



**LATE**

**HB1838 HD2**

**RELATING TO ZONING**

Senate Committee on Commerce and Consumer Protection  
Senate Committee on Energy, Economic Development, and Tourism  
Senate Committee on Government Operations

March 19, 2024

9:40 AM

Conference Room 229

The Office of Hawaiian Affairs (OHA) is in support of House Bill No. 1838, HD1, which would permit counties to implement a zoning ordinance to amortize or phase out nonconforming single-family transient vacation rental units over a reasonable period of time. This measure could assist the counties in better regulating short-term rentals in specific areas as needed.

The commercial use of short-term rentals (STRs) has become concerning as it further strains Hawai'i's limited housing inventory. There is an acute shortage of long-term housing options for residents<sup>1</sup>, and it is exacerbated when existing inventory is reserved for visitor use only. While the counties are working to address the housing demand, they should also be empowered to gradually phase out the use of housing as STRs over time.

More than half of all STRs in Hawai'i are owned by people who do not reside in the state, and 27% of STR owners own 20 or more units.<sup>2</sup> Short-term rentals in Hawai'i have proven to be more profitable than renting to local families. But this profit often comes at the cost of the communities where they're located. By phasing out single-family transient vacation rentals over time, we can ensure that housing is used for its intended purpose of providing long-term homes for our residents.

This is especially concerning for Native Hawaiian residents. The 2020 U.S. Census showed us that more than half of all Hawaiians live outside of our state, their homeland. Preserving long-term housing inventory for residents can prevent the out-migration of

---

<sup>1</sup> Inafuku, Rachel and Tyndall, Justin. "Short-term Vacation Rentals and Housing Costs in Hawai'i." The Economic Research Organization at The University of Hawai'i. April 13, 2023 <https://uhero.hawaii.edu/short-term-vacation-rentals-and-housing-costs-in-hawai%CA%BBi/> March 17, 2024

<sup>2</sup> Yerton, Stewart. "A Statewide Ban on Vacation Rentals? The Idea is Gaining Steam After The Maui Fires." Honolulu Civil Beat. February 2, 2024 <https://www.civilbeat.org/2024/02/a-statewide-ban-on-vacation-rentals-the-idea-is-gaining-steam-after-the-maui-fires/> March 17, 2024

Hawaiians and other members of our communities, who are forced to leave due to the increase in lack of affordable housing options.

Moreover, this approach can have a positive impact on our economy by increasing the availability of long-term housing options, which can attract more businesses and workers to our communities. This, in turn, can boost our economy and help Hawai'i stay true to our value of 'ohana, which emphasizes the importance of family and community.

OHA appreciates the opportunity to share our mana'o and urges the Legislature to **PASS HB1838 HD2**. Mahalo nui loa.

DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET, 7<sup>TH</sup> FLOOR • HONOLULU, HAWAII 96813  
PHONE: (808) 768-8000 • FAX: (808) 768-6041  
DEPT. WEB SITE: [www.honolulu.dpp.org](http://www.honolulu.dpp.org) • CITY WEB SITE: [www.honolulu.gov](http://www.honolulu.gov)

RICK BLANGIARDI  
MAYOR



DEAN UCHIDA  
DIRECTOR DESIGNATE  
DAWN TAKEUCHI APUNA  
DEPUTY DIRECTOR  
EUGENE H. TAKAHASHI  
DEPUTY DIRECTOR

March 19, 2024

The Honorable Jarrett Keohokalole, Chair  
and Members of the Committee on Commerce  
and Consumer Protection

The Honorable Lynn DeCoite, Chair  
and Members of the Committee on Energy,  
Economic Development and Tourism

Hawai'i State Senate  
Hawai'i State Capitol  
415 South Beretania Street  
Honolulu, Hawai'i 96813

Dear Chairs Keohokalole, DeCoite and Committee Members:

**Subject: House Bill No. 1838, HD 1, HD 2  
Relating to Zoning**

The Department of Planning and Permitting (DPP) **supports** House Bill No. 1838, HD 1, HD 2, which would allow counties to enact a zoning ordinance to amortize or phase out nonconforming single-family transient vacation rental units over a reasonable period of time.

Currently, HRS 46-4(a), states in pertinent part, "In no event shall such amortization or phasing out of nonconforming uses apply to any existing building or premises used for residential (single-family or duplex) or agricultural uses." This sentence disallows the amortization or phasing out of nonconforming residential uses.

Transient accommodation uses, or short-term rentals, could be interpreted as "residential uses" for purposes of this part, and therefore not subject to amortization or phasing out. This Bill specifies that the counties may amortize or phase out nonconforming transient vacation accommodations, which may assist the counties in better controlling short-term rentals in particular areas if needed.

Thank you for this opportunity to provide testimony.

Very truly yours,

A handwritten signature in black ink, appearing to read "Dawn Takeuchi Apuna".

Dawn Takeuchi Apuna  
Director

**COUNTY COUNCIL**

Mel Rapozo, Chair  
KipuKai Kualii, Vice Chair  
Addison Bulosan  
Bernard P. Carvalho, Jr.  
Felicia Cowden  
Bill DeCosta  
Ross Kagawa



**OFFICE OF THE COUNTY CLERK**

Jade K. Fountain-Tanigawa, County Clerk  
Lyndon M. Yoshioka, Deputy County Clerk

Telephone: (808) 241-4188  
Facsimile: (808) 241-6349  
Email: [cokcouncil@kauai.gov](mailto:cokcouncil@kauai.gov)

**Council Services Division**  
4396 Rice Street, Suite 209  
Lihu'e, Kaua'i, Hawaii 96766

March 15, 2024

**TESTIMONY OF ADDISON BULOSAN  
COUNCILMEMBER, KAUAI COUNTY COUNCIL  
ON  
HB 1838, HD 2, RELATING TO ZONING  
Senate Committee on Commerce and Consumer Protection  
Senate Committee on Energy, Economic Development, and Tourism  
Senate Committee on Government Operations  
Tuesday, March 19, 2024  
9:40 a.m.  
Conference Room 229  
Via Videoconference**

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, and Members of the Committees:

Thank you for this opportunity to provide testimony in SUPPORT of HB 1838, HD 2, Relating to Zoning. My testimony is submitted in my individual capacity as a member of the Kaua'i County Council.

I wholeheartedly support the intent of HB 1838, HD 2, which would greatly affect the Kaua'i community.

Thank you again for this opportunity to provide testimony in support of HB 1838, HD 2. Should you have any questions, please feel free to contact me or Council Services Staff at (808) 241-4188 or via email to [cokcouncil@kauai.gov](mailto:cokcouncil@kauai.gov).

Sincerely,

**ADDISON BULOSAN**  
Councilmember, Kaua'i County Council

AAO:slr



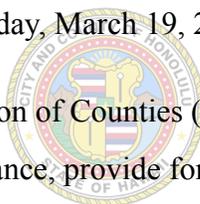
**Testimony of the  
Hawai'i State Association of Counties**

H.B. No. 1838, H.D.2



**Relating to Zoning.**

Committee on Commerce and Consumer Protection  
Committee on Energy, Economic Development, and Tourism  
Committee on Government Affairs  
Tuesday, March 19, 2024, 9:40 a.m.

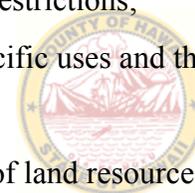


The Hawai'i State Association of Counties (HSAC) supports H.B. No. 1838, H.D.2, authorizes the counties to, by ordinance, provide for amortizing or phasing out of nonconforming single-family transient vacation rental units.



The zoning power granted to the counties to encourage the most beneficial use the land, include the authority to regulate:

- Areas in which residential uses may be regulated or prohibited;
- Areas where particular uses may be subjected to special restrictions;
- The location of buildings and structures designed for specific uses and the designation of those uses;
- Other regulations to encourage the orderly development of land resources.



H.B. 1838, H.D.2, further defines the counties' zoning authority by authorizing the counties to amortize or phase out permitted, nonconforming short-term rentals.

For these reasons, the Hawai'i State Association of Counties strongly supports H.B. No. 1838, H.D.2., and requests your favorable consideration of this measure.



March 19, 2024

TO: Chair Jarrett Keohokalole  
Members of the Senate Committee on Commerce and Consumer Protection

Chair Lynn DeCoite  
Members of the Senate Committee on Energy, Economic Development, and Tourism

Chair Angus L.K. McKelvey  
Committee on Government Operations

FR: Alex April  
Airbnb Public Policy, Hawai'i

**RE: HB1838 HD2 Relating to Zoning. - COMMENT**

---

Mahalo for the opportunity to comment on HB1838 HD2, related to county zoning. We've worked closely with the State of Hawaii and local governments in Honolulu, Kauai, Big Island and Maui to develop short-term rental policies that allow home sharing to continue to support the state's tourism industry and provide accommodations for visitors, including transient workers, students, and residents displaced by natural disasters.

Given the historical role short-term rentals have played in supporting the state's visitor economy, we write to express our concerns with HB1838 HD2, including:

1. Impact on State Revenue: According to the Hawaii Tourism Authority, the short-term rental industry generated \$132.6 million in TAT revenue alone in 2018. In 2022, Airbnb hosts generated approximately \$77M in GET and TAT to the State of Hawai'i. Total GET and TAT revenue is substantially higher when factoring tax revenue from other platforms and independent hosts. If passed, HB1838 HD2 would significantly reduce the state's ability to make ends meet under the current budget.
2. Airbnb is a willing partner to counties: Airbnb has MOUs with Honolulu, Maui, and Kauai to support their enforcement of short-term rental rules. For example, pursuant to our MOU, Kauai has consistently worked with Airbnb to issue takedown requests. On Maui, Airbnb removed more than 1,300 listings that did not comply with the terms of the MOU in February 2022. HB1838 HD2 does not reflect the progress of short-term rental policy on the local level. The bill does not take into account the hard work and collaboration of notice-and-takedown tools, the important work of the MOUs, and the multi-year discussion on short-term rental policy.



Additionally, in the days after the wildfires in Maui fire last August, Airbnb and Airbnb.org worked closely with the Governor's office and the Department of Human Services (DHS) to help provide temporary housing for displaced residents. In total, we connected over 2,200 displaced residents to emergency temporary housing immediately following the fire.

Since then, we have continued to work with DHS to encourage Hosts on Airbnb to offer their home to displaced residents on a longer-term basis, many for stays of up to a year. We remain committed to working with you on fair and reasonable solutions that protect the rights of Hosts and preserve the significant benefits that short-term rentals provide to Hawai'i communities.

Mahalo for the consideration of our comments.



KOBAYASHI SUGITA & GODA, LLP  
Attorneys at Law



Bert T. Kobayashi, Jr.\*  
Alan M. Goda\*  
  
John R. Aube\*  
Charles W. Gall\*  
Neal T. Gota  
Charles D. Hunter  
Robert K. Ichikawa\*  
Christopher T. Kobayashi\*  
Jan M. L. Y. Kutsunai\*  
David M. Louie\*  
Nicholas R. Monlux  
Jonathan S. Moore  
Aaron R. Mun  
Bruce A. Nakamura\*

Kenneth M. Nakasone\*  
Harry Y. Oda  
Gregory M. Sato\*  
Jesse W. Schiel\*  
Craig K. Shikuma\*  
Lex R. Smith\*  
Joseph A. Stewart\*  
Brian D. Tongg  
David B. Tongg\*  
Caycie K. G. Wong  
  
\*A Law Corporation

Of Counsel:  
Kenneth Y. Sugita\*  
Wendell H. Fujii\*  
Clifford K. Higa\*  
Burt T. Lau\*  
John F. Lezak\*  
Larry L. Myers\*  
David Y. Suzuki\*  
  
Andrew M. Carmody  
Max A. Ching  
Ying Gu  
Austin H. Jim On  
Stephen G. K. Kaneshiro  
Travis Y. Kuwahara  
Ryan D. Louie  
Zachary K. Shikada  
Timothy T. Silvester  
Reece Y. Tanaka

March 18, 2024

SENATE COMMITTEE ON COMMERCE AND CONSUMER PROTECTION  
Sen. Jarrett Keohokalole, Chair, Sen. Carol Fukunaga, Vice Chair

SENATE COMMITTEE ON ENERGY, ECONOMIC DEVELOPMENT, AND TOURISM  
Sen. Lynn DeCoite, Chair, Sen. Glenn Wakai, Vice Chair

HOUSE COMMITTEE ON GOVERNMENT OPERATIONS  
Sen. Angus L.K. McKelvey, Chair, Sen. Mike Gabbard, Vice Chair

HEARING DATE: Tuesday, March 19, 2024  
TIME: 9:40 a.m.  
PLACE: Conference Room 229

Re: TESTIMONY ON BEHALF OF AIRBNB OPPOSING  
HOUSE BILL NO. 1838 H.D.2

Dear Chair Tarnas, Vice Chair Takayama and Committee Members:

We write on behalf of our client, Airbnb, in opposition to House Bill No. 1838 H.D.2 (“**HB 1838 H.D.2**”). We are concerned that this bill is likely to lead to unconstitutional actions that would result in substantial future legal action. As an initial point, it is noted that HB 1838 H.D.2 will not assist in any way to reduce the number of illegal short-term rentals that may be operating in the State of Hawaii. The sole effect of this bill would be to allow the Counties to eliminate the ability of landowners to use their properties in ways that are currently legal, and have been for decades. Although it may seem that the proposed legal change is merely an innocuous delegation of authority, the proposed changes included in HB 1838 H.D.2 would change statutory language that codifies existing constitutional rights that have been explicitly recognized by courts in the State of Hawaii. As discussed more fully below, the proposed changes would potentially lead to a deprivation of vested rights of existing, residential homeowners. The end result of such impacts would likely be substantial litigation. For these reasons, we would strongly urge that the Committee not pass this bill.

**A. Section 46-4 of the Hawai‘i Revised Statutes Reflects the State’s Statutory Codification of Property Rights Arising from the Hawai‘i and United States Constitutions.**

As currently enacted, Section 46-4(a) of the Hawai‘i Revised Statutes (“**HRS**”) protects the property rights of residential homeowners, which are vested in owners by both the Hawai‘i and United States Constitutions.

Specifically, the language of Section 46-4(a) makes clear that existing uses which were permissible at the time of the enactment of the statute shall not be impacted by subsequent governmental acts, providing:

Neither this section nor any ordinance enacted pursuant to this section shall prohibit the continued lawful use of any building or premises for any . . . purpose for which the building or premises is used at the time this section or the ordinance takes effect.

The effect of this provision was to provide that a county was precluded from passing a law that discontinues any previously lawful use of any property. Additionally, the statute limited counties’ passing of zoning ordinances that provided for the elimination of nonconforming uses or for the amortization or phasing out of nonconforming uses solely to commercial, industrial, resort, and apartment-zoned areas only. The statute further confirms that, “In no event shall such amortization or phasing out of nonconforming uses apply to any existing building or premises used for **residential** (single-family or duplex) or agricultural uses.” (emphasis added).<sup>1</sup>

In interpreting Section 46-4, it is important to look to the history of its passage.<sup>2</sup> This statutory protection has been in place for decades, causing many Hawaii residents to rely on its provisions. In enacting the protection, the Legislature noted property owners’ protections arising from the Hawai‘i and federal Takings Clauses and passed the language that would limit the counties’ ability to adopt zoning ordinances that “prohibit the continuance of the lawful use of any building or premises for any trade, industry, residential, agricultural or other purpose for which such building or premises is used at the time . . . such ordinance takes effect.”<sup>3</sup>

In 1980, the Legislature amended Section 46-4 and added the above-cited language to prohibit the counties from phasing out “any existing building or premises used for residential or

---

<sup>1</sup> Haw. Rev. Stat. § 46-4.

<sup>2</sup> Hawai‘i law expressly recognizes that a statute’s legislative history is relevant to ascertain its “true meaning.” H.R.S. § 1-15.

<sup>3</sup> Act 234, Hawai‘i Session Laws 1957, § 6.

agricultural purposes.”<sup>4</sup> As the 1980 House Journal confirms, this amendment was intended “to restrict the areas where the counties are allowed to amortize or phase out non-conforming uses to non-residentially zoned areas.”<sup>5</sup>

The intent and effect of Section 46-4(a) are clear: counties may not phase out the continued lawful use of any property used for residential purposes. Courts have enforced that limitation in a variety of contexts to ensure that property uses that were lawful under preexisting zoning ordinances receive grandfathering protection.<sup>6</sup>

## **B. HB 1838 H.D.2 Could Result in Violations of the State and Federal Constitutions by Impairing Existing Vested Rights.**

It is incontrovertible that the Hawai‘i State Legislature has a duty to pass laws that are consistent with and effectuate the protections of the Hawai‘i and Federal Constitutions.<sup>7</sup> Passage of this bill would conflict with the Legislature’s obligations to adopt laws consistent with constitutional principles. Amending HRS § 46-4 through HB 1838 H.D.2 would not change the underlying constitutional protections that the statute codifies. Furthermore, the Legislature’s authority to adopt laws does not authorize it to redefine constitutional requirements.<sup>8</sup> Such a change could, thus, result in substantial litigation which would be time-consuming, costly, and harmful to Hawai‘i’s residential landowners.

