

HLU Committee

From: County Clerk
Sent: Tuesday, November 18, 2025 7:59 AM
To: HLU Committee
Subject: Bill 9 testimony
Attachments: Bill 9; Bill 9; Bill 9 opposition; BILL 9

HLU Committee

From: Maile Atay <maileaatay@gmail.com>
Sent: Tuesday, November 18, 2025 6:58 AM
To: County Clerk
Subject: Bill 9

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

Aloha Kakahiaka Kākou e Councilman Members,

Yesterday, my brother told me he will be moving off-island to a place he's only visited. His reason is that as a single father with a child that wants to attend college, he feels it is not economically feasible. Out of our my siblings and their children, only 2 of the 12 remaining of us will try to stay on island. I hope my children are able to afford to live on their ancestral lands as their kupuna did for thousands of years before them.

I strongly support Bill 9 as a positive move in the right direction of tidying up the administrative loophole for short-term rentals. These designated areas were never meant to be for investor and speculators to take away homes from us, the local people that have been born and raised here and raised our children here with the hopes they can continue to live here. One of my first long term rental before purchasing a home was a condo in Kihei that is now a STR. As a rental it was the perfect fit for my roommate and I and the cost was low. Currently, you can't find rentals that a minimum wage worker can afford that is safe.

I appreciate your hard work deliberating on this bill. Please vote YES.

Me is aloha pumehana,

Maile Atay

HLU Committee

From: Shelley Hefner <shelley.hefner@islandproperties.com>
Sent: Tuesday, November 18, 2025 6:11 AM
To: County Clerk
Subject: Bill 9

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

The financial devastation of Maui by the mayor and this committee has been seen on every corner of the island. People's real estate investments losing 30-40% of their value. Visitors not coming, shop and restaurant owners losing millions. Our islanders working in all aspect of tourism including airport employees are suffering. The islanders deserve their LAND focus your efforts on releasing the land for the Hawaiians. There IS water everyone knows the water is being purposely hidden for delaying growth yet Discovery in Makena is multiplying by the day being issued their permits! I speak to 1000 locals and visitors yearly everyone is sickened by what this committee has done to this island. Hawaiians deserve homes on Maui and nothing less. Do not encourage them to buy one bedroom condos with \$1000 monthly maintenance fees that will only increase yearly. That is the worst possible answer to this problem that Maui government has created for the past 40 years. My family moved here in 1970 we've watched is happen!

THE ANSWER: Take 1000 2 bedroom condos under 600k with maintenance fees under \$800 monthly and change to long-term so they can get financing. Work with island lenders and realtors to get HOA votes now to change these mostly west side condos of STR zone.

Mahalo,

Shelley

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HLU Committee

From: Gina Duncan <mauigina@gmail.com>
Sent: Tuesday, November 18, 2025 1:22 AM
To: County Clerk
Subject: Bill 9 opposition

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Aloha Councilmembers

I am writing in opposition to Bill 9.

While I understand and respect the well-intentioned efforts behind this proposal, this bill does not create the truly affordable housing that Maui residents urgently need. Instead, it infringes on long-standing property rights—a concern I stand firmly against—and risks delivering severe economic impacts that will push even more of our local families off-island due to job loss and reduced opportunity.

The visitors who stay in the condos under consideration are the very individuals who consistently support our small local businesses. They dine in our locally owned restaurants, shop in our neighborhood stores, and keep dollars circulating within our county, unlike hotel revenues, which largely leave the island.

Recently, during two kama'āina stays at the Grand Wailea for friends' birthday celebrations, I conducted informal conversations with guests about their activities. Except for one couple who took a drive to Hāna, every other visitor chose only packaged excursions and did not visit any local restaurants or shops. This firsthand experience underscored the profound difference in visitor spending habits—and the real risk Bill 9 poses to the livelihoods of our residents.

If passed, this bill will change the very character of Maui. It will diminish the Aloha that thrives through our local businesses—the small, family-owned establishments that shape our island's identity and keep our community strong.

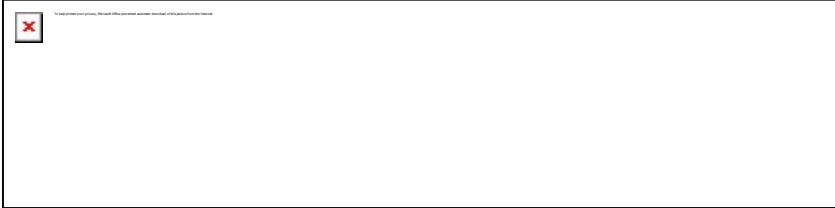
I fully support meaningful housing solutions, and I acknowledge the positive steps taken by the current Council to move long-delayed projects forward. Unfortunately, these efforts arrive more than ten years after previous Councils were aware Maui would be facing a shortage of over 10,000 homes. The lack of timely action, our antiquated permitting system and zoning laws brought us to this point, not the existence of visitor-friendly condos.

