$750,000		\$804.14			191
ACTIVE	Fee Simple	Walohuli Beach Hale	1	1	582	404172	\$615,000		\$892.14			191
ACTIVE	Fee Simple	Kahana Reef	1	1	611	404191	\$699,000		\$2,006.00			188
ACTIVE	Fee Simple	Kapalua Bay Villas I	3	2	1,503	404203	\$3,200,000		\$2,580.00			188
ACTIVE	Fee Simple	Wailea Ekolu	2	2	1,071	404210	\$1,500,000	\$267	\$1,248.00			188
ACTIVE	Fee Simple	Paid Maui III	2	2	1,082	404211	\$950,000		\$2,896.56			187
ACTIVE	Fee Simple	Maui Banyan	2	1	650	404229	\$775,000		\$994.50			186
ACTIVE	Fee Simple	Kapalua Bay Villas I	1	1	1,006	403930	\$1,525,000		\$1,517.00			214
ACTIVE	Fee Simple	Maui Kamaole	2	1	1,039	403937	\$829,000		\$1,082.00			213
ACTIVE	Fee Simple	Kapalua Ridge	3	2	1,778	402955	\$1,795,000		\$1,774.00			321
ACTIVE	Fee Simple	Punahoa Beach Apts	1	0	328	403000	\$899,000		\$1,178.00			318
ACTIVE	Fee Simple	Kauhale Makai	1	1	799	403265	\$700,000		\$1,208.00			289
ACTIVE	Fee Simple	Noelani	1	1	579	403163	\$899,000		\$1,287.05			300
ACTIVE	Fee Simple	Kahana Reef	1	1	611	403208	\$699,000		\$2,006.00			295
ACTIVE	Fee Simple	Noelani	1	0	420	403223	\$839,000		\$882.98			293
ACTIVE	Fee Simple	Wavecrest	1	1	604	398190	\$230,000		\$710.00			838
ACTIVE	Fee Simple	Kapalua Ridge	2	1	1,150	401043	\$1,395,000		\$1,102.00			494
ACTIVE	Fee Simple	Kapalua Ridge	2	1	1,125	401176	\$1,450,000		\$1,129.00			482
ACTIVE	Fee Simple	Grand Champions	2	2	1,148	401391	\$1,295,000	\$253	\$1,392.00			461
ACTIVE	Fee Simple	Pacific Shores	2	2	745	401448	\$699,000		\$840.32			457
ACTIVE	Fee Simple	Kahana Reef	1	1	611	401568	\$894,000		\$2,006.00			448
ACTIVE	Fee Simple	Kapalua Bay Villas I	1	1	1,006	403455	\$1,560,000		\$1,517.00			268
ACTIVE	Fee Simple	Kalani Terrace	1	1	535	403517	\$445,000		\$1,158.82			258
ACTIVE	Fee Simple	Kapalua Golf Villas	2	1	972	403518	\$1,149,000		\$1,168.82			258
ACTIVE	Fee Simple	Kamaole Sands	2	2	1,188	403544	\$1,100,000		\$1,090.00			258
ACTIVE	Fee Simple	Kapalua Ridge	2	1	1,150	403548	\$1,250,000		\$1,102.00			258
ACTIVE	Fee Simple	Kihai Resort	2	2	1,024	403581	\$777,000		\$1,544.26			261
ACTIVE	Fee Simple	Grand Champions	2	2	1,056	403638	\$1,299,000		\$1,150.00			247
ACTIVE	Fee Simple	Luanā Kei	2	2	983	403728	\$1,200,000		\$747.77			237
ACTIVE	Fee Simple	Kaleialoha	1	1	510	403738	\$625,000		\$1,234.53			238
ACTIVE	Fee Simple	Paid Maui I II	1	1	506	403793	\$463,000		\$1,884.28			231
ACTIVE	Fee Simple	Grand Champions	2	1	908	403859	\$899,000		\$1,086.00			223
ACTIVE	Fee Simple	Paid Maui I II	1	1	480	403865	\$599,000		\$1,264.71			223
ACTIVE	Fee Simple	Kihai Bay Surf	1	0	445	403878	\$425,000		\$1,010.25			219
ACTIVE	Fee Simple	Kapalua Bay Villas II	3	2	1,529	403909	\$3,699,000		\$2,580.00			215
ACTIVE	Fee Simple	Maui Perkahore	2	2	890	403911	\$999,900		\$970.00			215
ACTIVE	Fee Simple	Hale Kamaole	1	1	778	402484	\$775,000		\$804.14	\$2,306		367
ACTIVE	Fee Simple	Maui Banyan	2	2	890	402633	\$999,999		\$1,448.06			363
ACTIVE	Fee Simple	Kaanapali Royal	2	2	1,534	402628	\$1,280,000		\$1,420.00			354
ACTIVE	Fee Simple	Maui Kai	1	0	420	402734	\$599,000		\$1,264.00			344
ACTIVE	Fee Simple	Hale Ono Loa	1	1	586	402819	\$695,000		\$1,312.00			335
ACTIVE	Fee Simple	Luanā Kei	1	1	643	402859	\$799,000		\$769.00			333
ACTIVE	Fee Simple	Kauhale Makai	2	2	975	402875	\$1,199,000		\$1,943.35			331
ACTIVE	Fee Simple	Kaanapali Royal	2	2	1,580	401898	\$1,499,000		\$1,629.00			433
ACTIVE	Fee Simple	Maui Kamaole	2	1	1,039	401796	\$890,000		\$1,177.59			424
ACTIVE	Fee Simple	Kapalua Golf Villas	2	2	1,344	401948	\$1,695,000		\$1,434.17			410
ACTIVE	Fee Simple	Kihai Bay Surf	1	0	445	402079	\$499,000		\$1,010.25			397
ACTIVE	Fee Simple	Hale Kai O Kihai II	1	1	547	402134	\$898,000		\$609.59			394
ACTIVE	Fee Simple	Kihai Bay Surf	1	0	445	402207	\$450,000		\$823.91			388
ACTIVE	Fee Simple	Polynesian Shores	2	2	755	402225	\$890,000		\$1,567.00			387