As noted, one of the fundamental purposes of HRS § 46-4 is to protect the uses that lawfully existed prior to the effective date of a zoning restriction. Such protection has its foundation in principles arising from protections in both the United States and Hawai‘i constitutions. The Fifth Amendment to the United States Constitution prohibits “private property [from] be[ing] taken for public use, without just compensation.” U.S. Const. amend. V. Similarly, the Hawai‘i Constitution states that “[p]rivate property shall not be taken or damaged for public use without

---

<sup>4</sup> 1979 Hawai‘i Senate Journal (Special Committee Reports) at 1235.

<sup>5</sup> 1980 Hawai‘i House Journal (Standing Committee Reports) at 1676–77 (noting the amendment “restricts the counties from amortizing or phasing out existing buildings or premises used for residential or agricultural purposes.”).

<sup>6</sup> See, e.g., *Waikiki Marketplace Inv. Co.*, 86 Haw. at 354.

<sup>7</sup> “[E]very enactment of the Legislature is presumptively constitutional.” *Schwab v. Ariyoshi*, 58 Haw. 25, 31, 564 P.2d 135, 139 (1977) (citing *State v. Kahalewai*, 56 Haw. 481, 541 P.2d 1020 (1975)); cf. *League of Women Voters of Honolulu v. State*, 150 Hawai‘i 182, 194, 499 P.3d 382, 394 (2021) (“[I]f the Legislature could alter the meaning of the Hawai‘i Constitution through its own rules of procedure, theoretically, there would be no need to go through the formality of amending the Hawai‘i Constitution. See *Mason’s Manual [of Legislative Procedure]* (2010 ed.) § 12, ¶ 1 (‘A legislative body cannot make a rule which evades or avoids the effect of a rule prescribed by the constitution governing it, and it cannot do by indirection what it cannot directly do.’).”).

<sup>8</sup> *Sierra Club v. Dep’t of Transp. of State of Hawai‘i*, 120 Hawai‘i 181,196, 202 P.3d 1226, 1241 (2009), as amended (May 13, 2009).

just compensation.” Haw. Const. art. I, § 20. Furthermore, the Hawai‘i Constitution provides even broader protection than its federal counterpart, as it prohibits not just takings, but also mere “damage” to property interests.<sup>9</sup> As such, “[w]hen applying the Hawai‘i Constitution, Hawai‘i courts may interpret it to afford greater protection than provided by the U.S. Constitution.”<sup>10</sup>

Both Hawai‘i and federal litigation has recognized the principle that all preexisting uses of land are protected, including nonconforming uses. “Under the United States and Hawai‘i Constitutions, ‘preexisting lawful uses of property are generally considered to be vested rights that zoning ordinances may not abrogate.’”<sup>11</sup> Significantly, even preexisting nonconforming uses are protected from subsequent restrictive zoning regulations.<sup>12</sup> As the Hawai‘i Intermediate Court of Appeals has recently stated, “The statutory protection of lawfully existing uses and structures ‘prior to the effective date of a zoning restriction is grounded in constitutional law.’”<sup>13</sup>

The Ninth Circuit has similarly recognized that the right to continue a preexisting lawful use is constitutional in nature. “A provision permitting continuance of a nonconforming use is ordinarily included in zoning ordinances because of the hardship and doubtful constitutionality of compelling the immediate discontinuance of nonconforming uses.”<sup>14</sup>

It is important to note that Section 1 of HB 1838 H.D.2, explaining the bill’s motivation, contains an incorrect statement of law in stating:

Though short-term vacation rentals are resort uses, because they operate in residential areas, the courts have overturned county ordinances to phase out short-term vacation rental uses....<sup>15</sup>

Contrary to the text of HB 1838 H.D.2, courts in Hawai‘i and across the United States have repeatedly reaffirmed that short-term rentals are a fundamentally residential use. Most recently, the Hawaii Federal District Court held that short-term rentals of 30-89 days were “residential uses”

---

<sup>9</sup> See, e.g., *Cnty. of Hawai‘i v. C & J Coupe Family Ltd. P’ship*, 119 Hawai‘i 352, 382, 198 P.3d 615, 645 (2008).

<sup>10</sup> *Id.* (citing *Hawai‘i Hous. Auth. v. Lyman*, 68 Hawai‘i 55, 704 P.2d 888 (1985)).

<sup>11</sup> *Ferris Trust v. Planning Comm’n of Kaua‘i*, 138 Hawai‘i 307, 312, 378 P.3d 1023, 1028 (Ct. App. 2016) (internal citations omitted).

<sup>12</sup> *Young v. Planning Comm’n*, 89 Hawai‘i 400, 410, 974 P.2d 40, 50 (1999) (internal citations omitted)

<sup>13</sup> *Ferris Trust*, 138 Hawai‘i at 312, 378 P.3d at 1028 (internal citations omitted); *Waikiki Marketplace v. Zoning Bd. Of Appeals*, 86 Hawai‘i 343, 353, 949 P.2d 183, 193 (Ct. App. 1997) (citing the due process clauses of the United States and Hawai‘i Constitutions).

<sup>14</sup> *League to Save Lake Tahoe v. Crystal Enterprises*, 685 F.2d 1142, 1145 (9th Cir. 1982).

<sup>15</sup> See HB 1838 H.D.2, § 1

because the property was being “used” for “ordinary living activities.”<sup>16</sup> The court further recognized that residential owners have such vested rights and that limitations would likely violate constitutional takings principles in holding that the County ordinance likely violated both Section 46-4(a) and the Takings Clause of the Hawai‘i and Federal constitutions.<sup>17</sup> As to Section 46-4(a), the court recognized that short-term rentals are a residential use of property, and counties therefore were required to provide grandfathering protection.<sup>18</sup> But, the court did not stop there. Recognizing that Section 46-4(a)’s statutory protection was grounded in constitutional principles, it also found the ordinance likely violated the Takings Clause. The court stated:

The Takings Clause, made applicable to the States by the Fourteenth Amendment, provides that private property shall not “be taken for public use, without just compensation.” U.S. Const. amend. V. 21 . . . In the present case, 30–89-day rentals in non-Resort districts are a vested property right protected by takings principles. Plaintiff has articulated its vested entitlement to this property right on the basis of equitable reliance principles: . . . Here, there is no question that there has, in that Ordinance 22-7 outlaws the rentals in question within 180 days and without providing any process to compensate or accommodate nonconforming uses. In this light, Ordinance 22-7 likely violates the Takings Clause.<sup>19</sup>

Accordingly, the Hawaii Federal District Court enjoined the City and County of Honolulu from enforcing certain provisions of an ordinance that prohibited the previously lawful rental of one’s residence for 31–89 days because it effected an unconstitutional taking.<sup>20</sup> Further, just last month, the Hawai‘i Federal District Court permanently enjoined enforcement of that very same Honolulu ordinance.<sup>21</sup>

Ultimately, the passage of HB 1838 H.D.2 would inevitably lead to continued improper attempts to regulate existing vested uses of residential property that are protected. As such, we would urge that the bill be held as it would not accomplish any legitimate governmental objective and would ultimately lead to substantial and unnecessary litigation.

---

<sup>16</sup> *Hawai‘i Legal Short-Term Rental All. v. City & Cnty. of Honolulu*, No. 22-CV-247-DKW-RT, 2022 WL 7471692, at \*7-8 (D. Haw. Oct. 13, 2022).

<sup>17</sup> *Id.* at 10 (“In the present case, 30–89-day rentals in non-Resort districts are a vested property right protected by takings principles.”)

<sup>18</sup> *Id.* at \*5-8.

<sup>19</sup> *Id.*, 2022 WL 7471692, at \*6-7.

<sup>20</sup> *Id.*; see also *Hawai‘i Legal Short-Term Rental*, 2023 WL 8850247.

<sup>21</sup> *Hawai‘i Legal Short-Term Rental All. v. City & Cnty. of Honolulu*, No. 22-CV-00247-DKW-RT, 2023 WL 8850247, at \*1 (D. Haw. Dec. 21, 2023).

**C. HB 1838 H.D.2 Potentially Implicates the Equal Protection Clauses of the Hawai‘i and United States Constitutions.**

It should be noted that the distinction being created by HB 1838 H.D.2, by characterizing shorter term stays as somehow not a residential use, while longer stays are a residential use, creates a distinction between different owners of traditionally residential property that does not appear to have any rational basis. In order for a law such as SB 2919 to create distinctions between individuals, the legislature must have, at a minimum, a rational basis for such disparate treatment.<sup>22</sup>

To the extent that HB 1838 H.D.2 creates the distinctions identified herein, it has not provided any valid justification for such disparate treatment.

It is noted that in the recently decided Hawai‘i Federal District Court case, Judge Derrick Watson examined the fundamental nature of a short-term rental and concluded that it was a “residential use.”<sup>23</sup> In response to the argument that “short-term rentals are [ ] business, commercial, and transient/resort type land uses; they are not ‘residential uses’ protected from amortization under HRS § 46-4,”<sup>24</sup> Judge Watson stated: “**The Court disagrees. Whether a use is residential depends much more on what is being done at a residence than for how long.**”<sup>25</sup> Judge Watson continued to state:

[T]hese rentals are being used for ordinary living activities by the occupants. Although the occupants of monthly rentals may shift more frequently than some neighbors and perhaps Defendants would like, there is no doubt that these tenants are using the homes for residential purposes. Moreover, the use does not depend on why the property is owned. By Defendants’ logic, any home rental of any length is a commercial use if the property is owned for “speculative” financial or investment purposes.<sup>26</sup>

Thus, Judge Watson has already identified the standard for evaluating what constitutes a residential use and found that the distinction between a shorter term use and a longer term use is not legally significant, as the character of the use is the primary factor. HB 1838 H.D.2 does not articulate any rational basis as to why a tenant with a six month lease is a valid residential use, but none of

---

<sup>22</sup> See *Willowbrook v. Olech*, 528 U.S. 562, 564 (2000); *Armendariz v. Penman*, 75 F.3d 1311, 1327 (9th Cir. 1996); *DW Aina Lea Development, LLC v. Bridge Aina Lea, LLC.*, 134 Hawai‘i 187, 218, 339 P.3d 685, 716 (2014) (“[T]he equal protection clauses of the United States and Hawai‘i Constitutions mandate that all persons similarly situated shall be treated alike[.]”).

<sup>23</sup> *Hawai‘i Legal Short-Term Rental All.*, No. 22-CV-247-DKW-RT, 2022 WL 7471692, at \*9.

<sup>24</sup> *Id.* at 8.

<sup>25</sup> *Id.* (emphasis added).

<sup>26</sup> *Id.*

Sen. Jarrett Keohokalole, Chair, Sen. Carol Fukunaga, Vice Chair  
Sen. Lynn DeCoite, Chair, Sen. Glenn Wakai, Vice Chair  
Sen. Angus L.K. McKelvey, Chair, Sen. Mike Gabbard, Vice Chair  
March 18, 2024  
Page 7

the following uses are “residential”: (1) a temporary worker who comes to Hawaii for 90 days to help address the lack of affordable housing; (2) an environmental scientist who spends 30 days in Maui reviewing environmental impacts; or (3) a guest professor who comes to a university for a semester to teach a class. All of these uses are fundamentally the same in that they are all using the rented property for ordinary living activities and all are providing great benefit to the State of Hawaii. The fundamental effect of HB 1838 H.D.2 would be to characterize these as different uses even though they are essentially identical. As such, this attempted redefinition of what constitutes a residential use results in a law that impermissibly treats groups of people disparately in violation of the Hawaii and United States Constitution. For this reason, HB 1838 H.D.2 should be held.

**D. Conclusion**

For the reasons set forth herein, we have significant concerns about the proposed changes in HB 1838 H.D.2 and would strongly recommend that the Committee hold this bill.

Very truly yours,



DAVID M. LOUIE  
JOSEPH A. STEWART

for  
KOBAYASHI SUGITA & GODA, LLP



*Cade Watanabe, Financial Secretary-Treasurer*

*Gemma G. Weinstein, President*

*Eric W. Gill, Senior Vice-President*

March 15, 2024

Committee On Commerce And Consumer Protection  
Senator Jarrett Keohokalole, Chair  
Senator Carol Fukunaga, Vice Chair

Committee On Energy, Economic Development, And Tourism  
Senator Lynn DeCoite, Chair  
Senator Glenn Wakai, Vice Chair

Committee On Government Operations  
Senator Angus L.K. McKelvey, Chair  
Senator Mike Gabbard, Vice Chair

### **Testimony in Support of HB1838 HD2**

Chairs Keohokalole, DeCoite, and McKelvey, Vice-Chairs Fukunaga, Wakai, and Gabbard, and Members of the Committees,

UNITE HERE Local 5 represents 10,000 working people in the hotel, food service and health care industries across Hawaii.

Short-term vacation rental units have been a blight on communities across the world wherever they have not been well-regulated. In the absence of sufficient controls on the number of residential units being taken out of the housing/rental market and other impacts on communities, the industry will evolve in whatever way is most profitable to those with the most decision-making power.

The housing and zoning policy proposed by HB1838 HD2 empowers counties with the flexibility to respond to the needs of our communities.

It is past time for State lawmakers to reign in these non-conforming businesses operating in our residential-zoned neighborhoods. We know we are not alone in our concern about the impact of short-term rentals to local housing supply, housing prices, hotel jobs, visitor demographics and quality of life for residents.

**We urge you to pass HB1838 HD2.**

Thank you for your consideration.



**INTERNATIONAL LONGSHORE & WAREHOUSE UNION**  
LOCAL OFFICE • 451 ATKINSON DRIVE • HONOLULU, HAWAII 96814 • PHONE 949-4161

**HAWAII DIVISION:** 100 West Lanikoula Street, Hilo, Hawaii 96720 • **OAHU DIVISION:** 451 Atkinson Drive, Honolulu, Hawaii 96814  
**MAUI COUNTY DIVISION:** 896 Lower Main Street, Wailuku, Hawaii 96793 • **KAUAI DIVISION:** 4154 Hardy Street, Lihue, Hawaii 96766  
**HAWAII LONGSHORE DIVISION:** 451 Atkinson Drive, Honolulu, Hawaii 96814

## LOCAL 142

March 18, 2024

**LATE**

The Thirty-Second Legislature  
Regular Session of 2024

### THE SENATE

#### Committee on Commerce and Consumer Protection

Senator Jarrett Keohokalole, Chair  
Senator Carol Fukunaga, Vice Chair

#### Committee on Energy, Economic Development, and Tourism

Senator Lynn DeCoite, Chair  
Senator Glenn Wakai, Vice Chair

#### Committee on Government Operations

Senator Angus L.K. McKelvey, Chair  
Senator Mike Gabbard, Vice Chair  
State Capitol, Conference Room 229 & Videoconference  
Tuesday, March 19, 2024 at 9:40 a.m.

### **STATEMENT OF THE ILWU LOCAL 142 IN STRONG SUPPORT OF HB1838, HD2 RELATING TO ZONING**

The ILWU Local 142 represents 16,000 members across Hawai'i. We are in **Strong Support of HB1838**, which gives the counties greater authority to define and manage short-term rentals on their islands. We are particularly invested in combating the current housing crisis, which is causing an exodus of hard working generational local families from our homeland and short-term rentals a part of this problem.

Short-term rentals generate an average of four times the revenue that a long-term rental generates. This sets up each home in Hawai'i, each neighborhood in Hawai'i, as a sitting duck for outside investors who only wish to extract profit and have little care for our communities or our local families. Short-term rentals decrease the housing inventory in Hawai'i, increase the cost of housing in Hawai'i, and compromise the cohesion and safety of our neighborhoods.

Too many of our neighborhoods have become overrun with short-term rentals and tourists. While our state depends on tourism for jobs and revenue, short-term rentals offer little jobs while sprawling tourists from resort areas into our backyards. If we want to cool local resentment for tourism overall, we must take action to control short-term rentals.

While those who are invested in short-term rentals in our state may frame the ILWU's support for this bill as a matter of interests in hotel occupancy, it is important for lawmakers to know that housing has always been a focus of the ILWU's work to support the working-class of Hawai'i.