There are solutions when there is a will. Infrastructure challenges can be addressed, water access can be expanded, and incentives can be created to attract developers committed to building affordable homes. Additionally, while the State has already passed legislation enabling ADUs, Maui County has yet to approve its implementation. Many homeowners—including friends of mine—are waiting years for permits to build cottages that would house local families. This is the true bottleneck. This is where our energy and resources should be directed.

Redirecting focus toward permitting, zoning, infrastructure, and incentivizing genuinely affordable development will create real housing opportunities without stripping property rights or risking costly litigation that will burden taxpayers and divert funds from real solutions.

My request is simple: let us work together toward pathways that honor our people, our economy, and the spirit of Aloha that defines Maui. Bill 9 is not that path, and I respectfully urge you to oppose it.

Aloha Gina Duncan



HLU Committee

From: P Denise La Costa <pdenise@me.com>
Sent: Monday, November 17, 2025 6:06 PM
To: County Clerk
Subject: BILL 9

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

Aloha Maui County Council Members,

Bill nine is not only a bill about housing. It is a bill about the economic vitality of our island. I employ you to look at the U hero report the numbers and economic impact that will occur if Bill nine is passed.

After forgiving almost \$200, million in property taxes, and losing \$50 million of revenue because of the PGA tour pulling out, can we really afford to lose an approximate \$19 million in tax revenue from not having jobs associated with short-term rentals? I would also like to ask the council about the constitutionality of Bill Nine.

The county will be tied up for years with lawsuits. Money we cannot afford to spend revenue. We cannot afford to lose. Again this is not just a housing bill. It is a bill that will determine the financial health of Maui for years to come.

Mahalo Louie for taking the time to read this and taking what I've stated above into consideration before a vote is cast.

iPhone reply
Sent with Aloha,
P Denise La Costa RB17578
(808) 280-2132 Call or Text
Pdenise@ LaCostaRealtyHawaii.com
2021-22 Realtor of the year-RAM
2022 Mana Wahine-Maui County
RAM President 2013
Please excuse typos and brevity.

HLU Committee

From: County Clerk
Sent: Tuesday, November 18, 2025 9:18 AM
To: HLU Committee
Subject: Fw: BILL 9

From: dad@mauirealestate.net <dad@mauirealestate.net>
Sent: Tuesday, November 18, 2025 9:00 AM
To: County Clerk <County.Clerk@mauicounty.us>
Subject: BILL 9

You don't often get email from dad@mauirealestate.net. [Learn why this is important](#)
One of our premier economists in Hawaii said this; "Bill 9, if passed, would be a bullet in the heart of Maui".

Cheers,

Bob Hansen
Principal Broker, RB 17532
808-283-9456
Maui Luxury Real Estate LLC
dad@mauirealestate.net

HLU Committee

From: County Clerk
Sent: Tuesday, November 18, 2025 2:53 PM
To: HLU Committee
Subject: fwd: Bill 9 testimony
Attachments: Bill 9 and its impact on Maui; Bill 9

HLU Committee

From: THOMAS RIETZ <tomrietz077@gmail.com>
Sent: Tuesday, November 18, 2025 2:47 PM
To: County Clerk
Subject: Bill 9 and its impact on Maui

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I have lived in Maui for 15 years, and am well aware of the need for affordable housing. However, I am also aware that some studies have indicated that the passage of Bill 9 may have an overall negative impact on the economy. Those who are for affordable housing are correct that Bill 9, when fully implemented, will provide additional long term housing. This would not eliminate the need for additional affordable housing, but would have a positive impact on many Maui citizens, who do not have affordable living arrangements that fully meet their needs.

Those who are in the short term housing business, are biased towards preventing the passage of Bill 9. However, they never seem to come up with ideas for funding more affordable housing...They just want the status quo, without regard to their neighbors who are suffering.

It is clear that for every study that says our economy will be ruined by the implementation of Bill 9, there will be affordable housing advocates who will cite studies showing just the reverse.