HLU Committee

From: Michael Krupnick <moweemike808@icloud.com>
Sent: Sunday, June 8, 2025 11:22 AM
To: County Clerk
Subject: Opposition to Legislation bill 9
Attachments: Michael Krupnick Bill 9 Testimony.docx

[You don't often get email from moweemike808@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Sent from my iPhone

Dear Mayor Bissen, Distinguished Council Members, and Maui Residents,

My name is Michael Edward Krupnick, I've been a resident of Maui for over 50 years, a former successful business owner deeply invested in this community, and a parent of children with Hawaiian blood, I stand firmly against Bill 9 and the proposed STR phaseout. This isn't a theoretical exercise for me; it's about the very real impact on my family, my neighbors, and the fabric of our island.

The article paints a rosy picture of economic benefits, but it ignores the devastating consequences for countless individuals and families who rely on short-term rentals to make ends meet. It dismisses the hard work and dedication of small business owners like myself who have poured their hearts and souls into creating these rentals, contributing significantly to the local economy.

We've always given back to the community, supporting local charities and initiatives. We've treated our guests with aloha, sharing the beauty and culture of Maui. To suggest that we are somehow detrimental to the island is not only insulting but demonstrably false.

This bill threatens to displace families, destroy livelihoods, and further erode the middle class on Maui. It ignores the fact that many homeowners rely on STR income to afford their mortgages, especially in a place as expensive as Hawaii. Where are these people supposed to go? What will become of the local businesses that depend on the tourism generated by these rentals?

The claim that this will magically create affordable housing is a pipe dream. The real problem is a lack of investment in genuinely affordable housing solutions, not the existence of STRs. This bill is a band-aid solution that will inflict far more pain than it alleviates.

I urge our lawmakers to reconsider this misguided policy and instead focus on sustainable solutions that support both our residents and our tourism industry. We need to find a balance that respects our community, preserves our culture, and protects our economy, not destroy it with sweeping, ill-conceived legislation like Bill 9. This isn't about progress; it's about pushing long-time residents off the island and further enriching those who already have enough. It's a betrayal of the spirit of aloha and a devastating blow to the heart of Maui.

V/r

Michael Edward Krupnick

273 Wailua Nui Rd, Haiku, HI 96708

HLU Committee

From: Hailey Bogar <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 12:20 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

As a young woman who wants to own a home in Lahaina one day, my hometown born and raised, I fear for my options. I am a Lahaina resident, watching homes stay empty at night because they aren't "booked". Nights go by prices go up and I am left with the realization I will be bought out of my community. Isn't that what's it's all about, the community.