The ILWU established housing committees in the 1950s to give workers a voice for issues related to their plantation housing. The late Ah Quon McElrath convened an ILWU housing conference in the 1970s to address the working-class people's struggles for affordable housing amidst booming development. Many workforce housing developments across the islands were established through the work of the ILWU, including the Jack Hall Housing in Waipahu and even the Kelaweā Mauka neighborhood of Lahaina.

In alignment with our communities, we are concerned with both pono tourism management and with addressing Hawai'i's housing problems. Giving counties the appropriate authority to manage housing issues on their islands is a move in the right direction to address both. We appreciate the urgency that HB1838 gives to the situation. We stand firmly in support of HB1838.

Thank you for your consideration of this vital matter.

Respectfully,

A handwritten signature in cursive script that reads "Christian West". The signature is written in black ink and is positioned above the printed name and title.

Christian West  
President, ILWU Local 142

March 19, 2024

**The Honorable Jarrett Keohokalole, Chair**

Senate Committee on Commerce and Consumer Protection

**The Honorable Lynn DeCoite, Chair**

Senate Committee on Energy, Economic Development, and Tourism

**The Honorable Angus L.K. McKelvey, Chair**

Senate Committee on Government Operations

State Capitol, Conference Room 229 & Videoconference

**RE: House Bill 1838, HD2, Relating to Zoning**

**HEARING: Tuesday, March 19, 2024, at 9:40 a.m.**

Aloha Chair Keohokalole, Chair DeCoite, Chair McKelvey, and Members of the Joint Committees:

My name is Lyndsey Garcia, Director of Advocacy, testifying on behalf of the Hawai'i Association of REALTORS® ("HAR"), the voice of real estate in Hawaii and its over 11,000 members. HAR **opposes** House Bill 1838, HD2, which allows counties to enact a zoning ordinance to amortize or phase out nonconforming single-family transient vacation rental units over a reasonable period of time. Effective 7/1/3000.

HAR supports access to housing for every need or situation, which includes legal short-term rentals ("STRs"). It is a common misconception that STRs are only for vacationers; however, STRs are also needed by Hawaii residents and workers as a temporary housing option. These types of rentals are essential for various situations, including but not limited to:

- Families temporarily displaced due to home damage or the need to sell their home,
- Homeowners undergoing significant renovations,
- Neighbor island residents seeking medical care on Oahu,
- Visiting family members, and
- Travelling professionals such as healthcare, construction, and other workers engaged in projects across the islands.

In these situations, a lengthy hotel stay may be too costly or impractical. It is important that we preserve this industry and the ability to access legal short-term rentals for this reason.

Additionally, we have concerns with this proposal granting the counties the power to phase out short-term rentals as it carries the risk of a significant reduction in tax revenue for the State. Legal STRs are legitimate small businesses that pay real

REALTOR® is a registered collective membership mark which may be used only by real estate professionals who are members of the NATIONAL ASSOCIATION OF REALTORS® and subscribe to its strict Code of Ethics.





 808-733-7060

 1259 A'ala Street, Suite 300  
Honolulu, HI 96817

 808-737-4977

---

property taxes, general excise taxes, and transient accommodations taxes that contribute to both local county and State budgets. Instead of granting counties the power to phase out these legitimate small businesses that contribute to our economy, the focus should be on enforcement against illegal STRs.

Illegal rentals will not be affected by this measure, nor will it assist the counties with enforcement on illegal rentals. Therefore, we do not believe that this measure will have the impact that proponents believe it will and community concerns will continue to persist about illegal rentals. Counties already have the power to conduct enforcement and create reasonable regulations for this industry and we believe efforts should be concentrated in that area.

Finally, this measure could be challenged as impacting vested rights and taking principles. "Under the United States and Hawaii Constitutions, preexisting lawful uses of property are generally considered to be vested rights that zoning ordinances may not abrogate."<sup>1</sup>

For the foregoing reasons, the Hawai'i Association of REALTORS® opposes this measure. Mahalo for the opportunity to testify.

---

<sup>1</sup> *Robert D. Ferris Trust v. Planning Comm'n of the Cnty. of Kaua'i*, 378 P.3d 1023, 138 Haw. 307 (Haw. Ct. App. 2016)



**LATE**



March 18, 2024

Honorable Senator Jarrett Keohokalole, Chair  
Chair, Senate Committee on Commerce and Consumer Protection  
and  
Honorable Senator Lynn DeCoite  
Chair, Senate Committee on Energy, Economic Development and Tourism  
and  
Honorable Senator Angus L.K. McKelvey  
Chair, Senate Committee on Government Operations

Regarding: Testimony in: **Strong Support for HB1838 HD2 - Relating to Zoning**

Aloha Senate Chairs Jarrett Keohokalole, Lynn DeCoite and Angus L.K. McKelvey,

My name is Jerry Gibson, President of the Hawaii Hotel Alliance, writing to express our unwavering support for HB1838 HD2. This legislation is crucial in addressing the negative impact of short-term rentals (STRs) in Hawaii, an issue that demands immediate attention.

The significant disparity between the Hawaii Tourism Authority's 2022 inventory report (15,382 STRs), UHERO's 2023 study (at least 30,000 STRs) and the 2024 "All The Rooms" report (an independent data analytics firm finding 89,693 listings across all major platforms in Hawaii in the last twelve months) underscores the urgency of reining in this industry. With at minimum an excess of 15,000 unpermitted units and potentially more than 70,000 unpermitted listings, the detrimental effects on affordable housing are profound.

While hotels contribute significantly to our communities, providing employment and tax revenue, the unchecked growth of STRs has hindered efforts to address affordable housing needs. Despite past legislative efforts, the number of STR units continues to rise, reaching alarming levels on Maui (12% of all housing units) and Kauai (14%).

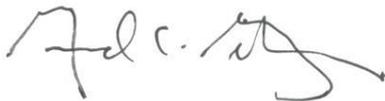
HB1838 HD2 presents an opportunity to rectify this situation. By eliminating STRs and third-party illegal rental sites, we can reclaim housing for our people. This legislation offers a tangible solution to bring down housing prices, establish a reasonable pricing structure, and transform misappropriated housing into homes for our communities.

Honorable Senator Jarrett Keohokalole  
Honorable Senator Lynn DeCoite  
Honorable Senator Angus L.K. McKelvey  
Page 2

In the aftermath of the devastation in Lahaina, the urgency to act is clear. On Maui, we have the means to deactivate third-party sites and provide housing for thousands. The Hawaii Hotel Alliance stands united with our members, employees, and the people of Hawaii, urging the swift passage of this critical legislation.

Thank you for your attention to this pressing matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Jerry Gibson". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Jerry Gibson, President  
Hawaii Hotel Alliance  
Jerry@hawaiihotelalliance.com



# KOSTRO

Kama'āina Occupied Short-Term Rentals O'ahu  
Defending short-term rental rights of kama'āina whose rental property is their primary residence.

Aloha, Chairs Keohokaole, Decoite, McKelvey  
Vice Chairs Fukunaga, Wakai, Gabbard  
And Members of the Senate Committees on Commerce and Consumer Protection, Energy, Economic Development, and Tourism and Government Operations,

This testimony in strong opposition of [HB1838](#) is about the unintended side effects of [HB1838](#) [HD2](#) on owner-occupied renting.

Those who want to take away owner-occupied renting like to use the word 'illegal' to describe renting. 'Illegal' is a fighting word when discussing any legitimate Hawai'i business. Owner-occupied renting has been legal since before statehood.

Renting is legal because the United States Federal District Court has already established that renting is Residential Use. The City of Honolulu failed to establish that owner-occupied renting is commercial. Wherever an owner rents a property that is their primary residence, they do so as a residential use. See **Exhibit A**; HILSTRA v. City and County of Honolulu. "... *there is no doubt that these tenants are using the homes for residential purposes.*"

Any vote to forward this bill puts into effect the unconstitutional Honolulu Ordinance 22-7 and will have the effect of economically exiling our elderly owners—our kūpuna—from their island homes by taking their livelihoods. Taking away their livelihoods is a cruel use of legislative power and will cause great hardship.

Renting is allowed by state law and preempts county zoning ordinances. See **EXHIBIT B**.

A partial solution would be a variation of the Ward Amendment. See **EXHIBIT C**.

It's appalling that the house judiciary committee approved House Bill 1838 after hearing less than a dozen testimonies **for** the bill and many times more oral testimonies **against** the bill, not to mention one thousand, six hundred pages of written testimony **against** the measure. The will of the people is obvious. It seems that we trust you and elect you to a position in which you have power over our lives and you turn around and pass a bill that may well destroy us.

Mahalo for the opportunity to testify on this legislation critical for the survival of thousands of full-time Hawai'i legal residents who just want to continue to rent their own property.

Respectfully Submitted for KOSTRO,

Margaret L.H. Aurand  
Ed Jones

## EXHIBIT A

See [HILSTRA v. CITY, ORDER GRANTING PLAINTIFF'S MOTION FOR PRELIMINARY INJUNCTION Case No. 22-cv-247-DKW-RT before the UNITED STATES DISTRICT COURT, DISTRICT OF HAWAII](#), pages 15 to 20:

*“When interpreting words in a statute, “we give words their common meaning.” Iddings, 919 P.2d at 269; see also United States v. Flores, 729 F.3d 910, 914 (9th Cir. 2013) (“[U]nless defined, words in a statute will be interpreted as taking their ordinary, contemporary, common meaning.”) (internal quotation marks and citation omitted).*

*Here, HRS § 46-4(a) does not define “residential use.”<sup>15</sup> Nor have Hawai'i courts yet interpreted the term in the context of vacation rentals. See Opp. at 15. Thus, the Court has examined the available resources to glean the “common meaning” of the term, including relevant dictionary definitions, other states' interpretations of the term in similar contexts, and other relevant State and City statutes or ordinances.*

*“Residential” means “used as a residence.” Merriam-Webster.com Dictionary (last visited Oct. 8, 2022). “Residence,” in turn, means “the act or fact of dwelling in a place for some time; the act or fact of living or regularly staying at or in some place for the discharge of a duty or the enjoyment of a benefit.” Id. “Dwell” means “to remain for a time,” and “live” means, inter alia, “to maintain oneself; to occupy a home.” Id.; see also Black's Law Dictionary (5th ed. 1979) (defining “residence” as “[l]iving or dwelling in a certain place permanently or for a considerable length of time”). The noun “use” means “a particular service or end.” Merriam-Webster.com Dictionary (last visited October 8, 2022).*

*As these definitions show, the term “residential use” depends both upon the function the property serves for its occupant and the duration of time the property is used. The durational component is not precise, including, for instance, “for some time,” “for the discharge of a duty or the enjoyment of a benefit,” “for a time,” and “permanently or for a considerable length of time.”*

*Likewise, in common usage, the term depends on both function and duration, although the functional component is generally more significant. Indeed, the appellate courts of at least nineteen states have decided that even rental stays of less than 30 days—nightly, weekend, or weeklong stays—constitute residential uses or purposes. These states focused on whether such short-term residents were using the homes for ordinary living activities and benefits—e.g., eating, washing, sleeping, storing their belongings and vehicles, and enjoying the surrounding scenery and community. Some cases illustrated the difference between ordinary living activities and business activities by discussing alternative uses, such as bustling autobody shops, see, e.g., *Craig Tracts*, 744 P.3d at 228, while others assessed how the short-term nature of the stays would tend to affect the surrounding inhabitants. What the decisions had in common was their reliance on the use to which the home was put—i.e., the functional component. On the other hand, the Court has not found any case, nor have Defendants cited any, holding that rentals of 30 days or longer were not residential. The Court is aware of five jurisdictions that*

*focused primarily on duration, holding that short-term rentals ranging from one- to seven-nights did not constitute residential uses. But these outliers are, in any event, inapposite because even if the Court were to similarly emphasize duration over function, the time frame at issue here is 30 days or longer.*

*Undeterred, Defendants contend that 30–89-day rentals are not residential uses because they involve frequent occupant turnover not traditionally associated with family living. Opp. at 15–16. Defendants argue that these rentals are commercial uses akin to resort and hotel complexes because they involve “speculative business risks” or “speculative real property investments.” Opp. at 2, 15, 22–23 (“[S]hort-term rentals are [] business, commercial, and transient/resort type land uses; they are not ‘residential uses’ protected from amortization under HRS § 46-4.”).*

*The Court disagrees. Whether a use is residential depends much more on what is being done at a residence than for how long. 30–89 day rentals on O‘ahu are used as housing by:*

- (1) O‘ahu residents who have sold and bought [homes];*
- (2) off-island families traveling to O‘ahu for medical care;*
- (3) traveling healthcare workers temporarily assigned to O‘ahu;*
- (4) military families in transition;*
- (5) employees performing work on O‘ahu;*
- (6) temporarily displaced families; [and/]or*
- (7) others who prefer to temporarily reside closer to work or schools than the resort districts.*

*Plaintiff’s Reply Brief at 7 (“Reply”), Dkt. No. 26 (citing Declaration of Andreea Grigore (“Grigore Decl.”) ¶ 5). Defendants do not dispute that these rentals are being used for ordinary living activities by the occupants. Although the occupants of monthly rentals may shift more frequently than some neighbors and perhaps Defendants would like, there is no doubt that these tenants are using the homes for residential purposes. Moreover, the use does not depend on why the property is owned. By Defendants’ logic, any home rental of any length is a commercial use if the property is owned for “speculative” financial or investment purposes.*

*Defendants make two additional contentions that should be addressed: first, that it is “absurd” to “interpret[] HRS [§] 46-4(a) in a manner that prohibits the City from regulating the duration [of] residential property rentals” because such an interpretation “would undermine its ability to address fundamental zoning issues and render the long-range and comprehensive planning require[ment]s in HRS § 46-4(a) a nullity.” Opp. at 19. The Court’s interpretation does not render the long-range and comprehensive planning requirement a nullity, nor does it prevent the City from regulating the duration of vacation rentals. It simply places certain restrictions on that regulation—restrictions plainly imposed by the State Legislature. The City may, and indeed must, execute its long-range planning goals, while respecting and accommodating prior lawful uses already in place, as HRS § 46-4(a) requires it to do.”*

## EXHIBIT B

Owner-Occupied renting is legal because contracts allowed by the Residential Landlord Tenant Code HRS § 521:

*HRS § 521-22 Term of rental agreement. The landlord and tenant may agree in writing to **any period** as the term of the rental agreement.*

## EXHIBIT C

### WARD AMENDMENT

The Ward amendment, [HB1838 HD2 HFA2](#) introduced by Representative Gene Ward will protect renting by residents:

industrial, resort, and apartment zoned areas only[-]; provided further that a zoning ordinance may provide for the amortization or phasing out of nonconforming single-family transient vacation rental units that are not owner-occupied over a reasonable period of time in an area of any zoning classification. In no event shall [~~such~~] the amortization or phasing out of nonconforming uses apply to any existing building or premises used for residential (single-family or duplex) or agricultural uses[-] other than nonconforming transient vacation rental units that are not owner-occupied as provided in this subsection.

The Ward Amendment version of the definition for “Owner-occupied” is:

"Owner-occupied" means property which is used as the owner's primary residence and which property, or portion thereof, is operated as a transient vacation rental unit."

[The House of Representatives floor debate on HB1838 HD2 final passage is here.](#)

Our revised wording for the definition of “Owner-Occupied” is the following:

"Owner-occupied" means property which is the owner’s primary residence. The owner of such a property resides in his or her primary residence and rents part of the property for any time period.

“Hosted property” means the rented portion of the primary residence, one other entire single-family dwelling, or the half of a duplex not occupied as the primary residence.”

This variation would address the concerns raised by House Committee on Housing Chair Evslin's concerns:

1. Continue the Enabling Act exception on the kind of structures exempted: single family and duplex.
2. Require that the owner is required to occupy the premises during the rental.
3. There is no new loophole as there is no change in enforcement for owner-occupied rentals. The landlord continues to be governed by the Residential Landlord Tenant Code HRS § 521.

