

Aloha Council,

My name is Eve Hogan. Like Sydney, I have a STRH permit on the adjacent property to my home so this bill doesn't hurt me, in fact it helps those of us with legal rentals, however I am testifying AGAINST prohibiting short-term rentals in cottages. If I were still trying to get my permit (which also took me two years and immense effort to get) this would be too restrictive, is another example of one bill does not fit all and will have unintended consequences that hurt local families. And this bill is in conflict with the current B and B and STRH laws.

You say this is for "families" but....

Consider a homeowner that uses their main dwelling for their family, but who want to do a bed and breakfast in their cottage in order to pay their bills, send their kids to college, pay for the care of their elderly parents or to prepare for retirement.....but they cannot because this law makes it illegal to rent the cottage short term.

Consider a homeowner who doesn't long term rent their cottage or "accessory dwelling" because they need to keep it available to accommodate their kids, parents or other family members when they come to visit. Renting it short term allows them to run a viable business while their kids are away at college and accommodate their visiting family periodically throughout the year.

Consider the landowner who wants to rent their main dwelling long term to a larger family and rent their cottage short term but cannot because it is illegal to rent the cottage short-term...

Consider a homeowner who wants to do a Bed and Breakfast, but if they can only do it in the main dwelling, have to subject their children, their pets and their belongings to strangers in their house. In the "Me Too" climate of awareness, this is a lot to ask of your citizens.

Consider the safety, comfort and experience of your visitors in the difference between staying IN someone's home vs staying ON someone's property. 90% of the people who stay in my "accessory dwelling" are on a honeymoon and would not stay with me if the only option were to stay in the main house with other people. In fact, the people who stay in our cottages would not come to Maui at all, if a resort, expensive main house or a shared house were the only options.

I spoke with a soon to retire local ranching family yesterday that was going to build a cottage on their property as a Bed and Breakfast to help support them into retirement, but because of the continuous flow of restrictive efforts by the council they are giving up. This would not taking a house out of the long term rental supply, it is taking the retirement out of an old Maui family's hands and creating hardship.

RECEIVED AT LY MEETING ON 10/23/18

The short-term rentals are the “low hanging fruit” of the housing supply problem...and hence is the one you keep reaching for to solve the problem. But there are a whole bunch of other issues that contribute to the housing problem that you should, in my opinion, be reaching for instead.

1. Enforcement. We don't need more laws, when the current laws can't be enforced.
2. Permitting. Getting permits is sometimes so intensive and takes so long that people would rather not build a cottage than deal with the county.
3. TAT. The counties need to actively lobby to get a bigger chunk of the substantial TAT tax. Then you could use that money to provide affordable housing.
4. Landlord/tenant laws. The County should be actively lobbying the state to make landlord laws more favorable to landlords. None of us want to rent to people who destroy our property and who cannot be easily removed. I could go on and on about the problems many of us have had with long term renters—especially many of the “affordable ones.”
5. The Wet Bar law. This takes EVERY “ohana” studio off the legal rental market.
6. The Restrictions on building extra dwellings on ag land when ag land has the most reasonable space to provide housing. We all have unfarmable portions of our property where a cottage could be provided.

It should not be the government's role to tell us who we can rent to, for how long or for how much.

And, it should not be the homeowner's job to provide affordable housing on property that is not “affordable” in the first place. There is no incentive to spend a fortune to build a cottage that you are then subject to rent control on. There has to be some benefit to having more people, pets, cars, storage, trash, and noise on your property.

It is my belief that if you look a little deeper than the short-term rentals, or even perhaps ask some of us doing them WHY we chose this route instead of long term, you may LEARN what the true cause of the housing problems is and then be in a better position to resolve it without the creation of more restrictions that cause unintended and unwanted burdens to your citizens as a consequence. We would be happy to meet with you to help find the solutions.

Thank you for your consideration.