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

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

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

Mahalo
Hailey Bogar

Hailey Bogar

haileyrbogar@gmail.com

Lahaina, Hawaii 96761

HLU Committee

From: Brandon Makaawaawa <brandon.makaawaawa@nohgov.com>
Sent: Sunday, June 8, 2025 12:26 PM
To: County Clerk
Subject: Testimony in support of Bill 9

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

To: Housing and Land Use Committee, Maui County Council
Date: June 9, 2025
Subject: Testimony in Support of Bill 9 – Phasing Out Short-Term Rentals

Aloha Chair Kama and Members of the Committee,

As President of Na Po'e Kokua, a Maui-based nonprofit dedicated to housing assistance and advocacy for Native Hawaiian and low-income families, I urge you to pass Bill 9 to phase out short-term rentals (STRs) on the Minatoya List. My work with Na Po'e Kokua, inspired by its founding by concerned kupuna like Councilwoman Tasha Kama, drives my commitment to ensuring Native Hawaiians can live on our ancestral 'āina. This bill is a critical step toward that goal, addressing Maui's housing crisis and honoring the vision of Na Po'e Kokua "The Helping People" for a better future for our keiki and mo'opuna.

The August 8, 2023, Maui fires displaced over 12,000 Lāhainā residents, deepening a housing shortage that has long forced Native Hawaiians off our island. The 6,127 Minatoya List STR units, 94% owned by non-Maui, occupy homes that could house Maui families. As Jordan Ruidas of Lāhainā Strong emphasizes, converting these units to long-term rentals offers immediate relief, unlike new construction, which faces delays. For example, the Pulelehua affordable housing project for fire survivors is stalled due to water scarcity, a crisis worsened by STRs' high water use—driven by frequent turnovers and amenities like pools, as Pā'ele Kiakona notes. In West Maui, a water management area since 2023, no new water permits are available, yet STRs continue to strain our aquifers, violating the public trust doctrine that prioritizes community needs.

Through my work with Na Po'e Kokua, I've seen how STRs deepen inequality. With 54% of Maui's STRs controlled by hosts owning over 20 listings, wealth is extracted from our island. The University of Hawai'i Economic Research Organization (UHERO) projects that phasing out STRs could increase long-term housing by 13% and reduce condo prices by 20-40%, making homes more attainable for Native Hawaiian families. Yet, as Matt Jachowski points out, additional policies like empty home taxes and rent caps are needed to ensure affordability, aligning with Na Po'e Kokua's advocacy for sustainable housing solutions.

This bill reflects the Hawaiian value of collective welfare over individual profit. Stacey Alapa'i, a returning Hawaiian, speaks to the importance of housing stability for community, not speculation. Autumn Ness of the Lahaina Community Land Trust models a path forward, capping home appreciation to keep housing affordable for future generations. While opponents, like the Realtors Association of Maui, argue STRs are a property right, courts have upheld that phaseouts are not illegal "takings." My time with Na Po'e Kokua has shown me that the right of Native Hawaiians to stay on Maui outweighs profit-driven interests.

Chair Kama, your vision as a founding kupuna of Na Po'e Kokua inspires my work to carry forward our mission for housing justice. I urge the Council to pass Bill 9 and adopt complementary policies

like deed restrictions to ensure affordability for Native Hawaiian and low-income families. This is our chance to build a Maui where our keiki and mo'opuna can thrive.

Mahalo nui for your leadership and consideration,

Brandon Maka'awa'awa
President, Na Po'e Kokua
Email: brandon@nohgov.com
Cell: 808-221-6906
Sent from my iPhone

HLU Committee

From: Brandon Makaawaawa <brandon.makaawaawa@nohgov.com>
Sent: Sunday, June 8, 2025 12:29 PM
To: HLU Committee; County Clerk
Subject: Testimony in support of Bill 9

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

To: Housing and Land Use Committee, Maui County Council
Date: June 9, 2025
Subject: Testimony in Support of Bill 9 – Phasing Out Short-Term Rentals

Aloha Chair Kama and Members of the Committee,

As President of Na Po'e Kokua, a Maui-based nonprofit dedicated to housing assistance and advocacy for Native Hawaiian and low-income families, I urge you to pass Bill 9 to phase out short-term rentals (STRs) on the Minatoya List. My work with Na Po'e Kokua, inspired by its founding by concerned kupuna like Councilwoman Tasha Kama, drives my commitment to ensuring Native Hawaiians can live on our ancestral 'āina. This bill is a critical step toward that goal, addressing Maui's housing crisis and honoring the vision of Na Po'e Kokua "The Helping People" for a better future for our keiki and mo'opuna.