**2024 Board of Directors**

**President**

**Fran Gendrano, R**  
ABR, AHWD, CRS, GRI

**President-Elect**

**Trevor W. Benn, R**  
AHWD, GRI, SFR, e-PRO

**Secretary**

**Aaron Tangonan, RA**  
CRS

**Immediate Past President**

**Fran Villarmia-Kahawai, R**  
CRB, CRS, GRI, MRP

**Directors**

**Paula K. Bruno, R**  
CIPS, CRS, GRI, C2EX

**Shaila Campbell, R**  
CRB, CRS

**Barbie Y. Hee, R**

ABR, AHWD, CRB, CRS, GRI, SFR,  
SRES, e-PRO

**Joshua Horita, R**

AHWD, BPOR, SFR

**Lurline R. Johnson, R**

ABR, AHWD, CRB, CRS, GRI

**Grace M. Koreyasu, R**

CRS

**Leonie Lam, R**

CRB, MRP

**Earl W. Lee, R**

**Sunny F. Lee-Oshiro, RA**  
CRS

**Denise L. Miyahira, R**

CRS

**Olivia Schubert Moschell, R**

SRES

**Sean Wingate, RA**

**Jon M. Yamasato, R**

**Chief Executive Officer**  
**Suzanne Young**



REALTOR® is a registered collective membership mark that may be used only by real estate professionals who are members of the NATIONAL ASSOCIATION OF REALTORS® and subscribe to its strict Code of Ethics.

Testimony by Suzanne Young, CEO  
Honolulu Board of REALTORS®

In Opposition to HB 1838, HD2  
Relating to Zoning

COMMITTEE ON COMMERCE AND CONSUMER PROTECTION

Sen. Jarrett Keohokalole, Chair  
Sen. Carol Fukunaga, Vice Chair

COMMITTEE ON ENERGY, ECONOMIC DEVELOPMENT, AND TOURISM

Sen. Lynn DeCoite, Chair  
Sen. Glenn Wakai, Vice Chair

COMMITTEE ON GOVERNMENT OPERATIONS

Sen. Angus L.K. McKelvey, Chair  
Sen. Mike Gabbard, Vice Chair

Tuesday, March 19, 2024 @ 9:40 AM  
Conference Room 229, Via Videoconference  
Hawaii State Capitol; 415 South Beretania Street

Aloha Chairs Keohokalole, DeCoite, McKelvey, Vice Chairs Fukunaga, Wakai, Gabbard, and members of the committees:

Thank you for the opportunity to testify in opposition to HB 1838, HD2 which allows the counties to enact a zoning ordinance to amortize transient vacation rental units.

The Honolulu Board of REALTORS® (HBR) on behalf of our over 6,700 members and its City Affairs Committee would like to offer context to our opposition to SB 2919, SD2. Transient vacation rentals (TVR) are lodging that provide guest accommodation for less than 30 consecutive days. To preserve housing for long-term residents, TVRs are only permitted in resort-zoned areas and those that have been issued a non-conforming use certificate (NUCs). These “grandfathered” TVRs have been in operation since prior to October 22, 1986, and no new NUCs are being issued.

Forced amortization is not necessary as we have witness natural attrition of NUCs. As such, this measure will not garner a significant conversion to long-term use and will instead risk legal challenges for these “grandfathered” properties on the basis that preexisting lawful uses of property are generally considered to be vested rights that zoning ordinances may not revoke.

Counties already have enforcement powers to create reasonable regulations within existing authority and we continue to strongly support enforcement efforts that address the illegal short-term rentals that exist today negatively impacting our residential communities.

Thank you for allowing the opportunity to testify on this measure.



The Housing Committees on Commerce and Consumer Protection, Energy, Economic Development and Tourism and Government Affairs

Hearing Scheduled: March 19, 2024 9:40 am  
State Capital, Conference Room 312

Re: HB 1838, Relating to Zoning

### **Testimony in Strong Opposition**

Aloha Chair Keohokalole, Chair DeCoite, Chair McKelvey Vice-Chairs, and Members of the Committees,

The O`ahu Short Term Rental Alliance (“OSTRA”) represents many thousands of residents who own, manage and work within the legal mid and short-term rental industry – and we strongly oppose HB 1838.

Our rentals provide over 13,000 living wage jobs that support property managers, cleaners, contractors and their families. Our short and mid-term rentals provide critical housing to meet the needs of residents and vacationers. Short-term rentals on O`ahu provided \$46 million in taxes and fees toward the state’s budget in 2022 and contributed \$165 million toward the County budget.

We believe you also will oppose HB 1838 when you understand the immediate implications for housing, local jobs, the economy, and tax revenue for Hawai`i. Simply holding hearings on these types of bills creates unnecessary uncertainty particularly for housing, tourism, and real-estate related businesses at a vulnerable time.

HB 1838 would give the counties authority to enact ordinances to eliminate, or phase out short-term rentals in any zoning classification.

What Hawai`i needs most is clear, consistent, fair rules for business to thrive. Instead, this bill would have each County able to eliminate existing property rights without compensation (so making it legal for Counties to do what would now be considered an illegal taking of private property). The most likely result will be confusion, litigation, and illegal attempts by county officials to eliminate productive, legal, tax and local-job generating businesses.

This bill creates fear for some of our most vulnerable residents and would hit them hardest: on O`ahu, 80% of the short-term rental owners are residents and also *kupuna* (*seniors*). 70% of them own 1 unit that provides income to subsidize the ever increasing cost of living in Hawaii.

Our short-term rentals provide furnished, temporary housing to residents as well as visitors. 25% of Oahu’s visitors are non-vacationers (per the HTA). 13% of those visitors are friends and family that need affordable accommodations. It is very likely that if you live on another island, you have stayed in a short-term rental on O`ahu.

The following groups stay in our affordable, temporary or transitional housing<sup>1</sup>:

Residents

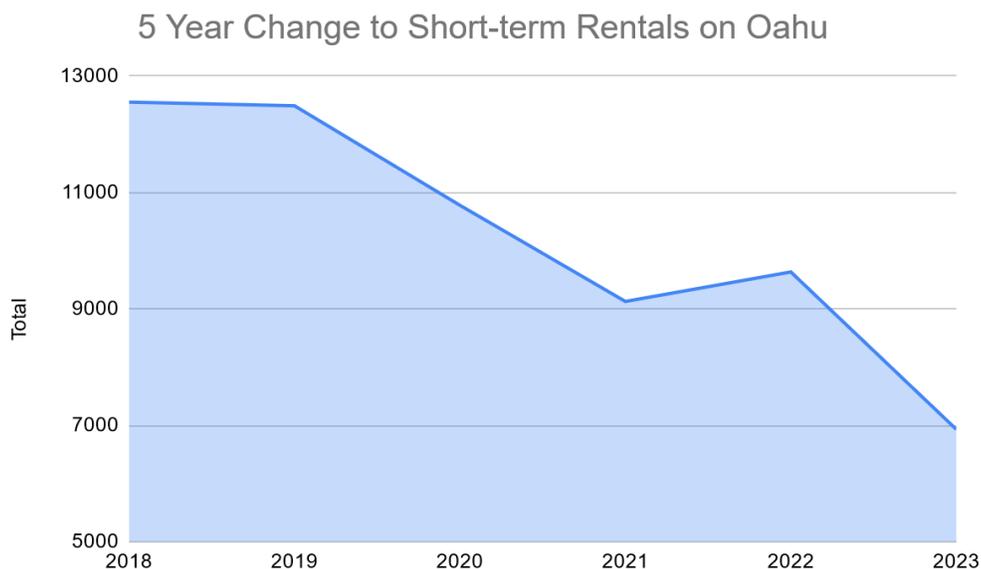
- Inter-island neighbors visiting for work, health procedures or family events
- Residents displaced from emergency events such as the Red Hill Crisis and the Marco Polo fires
- Residents needing temporary housing due to life's transitions
- Newly housed residents that cannot qualify for an annual lease
- Residents needing a vacation or place to gather for events

Non-Residents

- Thousands of Traveling Nurses and other medical personnel
- Temporary military and emergency contractors
- Film and sporting event participants
- Family & friends visiting for various life events

These residents and important visitors cannot afford the average hotel rate of \$700/night. They choose short-term rentals for affordability and also the livability versus a hotel room.

The following chart shows the **45% decline** in short-term rentals on O'ahu due to regulations:



SOURCE: AirDNA, July 2023

**By passing this Bill, the counties will further eliminate mid and short-term rentals creating another housing problem for residents and important visitors.**

Excluding rentals defined as “hotel units”, O’ahu is down to 2,000 legal short-term rentals or 1% of our housing. Vacant homes account for 9% of all housing on Oahu.

---

<sup>1</sup> Note, for O’ahu, the short-term rental (less than 30 days) industry is extremely small and increasingly owned by hotels due to recent changes in Honolulu County rules (and recently amended by the Courts due to successful litigation by a group representing owners called HILSTRA). Due to the litigation, there is now a small group of people who can advertise for mid-term rentals. This group may become increasingly important as STRs have almost disappeared on O’ahu but much of our existing data does not necessarily distinguish these new categories.

We support legal rentals and will work to make compliance clear and easy. Unfortunately, it appears that the inability of the Honolulu City and County Planning and Permitting Department to enforce existing regulations before passing new regulations has resulted in continued illegal activity. Additional authority will result in new laws that will punish those operating legally, and proliferate the illegal activity.

Our industry provides living-wage jobs, flexible housing and vacation options, opportunities for residents to own, live, and rent, and keeps spending in the communities.

Please do not pass this Bill that would allow the County to further erode an essential right and component of housing for our residents and important visitors.

Sincerely,

A handwritten signature in cursive script that reads "Kelly Lee". The signature is written in black ink and is positioned above a horizontal line.

---

Kelly Lee, President  
O'ahu Short Term Rental Alliance (OSTRA)  
Contact@OSTRA.org



**REALTORS® ASSOCIATION  
OF MAUI, INC.**

March 19, 2024

**The Honorable Jarrett Keohokalole, Chair**

Committee on Commerce and Consumer Protection

**The Honorable Lynn DeCoite, Chair**

Committee on Energy, Economic Development and Tourism

**The Honorable Angus L.K. McKelvey, Chair**

Committee on Government Relations

State Capitol, Conference Room 229

**RE: House Bill 1838, HD2, Relating to Zoning**

**HEARING: Tuesday, March 19, 2024, at 9:40 a.m.**

Aloha Chair Keohokalole, Chair DeCoite, Chair McKelvey and Members of the Committees

My name is Gary Saldana, I am the Government Affairs Director for the Realtors Association of Maui, providing comments in **opposition** of House Bill 1838, HD2, the purpose of which is to allow counties to enact a zoning ordinance to amortize or phase out nonconforming single-family transient vacation rental units over a reasonable period of time.

The objective of this measure is to encourage counties to reduce short term rentals to achieve securing long term rentals for our residents. Accordingly, we would respectfully request that you oppose this bill and consider redirecting your focus on illegal transient vacation rentals in securing long term rentals.

In 2019 the County of Maui initiated an aggressive effort to curb the increase of illegal vacation rentals. At that time it was estimated there were thousands of illegal vacation rentals operating in Maui. According to a Maui Department of Planning official, providing TAT and GET parcel information would be a useful tool in enforcement of illegal operations. The Zoning Administration and Enforcement Division of the Maui Department of Planning has indicated that providing parcel information by the State would allow them to determine if the operation is legally permitted and is within the appropriate zoning classification. Pursuant to Section 19.65, Maui County Code, illegal transient vacation rental shall not apply for a transient vacation

441 Ala Makani St. Kahului, HI 96732  
Office: 808-873-8585 • Direct: 808-243-8585  
Gary@RAMaui.com • www.RAMaui.com



**REALTORS® ASSOCIATION  
OF MAUI, INC.**

permit for five years. Considering this provision, it would be an opportunity for the property owner to use the unit for long term rentals.

As Maui County and the State focus on disaster recovery and relief, it's important to note that short term rental property owners played an integral role in our recovery. Hundreds of short term rentals have been secured to house many of the fire victims. Short term rental owners heeded the call by the Governor, Legislature, FEMA and County officials to provide their properties to help survivors of the wildfires. The very segment of the community this measure is seeking to remove is the segment of the community that has stepped up and provided shelter to individuals and families that have lost everything. On its face, this measure appears to undermine a segment of our community that has secured housing for wildfire survivors. Please don't abandon the property owners that helped in a time of need.

Furthermore, it's also important to note that short term rental property tax revenue will play an integral role in funding recovery. To encourage the "amortization or phasing out" of a potentially significant revenue generating resource would be devastating to the State and Maui County economy, not to mention how it would impact the recovery potential for Lahaina and Kula.

Legal short term rentals in Maui County are a significant and legitimate part of our hospitality industry, and have been for many years. These operations are paying a high real property tax, local and State TAT. It is the illegal operators that are not contributing to the State and County revenue base, therefore the focus should be on enforcement. It does not make sense for the State to encourage the County to create laws that would shut down legal operating small businesses, especially the ones that bring millions in real property tax revenue.

Accordingly, RAM would respectfully request your consideration in opposing this measure and refocus your energies to crack down on illegal transient vacation operations, by providing local authorities TAT and GET parcel information for enforcement purposes and provide funding to allow this effort to continue on Maui and other Counties.

Mahalo for the opportunity to testify on this measure.

The Honorable Jarrett Keohokalole, Chair  
and Committee Members of the Committee on Commerce and Consumer  
Protection

The Honorable Lynn DeCoite, Chair  
and Committee Members of the Committee on Energy, Economic  
Development, and Tourism

The Honorable Angus L.K. McKelvey, Chair  
and Committee Members of the Committee on Government Operations



March 19, 2024

The Senate  
State of Hawaii  
415 S. Beretania Street, Rm. 229  
Honolulu, HI 96813

Dear Chairs, Keohokalole, DeCoite and McKelvey, and Committee Members

RE: HB1838 HD2 Relating to Zoning

On behalf of the members of the Hawaii Mid and Short-Term Rental Alliance (HIMAST), I testify in strong opposition to HB1838 Relating to Zoning.

HIMAST is a resident led non-profit organization comprised of members who are the owners of mid-and short-term rental units, statewide. Our members operate rental units that are licensed and operate legally in their county. The owners have their tax licenses and permits as prescribed by law, and are recognized as legitimate businesses in the counties and communities that they operate in. We are an organization that seeks to find solutions to Hawaii’s housing issues, while maintaining and operating legally recognized mid-and short-term rentals.

HB1838 HD2 seeks to amend Sec. 46-4 HRS by allowing the counties the ability to phase out transient accommodations uses in residential or agricultural zoned areas. The definition of what is a transient accommodations unit is very broad. For example, the term “transient vacation rental unit” is also defined to include “short-term rental home.” The term short-term rental is defined to mean a furnished self-contained apartment or home that is rented for short periods of time. A short-term rental home is a residential use that is used for temporary work force housing of construction workers, nurses, and teachers. Short-term rental homes can also apply to units that are used by people who are in hospice or in housing close to medical facilities that need treatment. Short-term rentals may be used by someone that is re-locating for a job or is in transition during renovation of their home. And yes, a short-term home may also be used by kama’aina who travel in-state between islands and those who are out-of-state visitors. The uses mentioned are real-life examples of residential uses, which this Legislature is trying to ban.

Our members provide services to our communities by providing housing solutions that are necessary for communities to thrive. It is difficult to understand why this Legislature would want to deny or ban services

that are needed by our communities, for which the consequence results in higher costs for everyone and less and costlier housing.

We suggest that instead of trying to ban uses that will negatively affect housing and tax collections statewide, this Legislature instead focus on helping the counties with enforcement regulations. We look forward to working with you on solutions and urge you to strongly oppose HB1838. Thank you for this opportunity to testify.

Mahalo,

Kahea Zeitz  
President HIMAST Alliance



Testimony of **Lahaina Strong**  
Before the Senate Committees on  
**Commerce and Consumer Protection, Energy, Economic Development and Tourism &  
Government Operations**

In Consideration of House Bill No. 1838 HD2  
**RELATING TO ZONING**

Aloha Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and the honorable members of the committees,

We are writing on behalf of Lahaina Strong, an organization that was initially formed in 2018 following the Hurricane Lane fire in Lahaina and re-energized last year after the devastating Lahaina fires on August 8. Our organization is the largest grassroots, Lahaina-based community organization, with over 20,000 supporters, engaged in emphasizing the importance of local voices and community-driven solutions.

**Lahaina Strong stands in support of HB1838 HD2**, allowing counties to enact a zoning ordinance to amortize or phase out nonconforming single-family transient vacation rental units over a reasonable period of time, as recommended by the House of Representatives shelter working group.

While HB1838 HD2 seeks to address this issue by granting counties the authority to phase out nonconforming single-family transient vacation rental units, we believe it is crucial to amend the wording "single-family" to include all housing types, including condos and apartments. By including all housing types and not just single-family, it takes a more comprehensive approach to the current problem we are dealing with. This ensures that the legislation effectively addresses the totality of what individual counties will need in order to phase out transient vacation rentals.