It is really too bad that Maui does not have an objective legislative analyst, to provide objective information which considers both sides of the argument. In the absence of totally objective information, I offer the following:

1. Identify current short term housing that is affordable right now, and allow the transition to long term housing over the next 2 years. This could equate to 10-20% of all short term rentals.
2. Identify current short term housing that is not affordable right now, due to high existing HOA fees, taxes and other costs that make the transition very difficult. Develop a compromise position that would provide a waiver in such circumstances. Elua, Ekahi and other short term rental properties are currently just too expensive to transition. I don't know if this would amount to 40-60% of the suggested short term housing or not, but the waiver would last for 5 years, to be reevaluated at the end of that waiver period.
3. Identify current short term housing that could be transitioned to long term housing over the next 5 years. This is estimated to be another 10-20% of the total current short term housing. Develop a transition plan during that 5 year phase in period for these properties.
4. Have our County Housing Coordinator conduct a review of current long term studies of the need for long term housing in various parts of Maui. Based upon this study, establish ways to increase the number of affordable homes. Some examples are:
 - A. Develop more affordable homes by increasing lands available to land trusts. This reduces by up to 50% the cost of the home to applicants.

- B. Have the County assess all County owned property to determine the acreage that could be converted to various types of affordable properties, including but not limited to, homes, apartments, condos, Section 8 housing, etc.
- C. Fix developer requirements of at least 30% of any new developments to be "affordable".
- D. Ensure that any decisions by the Planning Commission and the County Counsel, seek an analysis by the County staff in charge of water, sewerage, etc....BEFORE any decisions are made.

In conclusion, Bill 9 has been very divisive when it could bring opposing parties together to come up with a realistic compromise, that supports those in need of affordable housing, short term rental owners, and the public at large. The County Council has no choice but to resolve this impasse with reasoned judgment.

Tom Rietz

Citizen of Maui
Affordable Housing Advocate

HLU Committee

From: Stacy Levin <stacylevin808@gmail.com>
Sent: Tuesday, November 18, 2025 2:30 PM
To: County Clerk
Subject: Bill 9

You don't often get email from stacylevin808@gmail.com. [Learn why this is important](#)

Council Chair Alice Lee

Maui County Council Members

RE: Bill 9 – A BILL FOR AN ORDINANCE AMENDING CHAPTERS 19.12,

19.32, AND 19.37 MAUI COUNTY CODE, RELATING TO TRANSIENT

VACATION RENTALS IN APARTMENT DISTRICTS

Hearing Date – December 1, 2025

Aloha Chair Lee and Council Members,

My name is Stacy Levin. I have been a Realtor on Maui for the past five years and a resident of this island for over 35 years. I love this community deeply, and I am asking you to oppose Bill 9 because I believe it will create long-lasting harm to our families, our workforce, and our local economy.

Many of the owners I work with are everyday Maui residents—teachers, hospitality workers, service providers, small-business owners—who purchased their condos legally with the understanding that short-term rental income would help them manage rising costs. For many families, this income is not a luxury; it is what allows them to pay their mortgage, keep up with high HOA fees, and remain rooted on Maui. Removing their ability to rent short-term will push many into financial crisis and force a significant number to sell.

Beyond the owners, the impact on tourism—and the businesses that rely on it—cannot be understated. Legal STR units in apartment-zoned areas provide a large portion of Maui's visitor accommodations. If thousands of units suddenly disappear, we will see fewer visitors, less spending, and a deepening economic downturn. We are already witnessing the early signs: long-time establishments like Pita Paradise in Wailea have closed, and many restaurants and small businesses are operating on razor-thin margins. A sharp reduction in visitor capacity will only accelerate closures, layoffs, and instability for the workers who depend on consistent tourism to survive.

I also work closely with the local businesses tied to this sector—housekeepers, handymen and handywomen, property managers, laundry services, maintenance crews, and family-owned cleaning companies. These are Maui residents who have built their livelihoods over decades. A sudden elimination of their client base would be devastating and, in many cases, impossible to recover from.

We all agree that housing affordability is one of Maui's greatest challenges, but Bill 9 does not create affordable housing. Most of these condo units cannot function as long-term rentals due to:

- high HOA fees and maintenance costs
- elevated insurance premiums
- mortgage burdens that require supplemental income
- aging buildings facing major special assessments
- parking limitations designed for visitors, not multi-car households

Removing lawful short-term rentals will not produce meaningful housing inventory—but it will displace families and dismantle small local businesses.

There are better, more compassionate solutions: stronger enforcement against illegal operations, incentives for long-term rentals, redevelopment of underused commercial spaces, and real investment in new affordable housing. These approaches support residents without destabilizing those who rely on the existing, legal framework.

This is our home, and I believe we can choose solutions that protect our people rather than divide or burden them.

Please oppose Bill 9 and consider a more balanced and effective path forward for Maui's families and small businesses.

With Respect and Aloha,

Stacy Levin

Stacy Levin

Kihei, HI. 96753

808.298.7910