

PSLU Committee

From: Maui_County Council_mailbox
Sent: Wednesday, November 10, 2021 8:47 AM
To: PSLU Committee
Subject: FW: Long Term Rental Proposal
Attachments: Luana Kai letter.pdf

From: Elie on gMail <ehalpern7379@gmail.com>
Sent: Wednesday, November 10, 2021 8:41 AM
To: Maui_County Council_mailbox <county.council@mauicounty.us>
Cc: 'John Godfrey' <johngonmaui@gmail.com>
Subject: Long Term Rental Proposal

You don't often get email from ehalpern7379@gmail.com. [Learn why this is important](#)

Please see attached letter regarding long term rental proposal. Thanks. elie halpern

Halpern Olivares

PLLC

Attorneys at Law

2102 Carriage Drive SW • Building E102 • Olympia, WA 98502

Tel. (360) 753-8055 • Fax (360) 753-8584

www.ssavalaw.com

November 7, 2021

Members of the Maui County Council
Planning and Sustainable Land Use Committee
200 S. High St.
Wailuku, Hawaii 96793

Via Email: county.council@mauicounty.us

Dear Planning and Sustainable Land Use Committee:

You have already received a letter dated November 3, 2021, from John Godfrey, who is the president of the Luana Kai Owners Association, the letter being written on behalf of the owners of Luana Kai. My wife and I are owners of one of the units at Luana Kai, which we have owned and enjoyed for almost 20 years. I am writing this on behalf of my wife Beth as well just to emphasize the fact that proceeding with your proposal as an attempt to free up long term rental accommodation in south Maui by removing the present right of owners to rent out their units on a short-term basis would be counterproductive for Maui County.

If your proposal is adopted, it would reduce the values of the condos we own and therefore would reduce the amount of income Maui County receives from property taxes, which just were increased greatly. It would also make it very difficult for those of us who are older to maintain our condos. We actually bring a lot of money to the Maui economy. Short-term rentals greatly increase the amount of money spent on Maui in restaurants since most of our short-term rentals eat out every day, and most do not spend time cooking. From an economic standpoint, this proposal makes no sense to us.

We do not know of any studies done to show that your proposal will have a positive impact at all. I think to address the problem of the lack of long-term rentals, there needs to be an independent study rather than your proposal, which to my knowledge is not based on any legitimate study of the impact on Maui County in general. Since we are coming in less than a month to Maui, we will do more research on this. I am not even sure why south Maui is being focused on for this conversion from short-term rentals to long-term rentals, but it would be a substantial hardship on those of us who are elderly, my wife and I included, who likely would sell our condos which we dearly love.

My hope is that your proposal will be shelved until there is a significant and objective study done including other alternatives, and that there should be public hearings with lots of testimony. While your proposal is well meaning, financially for the County it decrease the amount raised by taxes.


Attorneys
Elie Halpern*
Jamie Olivares
*Of Counsel

Veterans' Advocate
Kayla Vance

Legal Assistants
MaLeah Larsen
Katie Westall
Megan Williams

We are coming on December 1 to enjoy a couple of months of generally perfect weather and look forward to hearing more about your proposal. If there are public hearings when we are present, we would like to attend and testify. I think your proposal needs to be rethought and there needs to be much greater research done.

Yours truly,

A handwritten signature in black ink, appearing to read 'Elie Halpern', with a stylized, cursive script.

Elie Halpern

EH/km