

LU Committee

From: La'a Poepoe <poepoelaa@gmail.com>
Sent: Monday, July 09, 2018 6:40 AM
To: LU Committee; La'a Poepoe; Mike White; Robert Carroll; Stacy S. Crivello; Alika A. Atay; Elle Cochran; Donald S. Guzman; Kelly King; Riki Hokama; Yukilei Sugimura
Subject: testimony for 07/10/2018 meeting
Attachments: testimony LU-30 7.10.18.docx

Maui county LUC 7/10/2018

La'a Poepoe, native Molokai resident submitting testimony to land use committee agenda item LU-30

This is in continued support for an STRH capacity of **zero** for the island of Molokai, with reasoning provided:

STRH continuing lack of compliance. Along with the RFS list of reported illegal advertised STRH for molokai, numerous legally permitted STRH properties have been found to be operating non-compliant with 19.65.030 STRH restrictions. Noncompliant operation has been an ongoing problem with STRH's.

Difficulty with enforcement. When noncompliance is discovered and reported, enforcement for Molokai routinely experiences delayed response, citing staffing and geographical location as reasons. STRH's overburdens the effectiveness of county resources. a zero STRH cap would relieve this burden.

Under-utilization of existing resort zoned hotels and condos. On average, molokai offers more than adequate hotel and resort visitor accommodations annually. Visitor accommodations are available in every district on Molokai (west, central, east). Current visitor industry statistics* appears sustainable and balanced between the availability of rooms, cars, and flights. ***Zero permitted STRH would encourage the proper use of resort zoning for visitor accommodation.***

Limited room for growth. The habitable portions of molokai's 38x10 sq. mi. total land mass provides for only a very limited amount of tourist industry development, while maintaining resident quality of life and natural resource and environmental preservation. Established zoning must be used in a way as to prevent a need for nonconforming uses, and to prevent undesired overdevelopment.

Non-residents outcompeting full-time residents for land ownership. STRH ownership has proven itself to be most advantageous to non-resident property investors. The STRH platform is specifically designed to use single-family residences as briefly occupied hotel rooms on agricultural lots, and in our rural neighborhoods and communities. The biggest contributor to our island is the permanent full-time resident members of our community. Retaining portions of land for long-time native Molokai residents will become increasingly difficult and expensive if STRH's continue.

Low tax revenue generation. The amount of tax revenue generated by molokai's visitor accommodations providers through TAT and GET contributions are already a fraction of the total state revenue. Molokai does not provide substantial contribution in this aspect. STRH properties do not improve this figure in any capacity that does not absorb real estate. Attempts to contribute a substantial amount of TAT revenue through STRH permits would result in undesired overdevelopment.

Low impact on jobs. The offer of cleaning and maintenance jobs are frequently mentioned as a major benefit to the people of our community. Maintenance is a normal requirement for every property, and will be required regardless of STRH operation. Frequency of services has been cited as the only impact to jobs at the loss of STRH permitting,

meaning jobs will remain, only at a lower rate of frequency. Maintenance of multiple properties would be required, as maintenance of just one property will typically not support a living wage when factoring in cost of living on Molokai.

Substantial community support by petition for zero STRH's. a significant amount of petition has been gathered from the public through signature, on-line petition, and form letters expressing support for zero STRH permits for the island of Molokai.

Molokai Planning Commission recommendation for zero STRH permits. Feedback gathered from the Molokai community aligned with references from the 2001 molokai community plan resulted in a unanimous decision in favor of recommending a cap of zero STRH permits by the commission.

<https://www.hawaiiitourismauthority.org/research/annual-visitor-research-reports/>