The August 8, 2023, Maui fires displaced over 12,000 Lāhainā residents, deepening a housing shortage that has long forced Native Hawaiians off our island. The 6,127 Minatoya List STR units, 94% owned by non-Maui, occupy homes that could house Maui families. As Jordan Ruidas of Lāhainā Strong emphasizes, converting these units to long-term rentals offers immediate relief, unlike new construction, which faces delays. For example, the Pulelehua affordable housing project for fire survivors is stalled due to water scarcity, a crisis worsened by STRs' high water use—driven by frequent turnovers and amenities like pools, as Pā'ele Kiakona notes. In West Maui, a water management area since 2023, no new water permits are available, yet STRs continue to strain our aquifers, violating the public trust doctrine that prioritizes community needs.

Through my work with Na Po'e Kokua, I've seen how STRs deepen inequality. With 54% of Maui's STRs controlled by hosts owning over 20 listings, wealth is extracted from our island. The University of Hawai'i Economic Research Organization (UHERO) projects that phasing out STRs could increase long-term housing by 13% and reduce condo prices by 20-40%, making homes more attainable for Native Hawaiian families. Yet, as Matt Jachowski points out, additional policies like empty home taxes and rent caps are needed to ensure affordability, aligning with Na Po'e Kokua's advocacy for sustainable housing solutions.

This bill reflects the Hawaiian value of collective welfare over individual profit. Stacey Alapa'i, a returning Hawaiian, speaks to the importance of housing stability for community, not speculation. Autumn Ness of the Lahaina Community Land Trust models a path forward, capping home appreciation to keep housing affordable for future generations. While opponents, like the Realtors Association of Maui, argue STRs are a property right, courts have upheld that phaseouts are not illegal "takings." My time with Na Po'e Kokua has shown me that the right of Native Hawaiians to stay on Maui outweighs profit-driven interests.

Chair Kama, your vision as a founding kupuna of Na Po'e Kokua inspires my work to carry forward our mission for housing justice. I urge the Council to pass Bill 9 and adopt complementary policies

like deed restrictions to ensure affordability for Native Hawaiian and low-income families. This is our chance to build a Maui where our keiki and mo'opuna can thrive.

Mahalo nui for your leadership and consideration,

Brandon Maka'awa'awa
President, Na Po'e Kokua
Email: brandon@nohgov.com
Cell: 808-221-6906
Sent from my iPhone

HLU Committee

From: Maluhia Maa <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 12:40 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

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

Mahalo

Maluhia Maa

maluhia.maa@yahoo.com

Kaneohe, Hawaii 96744

HLU Committee

From: Gina Broadway <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 12:43 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Gina Broadway and I'm writing in strong support of Bill 9. I have been a full time resident of Maui since 1988. My children and grandchildren were born and raised on this Beautiful Island and this is without a doubt our Home. I had lived in Kihei for 27 years and then moved to the West side. My husband and our four children lived in apartment and condos which are now in the STR status. We lived in 2 and 3 bedroom units and were quite comfortable. In 2007 I was single and lived at Kihei Bay Surf, a property with all studio units. My rent was \$800 per month. A little expensive at the time but doable. Last month a friend was visiting and had rented a STR studio unit at Kihei Bay Surf. She was paying \$1300 PER WEEK for the the same unit that I was able to live in full time at a monthly rate of \$800.00. If that unit is booked for the entire month, they will bring in \$5,200 for a single month. Looking at these numbers, it is understandable why the owners of STR's are fighting so hard to keep these units as vacation rentals. Sadly, these units are for THEIR financial gain and to our detriment. . OUR TRUTH is that we need the STR inventory so that we can live our lives on the Island that we call Home.

