

PC Committee

From: Netra Halperin <netra@opulentdesign.com>
Sent: Wednesday, October 31, 2018 11:22 AM
To: PC Committee
Subject: Testimony: PC-21 CC 18-360 A BILL FOR AN ORDINANCE AMENDING THE PA'IA-HA'IKU COMMUNITY PLAN RELATING TO VISITOR ACCOMMODATIONS
Attachments: Testimony IN FAVOR of STRH Netra Halperin.docx

Dear Planning Committee,

Please include my attached testimony in the Councilmember's packets. Thank you!

Take care,

Netra Halperin, MA

(808) 359-1673 cell
Opulentdesign.com

This email message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message.

Testimony IN FAVOR of PC-21 CC 18-360

Dear Honorable Councilmembers,

I support part a. of PC-21 CC 18-360, “A BILL FOR AN ORDINANCE AMENDING THE PA’IA-HA’IKU COMMUNITY PLAN RELATING TO VISITOR ACCOMMODATIONS” to update the Paia-Haiku Community Plan (1995), consistent with Ordinance 3941 (2012), by conditionally **allowing Short-Term Rental Homes in the Community Plan Area.**

There is no need to further limit permitted vacation rentals in Paia-Haiku as there is already a cap of 88 on the number of vacation rentals allowed in the area. There are currently 48 approved short term rental homes in the area. So we are talking about 40 more vacation rental permits. There are approximately 1,000 UNPERMITTED vacation rentals on Maui, so approximately 250 in the Paia-Haiku area. Barring Haiku-Paia property owners from going through the arduous and thorough process of applying with the Planning Department will NOT help anything. It will NOT create more rental housing, and it will absolutely NOT improve the quality of life in neighborhoods. The property owners who HAVE been approved are the *good ones*. They are the ones whose guests are *not* parking on the street, who are *not* making noise at night etc.

Most of these permitted properties are professionally managed, including comprehensive screening prior to rental. So allowing the cap to be met will ensure that *these* properties will be an asset to any neighborhood.

Also, the financial support by the guests of permitted vacation rentals of the small, resident-owned businesses in Paia, Haiku and Makawao can not to be underestimated. People on vacation tend to patronize the local shop and restaurants more than would permanent residents. Small business is the main industry of Paia and Haiku, so anything that we can do to support them should be seriously considered.

Additionally, creative Councilmembers and their staff could find ways to levy a proportional tax or fee on vacation rental businesses. This money could be used to subsidize affordable housing for Maui residents. So instead of cutting off this potential source of revenue, encouraging STRH applications, up to the cap of 88 would benefit Maui, and specifically North Shore residents.

I do not support part b., which restricts permits from being issued to properties abutting the shoreline.

Thank you for reading my testimony. I encourage you to pass this bill, and refer it to the full council for their approval.

Netra Halperin
Opulent Design LLC
(808) 359-1673