Lahaina Strong has been at the forefront of relief and advocacy efforts, including initiating the "Fishing for Housing" camp, which has been in operation for over 18 weeks

along Kaanapali Beach, highlighting the need for dignified housing for Lahaina fire victims. Our organization has been working closely with the affected community to address pressing issues, and we appreciate the legislature's consideration of measures that align with our organization's goals and demands.

In Lahaina, 25% of housing units were listed as short-term rentals, according to the University of Hawaii Economic Research Organization. To the south of Lahaina, that percentage jumps to 41.8%. To the north, it jumps to 87%.

There is a housing emergency on the island of Maui. Giving the counties the clear authority to phase out vacation rental uses has been identified as a key policy tool by the House of Representatives shelter working group for helping Maui residents find dignified housing in the wake of the wildfires.

This is a critical step in providing stability and security to those who have already endured so much. We urge the legislature to **pass HB1838 HD2** to provide much-needed relief and support to the Lahaina community and beyond.

Mahalo for your attention and commitment to the well-being of our community.

Sincerely,

Jordan Ruidas, Courtney Lazo, Pa'ele Kiakona

Lahaina Strong



03/18/24

Committee on Commerce & Consumer Protection  
Committee on Energy, Economic Development & Tourism  
Committee on Government Operations  
415 South Beretania Street  
Honolulu HI 96813

RE: HB-1838 HD2 Oppose

Aloha e Committee,

Thank you for taking the time to review this bill and take testimony. Maui Vacation Rental Association (“MVRA”) represents thousands of residents who own, manage and work within the legal short-term (STRs) rental industry. We strongly oppose HB1838 HD2.

We believe in a managed hospitality industry for Maui. We also support fair taxation and regulations of vacation rental properties. However we see issues with HB1838 hurting legally operating small business operators in Maui County. We believe you will also oppose HB1838 when you understand the immediate implications for housing, local jobs, the economy and tax revenue for that State of Hawai`i and Maui County.

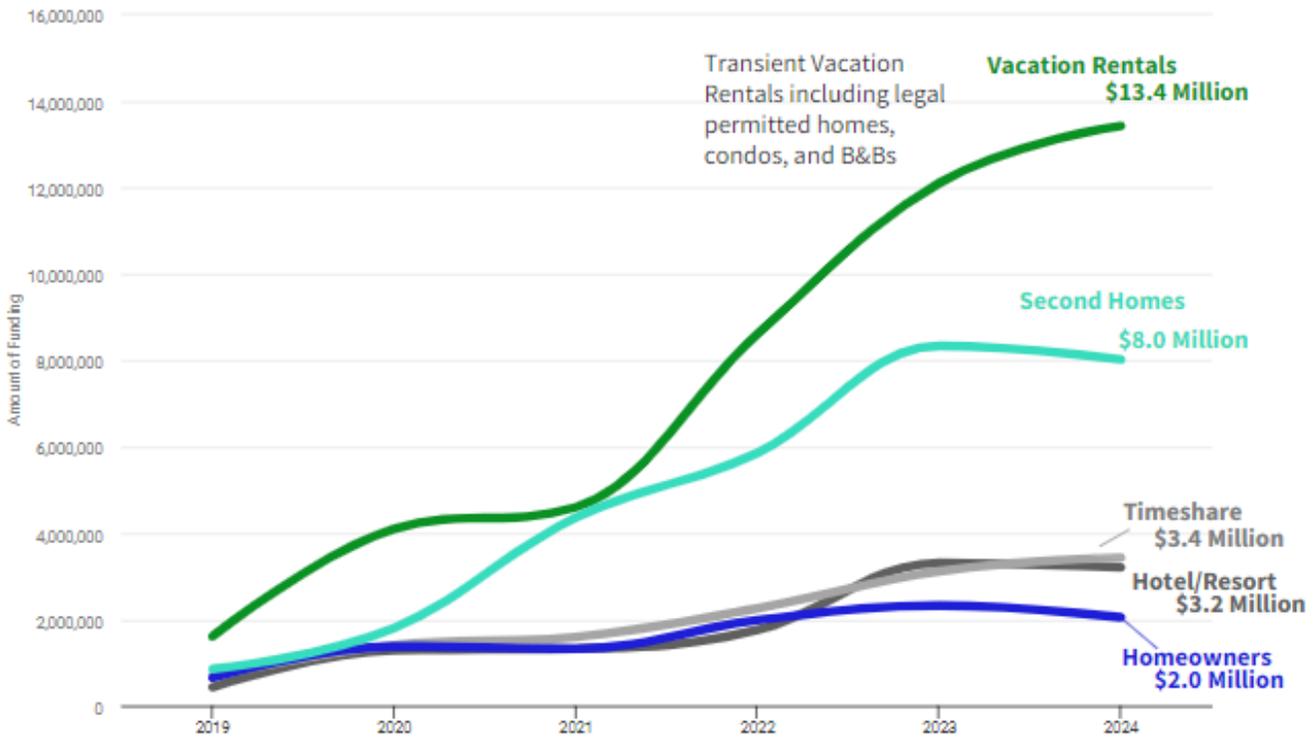
HB1838 would give the counties authority to enact ordinances to eliminate or phase out short-term rentals in any zoning classification.

Maui has 13,744 legal short term rental properties, 8,336 hotel rooms, and 2,475 timeshare units in our diversified visitor accommodation industry. Each provides the potential Maui visitor different options. The clear differentiation regarding the legal short term rental properties is that thousands of them are owned by Maui County families and thousands more are employed directly by the industry or benefit from the industry. **This is one of the only ways local families can directly participate in and benefit from the hospitality industry.**

Short term rentals will contribute \$13.4 Million in revenue to the Affordable Housing Fund, the largest contribution of all the classifications, and the largest contribution to date. Over the last 5 years the **short term rental classification has generated \$45 million dollars for the affordable housing fund**, the largest contribution by far, and more than the other accommodation sectors combined.

## Who Pays for Maui's Affordable Housing Fund?

FY2019-2024  
Review



**Vacation Rentals have contributed a total of \$45.0 million from 2019-2024**

Source: Maui County Real Property Tax

**Second Homes have contributed a total of \$29.6 million from 2019-2024**

**Timeshares have contributed a total of \$12.6 million from 2019-2024**

**Homeowners have contributed a total of \$9.8 million from 2019-2024**

**Hotel/Resorts have contributed a total of \$11.6 million from 2019-2024**

Many owners voluntarily offered their properties to those in immediate need at the outset of the emergency out of the kindness of their hearts without any thought or ask to any form of compensation. Additionally, there are thousands of individual owners who voluntarily on their own or in conjunction with their local management companies who have facilitated housing through Red Cross, FEMA, and/or other entities. What would Maui County have done immediately following the fire if STRs did not exist? How would we have housed our displaced residents?



STRs are not just for the tourism industry - they also provide furnished, temporary housing to residents and their families.

### Residents

- Inter-island neighbors visiting for work or family events
- Residents displaced from emergency events such as the Lahaina and Kula fires
- Residents needing temporary housing due to life's transitions
- Newly housed residents that cannot qualify for an annual lease
- Residents needing a vacation or place to gather for events

### Non-Residents

- Traveling Nurses and other medical personnel
- Emergency contractors and other vendors
- Family & friends visiting for various life events

These residents and important visitors cannot afford the average hotel rate of \$700/night. They choose short-term rentals for affordability and also the livability versus a hotel room.

**This bill targets the estimated 18,000 jobs that STRs provide across Maui County and the 49,000 statewide.** These jobs include cleaners, property managers, contractors, and their families. Where is the data that shows those impacts? What will happen to those residents who no longer have a source of income? **How many jobs and taxes would be potentially lost with a measure like this?**

Many of the condo buildings operating on Maui were built in the 1970's and 1980's and have large monthly maintenance costs. If the property owners cannot continue to fund the high maintenance costs of these buildings there could be unintended consequences for the State in this bill. There could be significant neighborhood blight as a result of people not being able to afford the cost associated with the upkeep and maintenance of these aging properties.

When it comes to legislation that could affect the livelihood of thousands of its constituents (actual voters), the State should be considering factual and data driven based decisions. At the very least, the State should be supporting this legally operating small business sector that offers such a vibrant and diverse ecosystem for our residents and visitors, while our county and state are already leveraging significant taxes on these businesses to benefit our local economy. The legal short term vacation rentals



already generate the largest amount of tax revenue for Maui County - more than any other category by a very large margin.

Maui County’s operating budget has increased to over 1 Billion dollars in its current fiscal year. Most of the county’s revenue comes from the short term rental classification, and the small businesses creating this revenue. The county of Maui has long had a strategy of taxing the Short Term Rental Classification in order to keep taxes low for the residents. A big part of this strategy is by means of the property assessment values that the County assessment division attributes to these properties. Looking at the top 30 real property tax revenue generating legal visitor accommodations in Maui county, you can see that the assessment of many short term rentals result in a higher rate and tax revenue than many of our hotel properties.

The county increased their budget this year by \$102M, and 52% of that increase or \$53M came from increased revenue in the TVR/STR category. The next highest increase was \$7.5M in the Hotel/Resort classification (7 times less than the STR increase).

**The short term rental classification generated 40% of real property tax revenue this fiscal year (FY23-24), or \$213.7M.** This amount represents 20% of the county operating budget. This is the largest single revenue generating category in the real property tax classifications. **What this demonstrates is that the county depends on the tax revenues of properties like the ones operating in the districts that would be affected by this measure.**

When looking at average tax revenue generated on a per Unit basis, the top 13 properties are all legal vacation rental properties. The top Hotel, the Kea Lani falls behind all of these at number 14 on this same list.

**TOP REVENUE GENERATING SHORT TERM RENTAL AND HOTEL PROPERTY, MAUI COUNTY 2023**

	PROJECT PROPERTY	TOTAL ASSESSED VALUE	AVE. PROPERTY TAX REVENUE	AVE. ASSESSMENT PER UNIT	AVE. TAX REVENUE PER UNIT	
1	WAILEA BEACH VILLAS	474,547,900	5,623,393	4,943,207	58,577	Largest Ave/Unit
2	KAPALUA BAY CONDO	487,731,400	5,779,617	4,601,240	54,525	
3	WAILEA POINT I, II, III	360,302,000	4,269,579	3,498,078	41,452	

M A U I  
**VACATION RENTAL**  
 A S S O C I A T I O N

4	HOOLEI	398,574,400	4,723,107	3,267,003	<b>38,714</b>	
5	KAANAPALI ALII	657,716,900	7,793,945	2,391,698	<b>28,342</b>	
6	WAILEA ELUA I, II	354,432,200	4,200,022	2,286,659	<b>27,097</b>	
7	HONUA KAI	1,179,135,500	<b>13,972,756</b>	1,602,086	<b>18,985</b>	<b>Largest by Total Rev.</b>
8	PUAMANA	296,446,000	3,512,885	1,585,273	<b>18,785</b>	
9	KAPALUA BAY VILLAS	175,535,500	2,080,096	1,244,933	<b>14,752</b>	
10	WAILEA EKAHI I, II, III	245,631,400	2,910,732	1,175,270	<b>13,927</b>	
11	MAUI KAMAOLE I, II, III	226,794,000	2,687,509	944,975	<b>11,198</b>	
12	PALMS AT WAILEA I	139,192,700	1,649,433	927,951	<b>10,996</b>	
13	WAILEA EKOLU	135,207,100	1,602,204	913,561	<b>10,826</b>	
14	KEA LANI	410,022,500	4,817,764	911,161	<b>10,706</b>	<b>Largest ave/unit hotel</b>
15	THE RIDGE	139,597,000	1,654,224	867,062	<b>10,275</b>	
16	MANELE BAY HOTEL	195,762,900	2,300,214	829,504	<b>9,747</b>	
17	GRAND WAILEA	621,756,100	<b>7,305,634</b>	797,123	<b>9,366</b>	<b>Largest Hotel by Total rev</b>
18	KAPALUA GOLF VILLAS	146,211,800	1,732,610	786,085	<b>9,315</b>	
19	FOUR SEASONS	297,937,400	3,500,764	784,046	<b>9,213</b>	
20	GRAND CHAMP VILLAS	142,419,600	1,687,672	757,551	<b>8,977</b>	
21	PAPAKEA	238,776,500	2,829,502	655,979	<b>7,773</b>	
22	KAMAOLE SANDS	278,724,700	3,302,888	633,465	<b>7,507</b>	
23	ANDAZ	205,360,300	2,412,984	635,790	<b>7,471</b>	
24	HALE KANAPALI	161,065,400	1,908,625	624,284	<b>7,398</b>	
25	SHERATON	296,801,600	3,487,419	584,255	<b>6,865</b>	
26	ROYAL LAHAINA	254,303,200	2,988,063	580,601	<b>6,822</b>	
27	HYATT	386,224,700	4,538,140	479,187	<b>5,630</b>	
28	WAILEA BEACH	238,336,000	2,800,448	438,118	<b>5,148</b>	

M A U I  
**VACATION RENTAL**  
 A S S O C I A T I O N

	MARRIOTT					
29	WESTIN MAUI	292,717,300	3,439,428	385,662	<b>4,532</b>	
30	RITZ CARLTON	163,362,000	1,919,504	350,562	<b>4,119</b>	
	Source: Maui County Real Prop Tax	Legend:		=STR		=Hotel

**One of the tools used by the assessment division** is the fact that the short term rental properties are sold more frequently on the **real estate** market and then these **sales** are factored into the taxable value of the properties. Thus the assessed values in the short term rental class are some of the top real property tax valued properties on the island, generating most of the tax revenue for the county.

Maui County has added the 3% TAT tax for the county as of November 2021 and these operators and visitors have fostered this increase generating millions of dollars for Maui county.

Maui County has had laws and regulations in place that closely regulate our short term rentals, and there is strict enforcement of these rules, keeping the illegal rentals numbers very low. In the January 2023 report, there were 25 complaints which resulted in three notices of warnings and zero notices of violations. The vacation rental industry is highly regulated and enforced in Maui County. The community leverages the existing legal operations for benefits to the community as whole.

Our visitor industry benefits from the diversity vacation rentals offer. Having a short term rental is one of the only ways local residents can have direct participation in the hospitality and accommodations sector. There are thousands of small businesses in Maui that benefit from this legal established use in the county. The properties in this district accommodating our visitors and residents are an important legitimate part of our hospitality industry. The guests that seek out these experiences and want more local authentic culture are the educated guests Maui wants.

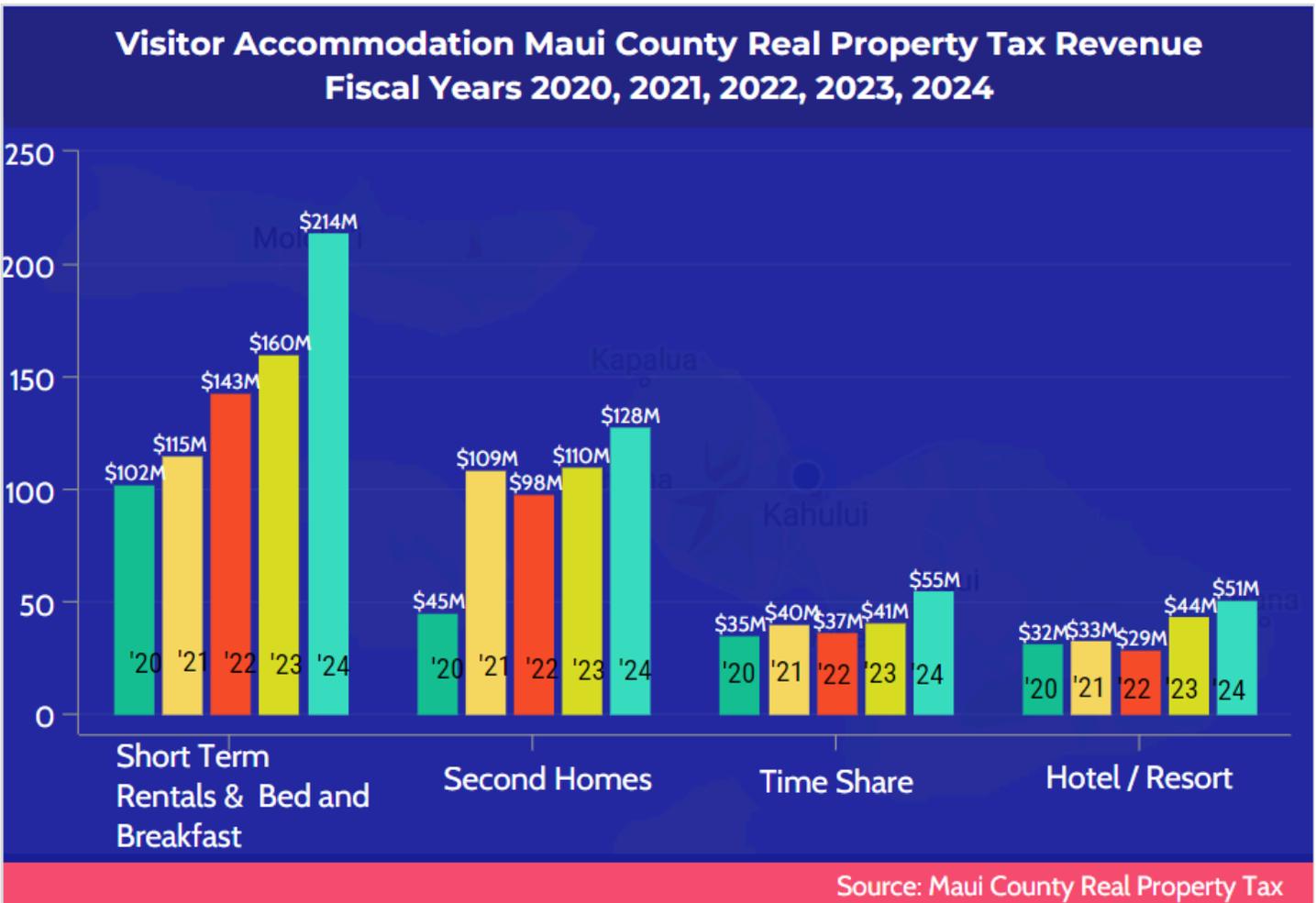
What Hawai`i needs most is clear, consistent, fair rules for business to thrive. Instead, this bill would have each County able to eliminate existing property rights without compensation (so making it legal for Counties to do what would now be considered an illegal taking of private property). The most likely result will be confusion, litigation, and illegal attempts by county officials to eliminate productive, legal, tax and local-job generating businesses. Given the current budget, gutting funding categories for the State and Counties county is contrary to their fiduciary duty. Please vote no on this bill HB1838.