The Island of Maui has plenty of hotel inventory scattered throughout the South and West side. Our infrastructure is a joke. The Lahaina bypass was built and still is only one lane in either direction. We have ONE ROAD in and out of the West side. And I have been hearing for the last 30 years that a hospital will be built in Lahaina. Still no hospital. Maui is over run with tourists and the Island cannot handle it any more. If we put all of the STR units back into the Long term inventory for the residents, and kept the tourists in the Hotels where they actually belong, it will be a huge relief for our roads, our residents who travel from South to West and the over crowding of our beautiful beaches. The Fire of 2023 took over 2200 homes away from the residents. Over 7,000 people were displaced. And we have over 7,700 STR'S on the Island? That is horrific and something must be done to alleviate the housing shorting that the residents are facing. I am 66 years old and currently paying \$2,200 A MONTH to live

on the West side in a studio apartment. I work full time and am not able to put a single cent into savings as I am living month to month, paycheck to paycheck. My granddaughter recently graduated from Lahainaluna High School. Again, born and raised. How will she afford to live on this Island which is truly her homeland? WHAT DOES THE FUTURE OF ALL OF OUR KEIKI LOOK LIKE? PLEASE, PLEASE, PLEASE, the residents of Maui need help, we need our apartment/condo inventory put back into long term housing if we are to live our lives on this Magical Paradise Island that is truly our Home.

Mahalo,
Gina Broadway

Gina Broadway
gina.broadway@yahoo.com

Lahaina, Hawaii 96761

HLU Committee

From: Danielle Morris <dmorris479@gmail.com>
Sent: Sunday, June 8, 2025 12:45 PM
To: County Clerk
Subject: Testimony re: Bill 9 (Minatoya List Phase Out)

[You don't often get email from dmorris479@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

I support Bill 9 that phases out the Minatoya list. I've been a Lahaina resident since 1986 and I lost my home in the fire. I've seen first hand the negative effects that STRs and Airbnb have had on our community and quality of life. We need housing for our people, our friends, our future generations. Maui is too desirable of a place to allow corporate greed to destroy. The worldwide popularity of Maui is a big factor in why we need to phase out the Minatoya list and regulate STRs like so many other popular cities and countries have already done. We are late to the party here and we need to catch up and catch up fast. We need homes to keep families in this community and we also need housing to support a strong workforce. Tourism has been a strong industry for many years and one concern I have heard is economic impact. I think the impact of not having a strong local workforce and housing for the workforce is way more detrimental than having less STRs. There are no shortage of hotel room options. Please support Bill 9 and phase out the Minatoya list and continue to regulate STRs.

Sincerely,
Danielle Morris

HLU Committee

From: Danielle Morris <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 12:49 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

My name is Danielle Morris and I'm writing in strong support of Bill 9. I've been a Lahaina resident since 1986 and I lost my home in the fire. I've seen first hand the negative effects that STRs and Airbnb have had on our community and quality of life over the years. We need housing for our people, our friends, our future generations. Maui is too desirable of a place to allow corporate greed to destroy. The worldwide popularity of Maui is a big factor in why we need to phase out the Minatoya list and regulate STRs like so many other popular cities and countries have already done. We are late to the party here and we need to catch up and catch up fast. We need homes to keep families in this community and we also need housing to support a strong workforce. Tourism has been a strong industry for many years and one concern I have heard is economic impact. I think the impact of not having a strong local workforce and housing for the workforce is way more detrimental than having less STRs. There are no shortage of hotel room options. Please support Bill 9 and phase out the Minatoya list and continue to regulate STRs.

Danielle Morris
dmorris479@gmail.com
320 Aulike St
Lahaina, Hawaii 96761

HLU Committee

From: Brandon Makaawaawa <brandon@nohgov.com>
Sent: Sunday, June 8, 2025 1:05 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

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

Maui County Clerk,

To: Housing and Land Use Committee, Maui County Council
Date: June 9, 2025
Subject: Testimony in Support of Bill 9 – Phasing Out Short-Term Rentals

Aloha Chair Kama and Members of the Committee,

As President of Na Po'e Kokua, a Maui-based nonprofit dedicated to housing assistance and advocacy for Native Hawaiian and low-income families, I urge you to pass Bill 9 to phase out short-term rentals (STRs) on the Minatoya List. My work with Na Po'e Kokua, inspired by its founding by concerned kupuna like Councilwoman Tasha Kama, drives my commitment to ensuring Native Hawaiians can live on our ancestral 'āina. This bill is a critical step toward that goal, addressing Maui's housing crisis and honoring the vision of Na Po'e Kokua "The Helping People" for a better future for our keiki and mo'opuna.

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Through my work with Na Po'e Kokua, I've seen how STRs deepen inequality. With 54% of Maui's STRs controlled by hosts owning over 20 listings, wealth is extracted from our island.