Thank you for considering my testimony. If you have any questions or clarifications please feel free to contact me.

Best,

[Maui Vacation Rental Association](#)





# SIERRA CLUB OF HAWAI'I

**SENATE COMMITTEE ON COMMERCE AND CONSUMER PROTECTION  
SENATE COMMITTEE ON ENERGY, ECONOMIC DEVELOPMENT, AND TOURISM  
SENATE COMMITTEE ON GOVERNMENT OPERATIONS**

March 19, 2024

9:40 AM

Conference Room 229

**In SUPPORT of HB1838 HD2:** Relating to Zoning

---

Aloha Chair Keohokālole, Chair Decoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard, and Members of the Committees,

On behalf of our over 20,000 members and supporters, the Sierra Club of Hawai'i **SUPPORTS** HB1838 HD2, which would empower the counties to regulate commercial resort uses of residential units that are contributing to our housing crisis, and thereby fueling continual attacks on legal mechanisms that protect the public's environmental, cultural, climate resilience, and other interests.

As most recently demonstrated by the Governor's original Emergency Proclamation on Housing, our housing crisis and the suffering of local families have been repeatedly used to attack legal safeguards protecting our environmental and cultural integrity, food security, water security, local job creation, and other critical interests and needs of both present and future generations. **Tellingly, these attacks often provide little to no assurances that housing projects developed without such safeguards will directly provide meaningful or long-term housing relief to the vast majority of local families. For example, the original Emergency Proclamation had no affordability requirements whatsoever, nor any means to ensure that new units would be reserved for current residents.** Meanwhile, the continual push to scapegoat environmental, cultural, and other public interest protections for our housing crisis has diverted policymakers and housing advocates from pursuing systemic, root-cause solutions that would provide much more meaningful and direct relief to local residents in need of truly affordable housing.

This measure, by contrast, would more directly address the housing needs of local residents, without compromising the environmental and cultural interests and the associated well-being and quality of life of our children and future generations. **By empowering counties to phase out vacation rental uses of their local housing supply, this bill provides a mechanism to open up tens of thousands of existing residential units for long-term residential use.**

While there is no single silver bullet for our multi-faceted housing and homelessness crises, the Sierra Club appreciates that this measure presents a meaningful potential pathway for housing relief for many local families, without compromising the well-being and quality of life of our children and future generations. **The Sierra Club also emphasizes that if implemented by Maui County, this measure may also head off a humanitarian crisis when current federally-funded housing programs for displaced Lahaina residents expire – a crisis that would only invite further attacks on our environment, culture, and social fabric.**

Accordingly, the Sierra Club respectfully urge the Committees to **PASS** HB1838 HD2. Thank you very much for this opportunity to testify.



March 15, 2024

Senator Jarrett Keohokalole, Chair  
Committee on Commerce and Consumer Protection  
Senator Lynn DeCoite, Chair  
Committee on Energy, Economic Development and Tourism  
Senator Angus McElvey, Chair  
Committee on Government Operations  
Senate  
Hawaii State Legislature

### **Support for HB1838 HD2**

Dear Chair Keohokalole, Chair DeCoite, Chair McElvey and Members of the Senate Committees on Commerce and Consumer Affairs; Energy, Economic Development and Tourism; and Government Operations,

Thank you for the opportunity to testify in support of HB1838 HD2, providing the counties the opportunity to enact zoning ordinances that phase out non-conforming single family transient vacation rental units, over a reasonable period of time.

We believe this measure supports home rule and provides the counties the authority to weigh the impacts of transient vacation rental units on their respective islands and legislate accordingly. The County of Hawaii is currently undertaking a review of three bills that will expand the regulation of transient vacation rentals to address owner-hosted, and operator-hosted rentals, in addition to the un-hosted rentals they currently regulate. This legislation would give them additional authority.

According to the platform [www.AlltheRooms.com](http://www.AlltheRooms.com) there are more than 19,000 transient vacation rental units on Hawaii Island alone. There are more than 90,000 transient vacation rental units across the state. In comparison, the hotels along the Kohala Coast contain only 2,915 rooms.

When the resorts were developed, key infrastructure was put into place including roads, water, sewer systems, emergency services, environmental management programs. We know it is our kuleana to adequately serve the needs of both visitors and residents. Unfortunately, the same cannot be said for the communities where many transient vacation rental units are located, and as a result, we often hear of the negative impacts on our neighborhoods, our housing availability, escalating cost of living and property values, and our quality of life.

Members of the Kohala Coast Resort Association pay more than \$40 million in TAT and \$40 million in GET each year. On behalf of our 5,000 employees and their 20,000 family members on Hawaii Island, thank you for providing the counties with this additional authority to address the proliferation of transient vacation rental units across the state.

Sincerely,

A handwritten signature in black ink that reads "Stephanie P. Donoho". The signature is written in a cursive, flowing style.

Stephanie Donoho, Administrative Director

**HB-1838-HD-2**

Submitted on: 3/15/2024 3:03:13 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Richard Emery	Testifying for Hawaii First Realty LLC	Oppose	Written Testimony Only

Comments:

Violates a property owners' rights. Does not solve the housing problem.



Housing Hawai'i's Future  
PO Box 3043  
Honolulu, HI 96802-3043

March 19, 2024

TO: Chairs Keohokalole, DeCoite, and McKelvey and members of the Hawai'i State Senate Commerce and Consumer Protection; Energy, Economic Development, and Tourism; and Government Operations Committees  
RE: HB 1838 RELATING TO ZONING

Dear Chairs and Committee Members,

My name is Sterling Higa, and I serve as executive director of Housing Hawai'i's Future, a nonprofit creating opportunities for Hawai'i's next generation by ending the workforce housing shortage.

**We support HB 1838.**

STRs use our limited housing inventory for business purposes rather than meeting our long-term housing needs.

The counties should build more housing, and they should also have the authority to phase out the use of housing as STRs over time.

Thank you,

A handwritten signature in cursive script that reads "Sterling Higa".

Sterling Higa  
Executive Director  
Housing Hawai'i's Future  
[sterling@hawaiisfuture.org](mailto:sterling@hawaiisfuture.org)  
+1 (808) 782-7868

**HB-1838-HD-2**

Submitted on: 3/17/2024 6:57:15 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Susan B Roberts Emery	Testifying for Green Party of Hawai'i	Support	Written Testimony Only

Comments:

Aloha Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Members of Committee,

On behalf of the Green Party of Hawai'i we stand in strong support of HB1838 HD2. We would like to see it include all housing types not just single -family homes.

Mahalo,

Susan RobertsEmerCo Chair GPH

March 19, 2024, 9:40 a.m.  
Hawaii State Capitol  
Conference Room 229 and Videoconference

**To: Senate Committee on Commerce and Consumer Protection**

**Sen. Jarrett Keohokalole, Chair**  
**Sen. Carol Fukunaga, Vice-Chair**

**Senate Committee on Energy, Economic Development, and Tourism**

**Sen. Lynn DeCoite, Chair**  
**Sen. Glenn Wakai, Vice-Chair**

**Senate Committee on Government Operations**

**Sen. Angus L.K. McKelvey, Chair**  
**Sen. Mike Gabbard, Vice-Chair**

**From: Grassroot Institute of Hawaii**

**Ted Kefalas, Director of Strategic Campaigns**

RE: HB1838 HD2 — RELATING TO ZONING

Aloha Chairs, Vice-Chairs and other Committee members,

The Grassroot Institute of Hawaii would like to offer its comments on [HB1838 HD2](#), which would amend Section 46-4 of the Hawaii Revised Statutes to allow the counties to phase out non-conforming single-family transient vacation units in areas of any zoning classification over a period of time.

First of all, the removal of short-term rental units from Hawaii's tourism sector could harm the economy as a whole and generate legal challenges under the takings clause of the Fifth Amendment, as well as perhaps the Eighth Amendment, which has to do with excessive penalties or fines.

A 2020 study commissioned by the Hawaii Tourism Authority found that STRs added \$6 billion to the state's economy and sustained 46,000 jobs.<sup>1</sup> The survey also found that "30% respondents reported that if there was not a home and vacation rental option during their recent stay in Hawaii, they would not have made the trip."

Thus, the removal of STRs from the vacation unit inventory could have a cascading effect, causing damage to other tourist-focused businesses, such as car rental agencies, restaurants and tour operators, as well grocery and other retail outlets and workers employed in cleaning, repairing and maintaining the STR units.

As for possible legal challenges, the U.S. Supreme Court has in recent years indicated its willingness to uphold property rights against state and local government regulations. In *Tyler v. Hennepin County*<sup>2</sup> and *Timbs v. Indiana*,<sup>3</sup> the Court sided with property owners on Fifth Amendment and Eighth Amendment grounds, respectively.

If the committee decides to move this bill move forward, we recommend that it add this wording at the end of the proposed change to the section:

"except that any county that phases out single-family transient vacation units must provide just compensation to the owners of such units."

That is, it would now read:

Neither this section nor any ordinance enacted pursuant to this section shall prohibit the continued lawful use of any building or premises for any trade, industrial, residential, agricultural, or other purpose for which the building or premises is used at the time this section or the ordinance takes effect; provided that a zoning ordinance may provide for elimination of nonconforming uses as the uses are discontinued, or for the amortization or phasing out of nonconforming uses or signs over a reasonable period of time in commercial, industrial, resort, and apartment zoned areas only[.]; provided further that a zoning ordinance may provide for the amortization or phasing out of nonconforming single-family transient vacation rental units over a reasonable period of time in an area of any zoning classification, except that any county that phases out single-family transient vacation units must provide just compensation to the owners of such units.

Thank you for the opportunity to testify.

Ted Kefalas  
Director of Strategic Campaigns  
Grassroot Institute of Hawaii

---

<sup>1</sup> "[Hawaii's Home and Vacation Rental Market: Impact and Outlook](#)," prepared for the Hawaii Tourism Authority by JLL's Hotels & Hospitality Group, April 20, 2020, p. 10.

<sup>2</sup> "[Tyler v. Hennepin County, Minnesota, et al.](#)" Supreme Court of the United States, May 25, 2023.

<sup>3</sup> "[Timbs v. Indiana](#)," Supreme Court of the United States, Feb. 20, 2019.

# Keep It Kailua

## *Preserving Kailua's Character*

March 18<sup>th</sup>, 2024

To: COMMITTEE ON COMMERCE AND CONSUMER PROTECTION  
Chair Senator Jarrett Keohokalole, Vice Chair Senator Carol Fukunaga,  
COMMITTEE ON ENERGY, ECONOMIC DEVELOPMENT, AND TOURISM  
Chair Senator Lynn DeCoite, Vice Chair Senator Glenn Wakai  
COMMITTEE ON GOVERNMENT OPERATIONS  
Chair Senator Angus L.K. McKelvey, Vice Chair Senator Mike Gabbard,

### **SUPPORT HB1838 HD2 RELATING TO COUNTY ZONING**

**We strongly support HB1838 HD2 and ask your committee to pass the measure with amendments.**

Allowing the counties the authority to enact ordinances to amortize or phase out permitted, nonconforming, or otherwise allowed short-term rentals in any zoning classification is fair and reasonable.

We are strong supporters of the "Home Rule" concept and we believe each county should be allowed to determine where and how many vacation rental lodging businesses they allow on their Islands.

Hawaii State Statute §46-4 County zoning already allows these short-term rental businesses to be phased-out in commercial, industrial, resort, and apartment zoned areas over a reasonable period of time. We firmly believe residential zoned neighborhoods should be included. In addition, our legal team adamantly believes this law is constitutional, otherwise the long established Hawaii State Statute §46-4 would've been appealed.

**We ask you amend the bill to include the following language "provided further that residential uses do not include transient accommodations uses".**

Thank you for your consideration.

**Keep it Kailua**

*Keep It Kailua is a grassroots community group founded in 2004 whose purpose is to retain Kailua's family-oriented residential character and quality of life.*

*Keep It Kailua's goals are to:*

- Protect residential zoning and promote permanent residency in our neighborhoods*
- Preserve and enhance scenic, civic, recreational and cultural features that define Kailua's sense of place*
- Protect water resources essential to the health of the environment*
- Preserve trees and maintain open green space*
- Promote walking and the use of non-motorized bicycles as alternatives to automobile transportation within and around the town*
- Promote businesses that serve the residential community*
- Support other community groups with similar goals*

*Please visit us at [www.keepitkailua.com](http://www.keepitkailua.com)*

*Or like us on <https://www.facebook.com/keepitkailua/>*

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:47:08 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Zane K Lacaden	Testifying for Mauka Makai Activities LLC.	Support	Written Testimony Only

Comments:

I am writing to express my strong support for HB 1838, which aims to address the significant impact of short-term vacation rentals on housing availability and affordability in Hawaii. As a concerned resident and advocate for sustainable community development, I believe this legislation is crucial for ensuring the well-being and stability of our neighborhoods.

The findings outlined in HB 1838, particularly those sourced from the report by the University of Hawaii Economic Research Organization, paint a concerning picture of the current housing landscape in our state. With approximately thirty thousand homes serving as short-term vacation rentals, constituting five percent of local housing units, and up to forty percent of homes in certain communities operating as such, it is evident that the proliferation of these rentals is exacerbating the housing shortage and driving up costs.

Furthermore, the annual decline in total housing stock, especially in counties like Maui and Kauai, due to the conversion of formerly resident-occupied homes into short-term rentals, compounds the problem. This loss not only contributes to the statewide shortage of homes but also undermines the fabric of our communities by disrupting the stability and cohesion of residential neighborhoods.

One of the critical aspects highlighted in the legislation is the need to empower counties to enact zoning ordinances that can amortize or phase out nonconforming single-family transient vacation rental units over a reasonable period. This approach aligns with the recommendations of the house of representatives shelter working group, particularly in light of the increased housing needs following the 2023 Maui wildfires.

Moreover, the proposed amendment to Section 46-4 of the Hawaii Revised Statutes underscores the importance of comprehensive zoning regulations that prioritize the long-term interests of our communities. By providing counties with the authority to regulate residential areas effectively and address nonconforming land uses, we can ensure the orderly development of our neighborhoods while safeguarding the rights of residents.

In conclusion, I urge you to support HB 1838 and work towards its swift passage. By taking decisive action to address the challenges posed by short-term vacation rentals, we can create a more equitable and sustainable housing landscape for all residents of Hawaii.

Thank you for your attention to this matter, and I look forward to seeing positive outcomes from your efforts.

Sincerely,

Zane Lacaden

Co-Owner - Mauka Makai Activities LLC. (Maui, HI)



March 19, 2024

Senator Keohokalole, Chair of Commerce and Consumer Protection  
Senator DeCoite, Chair of Committee on Energy, Economic Development and Tourism  
Senator McKelvey, Chair of Committee on Government Operations

State Conference Room 229 - Via Videoconference 9:40 AM

**RE: HB 1838, HD2 Relating to Zoning**

Aloha Chair Keohokalole, Chair DeCoite, Chair McKelvey and Members of the Joint Committees:

Rental By Owners Awareness Association (RBOAA) fully supports compliance with State taxation laws and County zoning regulations.

RBOAA **Opposes** HB 1838 and would like to offer the offer the following:

This Bill would give Hawaii counties the authority to enact ordinances to amortize or phase out “*nonconforming, or otherwise allowed short-term rentals*” in any zoning classification.

This Bill is not to stop illegally operating short-term rentals - this Bill goes after operators who are in full compliance of the law, operating legally within their particular location, either by their nonconforming use certificate or by being legally entitled to operate by zone. Again, this Bill is not a regulatory act to eliminate an illegal use - it is focused on those who have fully complied with all aspects of regulation to be in compliance.

This Bill is not necessary. Short term rentals have operated legally in Hawaii for decades. STR's are not new. What is new, is the counties now want to do away with short term rentals in people's homes and individual operators. These are what are known as "mom and pop" operations. There was volumes of testimony last year when HB 84 was proposed, that if this Bill were to pass:

**It would cause tremendous hardship on people who have operated legally.**

They have held up their responsibility to operate legally, and now the county wants to make what was legal - illegal.

There are many people, on all islands, who rely upon their ability to be able to rent short term to make extra money to pay their expenses. They should have a right to continue to be able to rely upon that income.

A recent economic study was published stating that over the past two years of inflation, the average family has suffered the real loss of \$7,400 of spending value. The inflation our country and state have experienced is significant and compounding that with additional loss of income that people could depend on from short term rentals will be a real hardship.

**These are legally operating short term rentals. These folks have complied with all the requirements of the laws. They have held up their end of what was required of them.** Please do not pass this Bill and allow the counties to destroy what hard working, legally operating people have come to rely upon for income.

Thank you for the opportunity to testify.

Sincerely,

Alicia Humiston, President  
Rentals by Owner Awareness Association

**LATE**



335 Hahani Street #342132 \* Kailua, HI 96734 \* Phone/Fax (808) 262-0682 E-Mail: [htf3000@gmail.com](mailto:htf3000@gmail.com)

March 19, 2024

COMMITTEE ON COMMERCE AND CONSUMER PROTECTION

Senator Jarrett Keohokalole, Chair  
Senator Carol Fukunaga, Vice Chair  
Committee Members

COMMITTEE ON ENERGY, ECONOMIC DEVELOPMENT, AND TOURISM

Senator Lynn DeCoite, Chair  
Senator Glenn Wakai, Vice Chair  
Committee Members

COMMITTEE ON GOVERNMENT OPERATIONS

Senator Angus. L. K. McKelvey, Chair  
Senator Mike Gabbard, Vice Chair  
Committee Members

HB 1838, HD2  
RELATING TO ZONING

Hawaii's Thousand Friends, a statewide non-profit water and land use planning organization dedicated to protecting the environment, human health, and cultural and natural resources *supports* HB 1838 HD2 that allows counties to enact a zoning ordinance to amortize or phase out nonconforming single-family transient vacation rental units over a reasonable period of time.

A May 2023 DBEDT Hawai'i Vacation Rental Performance Report notes that Maui County had the largest vacation rental supply of 257,200 available unit nights in May 2023. Oahu had 227,300 available unit nights in the same month. In May 2023 Hawai'i islands vacation rental supply was 207,200-unit nights and Kaua'i available vacation rental unit nights were 125,100.

An April 2023 UHERO Short-term Vacation Rentals and Housing Costs in Hawai'i report found that the share of the state's housing stock posted on Airbnb is 4.7%, more than three

times higher than San Francisco and more than seven times higher than New York City. Maui County has 12% of all housing units listed on Airbnb and on Kauai the figure is 14%.

The report states that *Each short-term rental (STR) represents a housing unit that could otherwise be part of the local supply of permanent housing, exacerbating the state's current housing shortage.*

The report further states. *While many factors contribute to high housing costs, the economic logic linking STRs to increases in the cost of housing is fairly unequivocal: diverting units from the pool of long-term housing reduces long-term housing supply and pushes up rents and home prices.*

A Barcelona study comparing STR activity near and far from tourist attractions found that adding 50 STRs to a neighborhood increased rents by 2% and home prices by 5%.

A study from Los Angeles looking at an STR policy change showed that reducing Airbnb's by 50% led to a 2% reduction in home prices and rent.

An article in the March 18, 2024, edition of the StarAdvertiser states that there are *more than 35,000 legal short-term rental units statewide.*

Added to the approximate 30,000+ illegal short-term rentals means that more than 65,000 housing units are unavailable for Hawaii residents to rent or buy.

We urge the committee to pass HB 1838 HD2 in support of state and counties efforts to provide more housing by giving the counties the right to plan for and make decisions on transient vacation rentals.

**3/18/2024**

**LATE**

**Aloha Chair, Vice Chair and Committee,**

**My name is Denise Freund and I live on the island of Oahu. I am a General Manager of an apartment property in Waikiki. The property has furnished units available for mid-term, 30-day minimum stay, rental occupancy.**

**I am writing in opposition of Bill HB1838. Our 30-day minimum stay units accommodate people who are on island to work temporarily, such as travel nurses; visit family or friends; residents in transition; people who are moving to the island for a new job; students; and vacationers from the mainland, Canada, Japan, Germany, and a few others. All these people spend a good amount of money on island while they are staying here- groceries, eateries, entertainment, clothing, gifts, rental cars, tours, etc. If it were not for our accommodations, many may not come at all because hotel stay doesn't meet their home-style needs and would not be affordable.**

**Outside of a Resort Zone, 30 days minimum is most appropriate as it works for many situations. 90 days is too long.**

**The City & County need to enforce the laws that have been in place for years.**

**I ask that you please do not move this bill forward.**

**Thank you for your time.**

**Denise Freund  
General Manager, Ala Wai House LLC  
263 Kaiulani Ave/2411 Ala Wai Blvd  
Honolulu, HI 96815**



*Maui Hotel & Lodging*  
ASSOCIATION

**LATE**

Testimony of  
Lisa H. Paulson  
Executive Director  
Maui Hotel & Lodging Association

Senate Committee on Commerce and Consumer Protection  
Senate Committee on Energy, Economic Development, and Tourism  
Senate Committee on Government Operations  
**House Bill 1838 HD2: Relating to Zoning**  
March 19, 2024, 9:40 am  
Conference Room 229

The Maui Hotel & Lodging Association (MHLA) is the legislative arm of the visitor industry for Maui County. We represent over 180 property and allied business members and 22,000 employees. **MHLA OFFERS COMMENTS for House Bill 1838 HD2**, which allows counties to enact a zoning ordinance to amortize or phase out nonconforming single-family transient vacation rental units over a reasonable period of time.

MHLA wants to thank the Committee for taking on this challenging, delicate manner. This is about housing. Housing for our workforce, housing for our residents. In a recent report from the independent short-term rental data mining platform “All The Rooms,” there were more than 89,000 listings for short-term rentals in Hawaii in the last 12 months alone (<https://www.alltherooms.com/>). This is more than double our state’s entire hotel room inventory.

MHLA understands the different needs of our travelers and believes that short-term rentals should only exist in resort-designated areas where they are deemed legal, and they can be held accountable for the same taxes, rules, and regulations that hotels and resorts must adhere to. Our neighborhoods must be returned to their intended purposes, for our residents to live.

We would ask that this Bill look at ways to enable stricter regulation and enforcement against illegal short-term rentals.

We are providing comments on the Bill in support of our workforce and their housing needs.

Thank you for the opportunity to provide this testimony.

5 March 2024

This comment is in response to the proposal of Bill 1838. We ask that the Senate reconsider approving this legislation. The enactment of Bill 1838 by the State of Hawaii to allow counties to enact a zoning ordinance to amortize or phase out nonconforming single-family transient vacation rental units over a reasonable period of time would be severely detrimental to local economies and communities. .

Nonconforming single-family transient vacation rental units were specifically designed to meet strict criteria that would eliminate the risk of community harm and increase economic benefit to their local communities. The presence of residential short-term rentals stimulates tourism, particularly in areas that are not specifically zoned for it and do not have other forms of accommodation that would attract tourism. Many businesses rely on this tourism, and these businesses pay millions of dollars in taxes to the Hawaiian government, whilst keeping tens of thousands of Hawaiians gainfully employed and giving back to local communities. Owners of short-term rentals will hire property managers, landscapers, cleaners, and others to maintain their property. Therefore, by removing the ability to short-term rent this bill will also be eliminating jobs

Further, local homeowners purchase properties with the intent to short-term rent and rely on that income to afford to live in Hawaii and support their families. The strict limitations around TVU approvals prevents investors from holding multiple TVUs and thereby addresses any concerns around housing affordability raised in other areas of the country where there are no limitations on transient rentals..

Finally, by significantly minimizing the number of TVU's in the state this bill will also be impacting the amount of money collected for Transient Accomodation Taxes, as well as other taxes associated with the employment, tourism and related business activities associated with short-term rental activity. This is funding for critical community infrastructure that will be lost and the people of Hawaii will ultimately suffer.

We appreciate your attention to this matter and look forward to partnering.

Kind Regards,

Maddie Entrikin  
Senior Policy Associate  
AvantStay, Inc.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 2:38:28 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
john carty	Testifying for Save Honolulu Coalition	Support	Written Testimony Only

Comments:

I am writing to urge your support SB1838 aimed at phasing out short-term vacation rentals in Hawaii. As advocates for our community we have witnessed firsthand the detrimental impacts of these rentals on our local housing market, Hawaiian culture and the fabric of our community.

The proliferation of short-term vacation rentals has undeniably contributed to the escalation of housing prices in Hawaii, making it increasingly difficult for local residents to afford housing. Research indicates that the influx of vacation rentals has exacerbated housing shortages, driving up prices and forcing many longtime residents to leave their homes and communities in search of more affordable options on the mainland.

Moreover, it is disheartening to note that a significant portion of these short-term vacation rentals are owned by absentee landlords and foreign investors who do not contribute to the social, cultural, well-being of our communities. These investors prioritize profit over the long-term sustainability and vitality of our neighborhoods, leading to a disconnect between property owners and the communities they inhabit.

Beyond the economic ramifications, short-term vacation rentals have also had profound social and cultural implications for Hawaiian communities. The transient nature of these rentals disrupts the sense of belonging and cohesion that is essential for vibrant community life and aloha. Residents often find themselves living next to ever-changing streams of tourists, disrupting the fabric of local neighborhoods and eroding the bonds that hold our communities together.

Additionally, the commercialization of residential properties for short-term rentals has transformed neighborhoods into tourist enclaves, diminishing the quality of life for residents and altering the character of our communities. Local businesses suffer as tourist dollars are redirected to multinational vacation rental platforms, further exacerbating the imbalance of power and wealth within our communities.

In light of these pressing concerns, I urge you to take decisive action to phase out short-term vacation rentals in Hawaii. By implementing legislation to restrict or eliminate these rentals, we can reclaim our neighborhoods, preserve affordable housing for local residents, and safeguard the unique cultural heritage and sense of place that make Hawaii so special.

I thank you for your attention to this critical issue and implore you to prioritize the well-being of our communities as you consider this legislation.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 3:52:28 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Joshua DK Lum	Testifying for Lahaina Strong	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency. This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Joshua DK Lum



**LATE**

## Testimony IN SUPPORT HB1838

March 19, 2023

Dear Chairs, Vice Chairs, and Committee Members,

Tagnawa offers testimony IN STRONG SUPPORT of HB1838, which would empower counties to phase out short-term vacation rentals. We echo the call of Lahaina Strong to prioritize kama'āina, Kānaka Maoli, and Lahaina fire survivors' housing needs.

Tagnawa is Filipino immigrant-led organization dedicated to the long-term resiliency of Filipinos in Lahaina and Hawai'i-wide, and was one of the earliest community mobilizations on the ground for fires-affected immigrants alongside champions like Roots Reborn.

The increase of vacation rentals and loss of critical housing stock in Hawai'i has accelerated over the last decade to the point where at least one in every 24 homes in Hawai'i is a vacation rental.<sup>1</sup> This is a threat to the fabric of our community and to the Lahaina recovery.

Accordingly, we ask that the Committees pass HB1838.

Agyamanak for the opportunity to provide testimony,

Nadine Ortega, J.D.  
Executive Director

---

<sup>1</sup> <https://www.honolulumagazine.com/heres-how-vacation-rental-companies-like-airbnb-actually-affect-hawaii-locals/#.Ws1QJjwYdW>

**LATE**

1003 Bishop Street, Suite 1600  
Honolulu, Hawaii 96813-6452  
Telephone (808) 531-8031  
Facsimile (808) 533-2242  
E-Mail: gwk@hawaiilawyer.com  
www.hawaiilawyer.com

March 18, 2024

Senate Committee on Commerce and Consumer Protection  
Senator Jarret Keohokalole, Chair, and Carol Fukunaga, Vice Chair

Senate Committee on Energy, Economic Development, and Tourism  
Senator Lynn DeCoite, Chair, and Glenn Wakai, Vice Chair

Senate Committee on Government Operations  
Senator Angus L.K. McKelvey, Chair, and Mike Gabbard, Vice Chair

Re: Testimony in Opposition to HB1838 HD2  
**Hearing:** Tuesday, March 19, 2024

Dear Chairs, Vice Chairs, and Committee Members:

We represent Hawaii Legal Short Term Rental Alliance (“HILSTRA”), a Hawaii not-for-profit corporation whose purpose is to create a sustainable business environment for legal property rentals in Hawaii. HILSTRA’s members are numerous property owners and property managers who engage in the perfectly legal practice of renting residential properties throughout the State of Hawaii. HILSTRA strongly opposes HB1838 for the reasons stated below.

HILSTRA recently prevailed in a federal lawsuit in the United States District Court, District of Hawaii – *Hawaii Legal Short-Term Rental Alliance v. City and County of Honolulu*, Civ. No. 1:22-cv-00247-DKW-RT – in which the District Court held that HRS 46-4 prevented the City and County of Honolulu from amending its zoning ordinance to prohibit previously lawful rentals of residential property of 30 to 89 days.<sup>1</sup> The District Court found that the rental of property for ordinary living activities is a “residential use” protected by the express prohibition of HRS 46-4 against using zoning laws to eliminate lawful residential uses of property in Hawaii. *Id.* Bill 1838 is nothing but an attempted end-run around the District Court’s opinion and well-settled constitutional principles upon which HRS 46-4 is premised.

### **1. Lawful Residential Rentals Are Constitutionally Protected Vested Rights.**

HRS 46-4 was initially adopted by the Legislature in 1957 by Act 234. In granting Hawaii’s counties the power to enact zoning ordinances, the Legislature specifically prohibited the adoption or amendment of zoning ordinances which would prohibit the continuance of the “lawful use of any building or premises for

David H. Abitbol  
Kira-Nariese K. Brown  
Nicholas K. Ernst  
Matthew T. Evans  
Tred R. Eyerly  
B. Matthew Gozun  
Clint K. Hamada  
Diane D. Hastert  
Daniel J. Koller  
Christine A. Kubota  
Gregory W. Kugle  
Kenneth R. Kupchak  
Na Lan  
Megan L.M. Lim  
Jonathan N. Marchuk  
David P. McCauley  
Casey T. Miyashiro  
Mark M. Murakami  
Anna H. Oshiro  
Christopher H. Pang  
Katie T. Pham  
Douglas C. Smith  
Ross Uehara-Tilton  
Toren K. Yamamoto  
Michael A. Yoshida  
Madeleine M.V. Young

Of Counsel  
Jed Kurzban

Denise C.H. Leong  
(1942-2023)  
R. Charles Bocken  
(1921-2020)  
C. F. Damon, Jr.  
(1926-2017)  
Charles W. Key  
(1929-2008)



Providing business clients  
worldwide access to  
sophisticated legal advice  
and exceptional service.

<sup>1</sup> *Haw. Legal Short-Term Rental All. v. City and County of Honolulu*, 2023 U.S. Dist. LEXIS 227895 (D. Haw., Dec. 21, 2023).