The University of Hawai'i Economic Research Organization (UHERO) projects that phasing out STRs could increase long-term housing by 13% and reduce condo prices by 20-40%, making homes more attainable for Native Hawaiian families. Yet, as Matt Jachowski points out, additional policies like empty home taxes and rent caps are needed to ensure affordability, aligning with Na Po'e Kokua's advocacy for sustainable housing solutions.

This bill reflects the Hawaiian value of collective welfare over individual profit. Stacey Alapa'i, a returning Hawaiian, speaks to the importance of housing stability for community, not speculation. Autumn Ness of the Lahaina Community Land Trust models a path forward, capping home appreciation to keep housing affordable for future generations. While opponents, like the Realtors Association of Maui, argue STRs are a property right, courts have upheld that phaseouts are not illegal "takings." My time with Na Po'e Kokua has shown me that the right of Native Hawaiians to stay on Maui outweighs profit-driven interests.

Chair Kama, your vision as a founding kupuna of Na Po'e Kokua inspires my work to carry forward our mission for housing justice. I urge the Council to pass Bill 9 and adopt complementary policies like deed restrictions to ensure affordability for Native Hawaiian and low-income families. This is our chance to build a Maui where our keiki and mo'opuna can thrive.

Mahalo nui for your leadership and consideration,

Brandon Maka'awa'awa
President, Na Po'e Kokua
Email: brandon@nohgov.com
Cell: 808-221-6906

Brandon Makaawaawa
brandon@nohgov.com

Waimanalo, Hawaii 96795

HLU Committee

From: Lori Mallini <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 1:06 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

Mahalo

Lori Mallini
lori.mallini@gmail.com

Kailua, Hawaii 96734

HLU Committee

From: Summer Muramoto <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 1:31 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

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

Mahalo

Summer Muramoto
muramotos17@gmail.com

Ewa Beach, Hawaii 96706

HLU Committee

From: Chelseamay Pupuhi <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 1:37 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

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

Mahalo

Chelseamay Pupuhi
holleyc808@gmail.com
43 KE ALA OLUOLU WAY
Kaunakakai, Hawaii 96748

HLU Committee

From: Chelseamay Pupuhi <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 1:38 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

Mahalo

Chelseamay Pupuhi
holleyc808@gmail.com
43 KE ALA OLUOLU WAY
Kaunakakai, Hawaii 96748

HLU Committee

From: Stephanie Austin <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 1:41 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

The fact that the large majority of the owners of these units are not resident is significant. They are either using them as investments, or second homes: so very many Maui residents are desperate for any home at all. The decision to allow short term rentals in what had been worker housing had had a long term negative effect on our community. It is time for a change....and to put the needs of residents above investors and part time vacationers.

Mahalo

Stephanie Austin

stephandjim@aol.com

Haiku, Hawaii 96708

HLU Committee

From: Jamey Muraoka <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 1:54 PM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

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

Mahalo

Jamey Muraoka
jameysmuraoka@gmail.com

1546 Pensacola St Apt 6
Honolulu, Hawaii 96822

HLU Committee

From: Blythe Yoshikane <noreply@adv.actionnetwork.org>
Sent: Sunday, June 8, 2025 1:58 PM
To: County Clerk
Subject: Support of Bill 9 – Minatoya STR Phaseout

Maui County Clerk,

Aloha Chair and Councilmembers,

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

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

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

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

Mahalo

Blythe Yoshikane
byoshikane24@gmail.com

Honolulu, Hawaii 96818

HLU Committee

From: County Clerk
Sent: Monday, June 9, 2025 7:42 AM
To: HLU Committee
Subject: fwd: Testimony
Attachments: Earthjustice Testimony in Support of Bill 9; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Strong Support of Bill 9 - Restore Apartment-Zoned Housing to Long-Term Use; Support of Bill 9 – Minatoya STR Phaseout; Support for Bill 9 to Phase Out the Minatoya List!; Testimony in opposition of Bill 9; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Priced out of Polytics! ; Support of Bill 9 – Minatoya STR Phaseout; Testimony in Support -- Bill 9, CD1; Testimony on opposing TVR Ban; Support of Bill 9 – Minatoya STR Phaseout; Proposal 9,cd1 (2025) decline; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Opposition to proposed bill to eliminate STRs; Thoughts on banning of STR's; Support for Bill 9 to Phase Out the Minatoya List!; Testimony in support of Bill 9 NOW — No More Delays!; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout; Support of Bill 9 – Minatoya STR Phaseout