Senate Committee on Commerce and Consumer Protection  
Senator Jarret Keohokalole, Chair, and Carol Fukunaga, Vice Chair

Senate Committee on Energy, Economic Development, and Tourism  
Senator Lynn DeCoite, Chair, and Glenn Wakai, Vice Chair

Senate Committee on Government Operations  
Senator Angus L.K. McKelvey, Chair, and Mike Gabbard, Vice Chair

March 18, 2024

Page 2

any trade, industry, residential, agricultural or other purpose for which such building or premises is used at the time this act or such ordinance takes effect.”<sup>2</sup> Preexisting lawful uses could only be eliminated as the use was discontinued by the owner. *Id.*

The statutory protection of prior lawful uses is simply a codification of underlying constitutional principles. As has been repeatedly noted by Hawaii’s appellate courts: “The statutory protection of lawfully existing uses and structures ‘prior to the effective date of a zoning restriction is grounded in constitutional law.’”<sup>3</sup> “Such uses are vested rights that zoning ordinances may not abrogate.” *Id.*

When the Legislature amended HRS 46-4 in 1980 to introduce “amortization or phasing out of non-conforming uses”, it made crystal clear that the counties could not use their zoning powers to amortize or phase out uses in residentially zoned districts by stating a zoning ordinance may provide “for amortization or phasing out of nonconforming uses or signs over a reasonable period of time in commercial, industrial, resort, and apartment zoned areas only.”<sup>4</sup> The Legislature removed any doubt when it added “In no event shall such amortization or phasing out of nonconforming uses apply to any existing building or premises used for residential (single-family or duplex) or agricultural uses.” *Id.*

---

<sup>2</sup> Act 234, Hawai‘i Session Laws 1957, § 9.

<sup>3</sup> *Ferris Trust v. Planning Comm’n of Kauai*, 138 Hawaii 307, 312 (Ct. App. 2016) (holding that HRS 46-4 and constitutional due process protect the owner of property used as a transient vacation rental when Kauai amended its zoning code to restrict such use); *Waikiki Marketplace Inv. Co. v. Chair of Zoning Bd. of Appeals*, 86 Hawaii 343, 353 (Ct. App. 1997) (noting HRS 46-4’s protection of lawful uses of property was grounded in constitutional law).

<sup>4</sup> Haw. Rev. Stat. § 46-4(a) (emphasis added).

Senate Committee on Commerce and Consumer Protection  
Senator Jarret Keohokalole, Chair, and Carol Fukunaga, Vice Chair

Senate Committee on Energy, Economic Development, and Tourism  
Senator Lynn DeCoite, Chair, and Glenn Wakai, Vice Chair

Senate Committee on Government Operations  
Senator Angus L.K. McKelvey, Chair, and Mike Gabbard, Vice Chair

March 18, 2024

Page 3

The Legislature’s intent was to make sacrosanct residential and agricultural uses in Hawaii.<sup>5</sup>

While the counties have long pushed for an amendment – like HB 1838 – to remove this restriction on certain residential uses in residential districts, such a statutory change will be ineffective. That is because HRS 46-4’s limitations on zoning are simply a codification of underlying constitutional protections embedded in the Hawaii and United States Constitutions, which both explicitly protect private property and due process. “The statutory protection of lawfully existing uses and structures ‘prior to the effective date of a zoning restriction is grounded in constitutional law.’”<sup>6</sup> Thus, the constitutional protections will remain a legal protection against any effort to amortize or phase out certain politically disfavored residential uses. Although the HILSTRA litigation included claims that Honolulu’s Ordinance 22-7 – which attempted to eliminate lawful residential uses of rentals less than 90 days – violated the Hawaii and United States Constitutions’ protections of private property and due process, the District Court of Hawaii did not need to decide those constitutional claims. Enactment of a bill like HB 1838 will still run head long into the constitutional protections.

## **2. Legal “Short-Term” Rentals Are Used By Hawaii Residents.**

Contrary to the false narrative that short/shorter term rentals are only used by tourists, they are essential to Hawaii residents. As noted by the District Court in the HILSTA litigation, restricting the ability of homeowners to legally rent properties on a month-to-month basis impairs “(1) service members’ ability to

---

<sup>5</sup> 1980 Hawaii House Journal (Standing Committee Reports) at 1176-77.

<sup>6</sup> *Ferris Trust v. Planning Comm’n of Kauai*, 138 Hawaii 307, 312 (Ct. App. 2016) (holding that HRS 46-4 and constitutional due process protect the owner of property used as a transient vacation rental when Kauai amended its zoning code to restrict such use); *Waikiki Marketplace Inv. Co. v. Chair of Zoning Bd. of Appeals*, 86 Hawaii 343, 353 (1997) (noting HRS 46-4’s protection of lawful uses of property was grounded in constitutional law).

Senate Committee on Commerce and Consumer Protection  
Senator Jarret Keohokalole, Chair, and Carol Fukunaga, Vice Chair

Senate Committee on Energy, Economic Development, and Tourism  
Senator Lynn DeCoite, Chair, and Glenn Wakai, Vice Chair

Senate Committee on Government Operations  
Senator Angus L.K. McKelvey, Chair, and Mike Gabbard, Vice Chair

March 18, 2024

Page 4

easily transition to or from on-base military housing; (2) traveling medical practitioners' ability to provide contracted care at O'ahu health care facilities; (3) local residents' ability to transition between homes; (4) contractors' abilities to perform work on O'ahu; (5) displaced residents' ability to find housing following natural and man-made disasters, including the Red Hill fuel leak, fire and flood; (6) neighbor island residents' ability to travel to O'ahu for medical care or events; and (7) other individuals' ability to travel as they prefer."<sup>7</sup> This is no less true for hula halau travelling to Hilo for Merrie Monarch, or canoe clubs competing inter-island. There are many Hawaii residents who cannot or do not need to enter year-long rental arrangements as their housing, employment or travel needs require.

### **3. Legal "Short-Term" Rental Generate Millions In Tax Revenue For Hawaii.**

Studies have shown that alternative accommodations like "short-term rentals" provide significant benefits to Hawaii's economy. A 2018 study of short-term rentals on O'ahu found they generate an annual \$129,000,000 in tax revenue.<sup>8</sup> Similarly, on O'ahu alone in 2018, it was estimated that they provide 12,000 jobs, \$564,000,000 in household income, and \$2 billion in spending. *Id.* Statewide, the economic impact in terms of tax revenue, employment, household income and additional spending is even greater. This is a direct and substantial economic benefit to Hawaii's economy, which would be dramatically impaired by legislation like HB 1838.

---

<sup>7</sup> *Haw. Legal Short-Term Rental All. v. City and County of Honolulu*, 2023 U.S. Dist. LEXIS 227895 (D. Haw., Dec. 21, 2023).

<sup>8</sup> *Economic Impact of Alternative Accommodations on Oahu*, Kloninger & Sims Consulting, LLC, July 23, 2018, p.1.

Senate Committee on Commerce and Consumer Protection  
Senator Jarret Keohokalole, Chair, and Carol Fukunaga, Vice Chair

Senate Committee on Energy, Economic Development, and Tourism  
Senator Lynn DeCoite, Chair, and Glenn Wakai, Vice Chair

Senate Committee on Government Operations  
Senator Angus L.K. McKelvey, Chair, and Mike Gabbard, Vice Chair

March 18, 2024

Page 5

#### **4. The Legislature Intentionally Protected Residential Use In Hawaii.**

As was observed in 1604 by Sir Edward Coke, “the house of every one is to him as his Castle and Fortress”. This was equally evident to Hawaii’s legislature in 1980 when it placed residential uses above all others by amending HRS 46-4 to enact the prohibition on zoning away residential uses.<sup>9</sup> The Legislature should not begin to erode those protections, which allow Hawaii residents to use their homes to meet their living and income needs.

#### **5. The Legislature Has Wisely Refused Previous Efforts To Amend HRS 46-4.**

HB 1838 is only the latest attempt by Hawaii’s counties to amend HRS 46-4 in this fashion. As the District Court observed “the State Legislature has been lobbied by the DPP and other counties since at least 2014” to amend HRS 46-4 to grant counties the power to amortize or phase out nonconforming or otherwise allowed short-term rentals.<sup>10</sup> Year after year, the Legislature has declined the counties’ invitation to water down the protections afforded for residential uses by HRS 46-4.

The counties already have the power to eliminate short-term or transient accommodations if they desire. The Legislature has granted each county with the power of eminent domain. HRS 46-61. Thus, each county already has the power to take private property for public purposes, upon the payment of just compensation to the owner. Should the counties wish to eliminate lawful residential uses of property quicker than the already permissible means of discontinuance, then each already has the power of condemnation, which is the constitutionally permissible way to

---

<sup>9</sup> 1980 Hawaii House Journal (Standing Committee Reports) at 1176-1177.

<sup>10</sup> *Haw. Legal Short-Term Rental All. v. City & Cnty. Of Honolulu*, 2022 U.S. Dist. LEXIS 187189 n. 19 (D. Haw., Oct. 13, 2022).

Senate Committee on Commerce and Consumer Protection  
Senator Jarret Keohokalole, Chair, and Carol Fukunaga, Vice Chair

Senate Committee on Energy, Economic Development, and Tourism  
Senator Lynn DeCoite, Chair, and Glenn Wakai, Vice Chair

Senate Committee on Government Operations  
Senator Angus L.K. McKelvey, Chair, and Mike Gabbard, Vice Chair

March 18, 2024

Page 6

take private property rights.

#### **6. Passage of HB 1838 Will Generate Litigation.**

Courts in other jurisdictions have ruled that amortization, as a means to eliminate private property rights is an unconstitutional taking of private property without compensation.<sup>11</sup> The Georgia Supreme Court, interpreting its constitutional protection against private property being “taken or damaged” – the same language found in Hawaii’s Constitution – held that the uncompensated amortization of nonconforming signs was an unconstitutional taking of private property.<sup>12</sup> The Missouri Supreme Court held that “zoning zealots” used the amortization technique to eliminate preexisting lawful uses and that such elimination was unconstitutional.<sup>13</sup> Thus, the counties’ invitation to the Legislature to grant them an arguably unconstitutional power may well invite litigation against the State. And if HB 1838 is passed and zoning laws are amended to amortize certain disfavored residential uses, the counties themselves will surely be sued.

For all of the foregoing reasons, the House should decline to advance HB 1838.

Very truly yours,

DAMON KEY LEONG KUPCHAK HASTERT



Toren K. Yamamoto

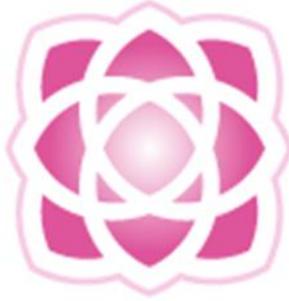
GWK/TKY:rp  
850717

---

<sup>11</sup> *Lamar Adver. of S. Ga. v. Albany*, 389 S.E.2d 216 (Ga. 1990); *Hoffman v. Kinealy*, 389 S.W.2d 745 (Mo. 1965).

<sup>12</sup> *Lamar Adver. Of S. Ga. v. Albany*, 389 S.E.2d 216 (Ga. 1990).

<sup>13</sup> *Hoffman v. Kinealy*, 389 S.W.2d 745, 750 (Mo. 1965).



**MAUI**  
CHAMBER OF COMMERCE  
VOICE OF BUSINESS

**LATE**

**HEARING BEFORE THE SENATE COMMITTEES ON  
COMMERCE AND CONSUMER PROTECTION and  
ENERGY, ECONOMIC DEVELOPMENT, AND TOURISM and GOVERNMENT OPERATIONS  
HAWAII STATE CAPITOL, SENATE CONFERENCE ROOM 229  
Tuesday, March 19, 2024, 9:40 A.M.**

To The Honorable Senator Jarrett Keohokalole, Chair  
The Honorable Senator Carol Fukunaga, Vice Chair  
Members of the committee on Commerce and Consumer Protection  
To The Honorable Senator Lynn DeCoite, Chair  
The Honorable Senator Glenn Wakai, Vice Chair  
Members of the committee on Energy, Economic Development, and Tourism  
To The Honorable Senator Angus L.K. McKelvey Chair  
The Honorable Senator Mike Gabbard, Vice Chair  
Members of the Committee on Government Operations

**OPPOSE HB1838 HD2 RELATING TO PROPERTY**

The Maui Chamber of Commerce **OPPOSES HB1838 HD2.**

The Chamber feels this bill has the potential to result in substantial legal issues. Although the stated purpose of this measure may appear to be an innocuous delegation of authority, the proposed changes could conflict with constitutional rights as well as existing state statutes. Such changes could potentially cause numerous unintended consequences, ultimately leading to the deprivation of vested rights of existing residential homeowners, that then would likely result in substantial litigation.

As a fundamental residential use, property owners in Hawai'i have, for decades, relied on the protections enshrined in HRS Section 46-4 to offer short-term rentals to their guests. And these fundamental protections—which, as described below, are “grounded” in the Hawai'i and United States Constitutions—should not be dismissed or undermined. To do so would not only contest important constitutional protections, it would potentially drive significant litigation around the State.

Both Hawai'i and federal litigation has recognized the principle that preexisting uses of land are protected. “Under the United States and Hawai'i Constitutions, *‘preexisting lawful uses of property are generally considered to be vested rights that zoning ordinances may not abrogate.’*” Even preexisting nonconforming uses are protected from subsequent restrictive zoning regulations. As the Hawai'i Intermediate Court of Appeals has recently stated, “The statutory protection of lawfully existing uses and structures *‘prior to the effective date of a zoning restriction is grounded in constitutional law.’*”



# MAUI

CHAMBER OF COMMERCE

VOICE OF BUSINESS

**OPPOSE HB1838 HD2**  
**Friday, March 15, 2024**  
**Page 2**

The Chamber strongly agrees with the comments offered by the Grassroot Institute of Hawaii when they say "... the assumption that greater regulation or a phase-out of short-term rentals is a desirable goal is not supported by an impartial analysis of the visitor industry and the actual participants in the STR economy. A 2020 study commissioned by the Hawaii Tourism Authority found that STRs added \$6 billion to the state's economy and sustained 46,000 jobs. The survey also found that '30% respondents reported that if there was not a home and vacation rental option during their recent stay in Hawaii, they would not have made the trip.'"

"Thus, the removal of STRs from the vacation unit inventory could have a cascading effect, causing damage to other tourist-focused businesses, such as car rental agencies, restaurants and tour operators, as well grocery and other retail outlets and workers employed in cleaning, repairing and maintaining the STR units."

We feel the committee report #3014 from the Judiciary and Ways and Means committees of the Senate (for a similar bill) are not taking the whole of the industry and the nuances of short-term rentals into account when they say, "... Committees find that not only do short-term rentals disrupt the State's traditional and economically indispensable lodging industries, they also disrupt the character and fabric of residential neighborhoods." It is important to understand that not all short-term rentals are disrupting "the fabric of residential neighborhoods", but it is widely recognized that some are. This is because proper enforcement has not been done. To place ALL short-term rentals in harm's way because of a few bad apples is overreacting and could cause economic harm. We feel counties need to expand their enforcement efforts to protect neighborhoods where harm is being created and in doing enforcement would generate revenue through fines. There are many illegal short-term rentals who are promoting their units outside of Airbnb and VRBO and we need to look at enforcement beyond those two platforms. Many units are rented by private brokers and therefore, more consideration should be given to complaints that come in for properties that are not listed on those two platforms.

For these reasons, we **strongly OPPOSE HB1838 HD2** and respectfully request it be deferred.

Sincerely,

Pamela Tumpap  
President

To advance and promote a healthy economic environment for business, advocating for a responsive government and quality education, while preserving Maui's unique community characteristics.

# KAIBIGAN NG LAHAINA



March 18, 2024

Senate Committee on Commerce & Consumer Protection  
Senate Committee on Energy, Economic Development & Tourism  
Senate Committee on Government Operations  
Hawaii State Senate

Re: Testimony in Support of H.B. 1838, H.D. 2 – Relating to Zoning

Dear Chair Keohokalole; Chair DeCoite, Chair McKelvey and members of the respective Senate Committees,

Kaibigan ng Lahaina is a community organization, comprising of Lahaina residents, established after the August 8, 2023, Lahaina Wildfires with the mission to promote and facilitate the relief, recovery and revitalization of the Filipino community in Lahaina. We would like to offer testimony in SUPPORT of H.B. 1838.

While we acknowledge many in our immigrant community depend on the short-term vacation rental industry for employment, we cannot ignore the adverse and devastating impacts the short-term rental market in Lahaina has caused for our community. While we advocate for financial sustainability within Lahaina, we as residents of this community cannot sustain a living without adequate housing. As you already know, short-term rentals diminish the housing inventory driving the prices of homes higher. Many immigrant families must combine multiple incomes to afford mortgages and many more never get the opportunity to own a home attempting to remain viable in a housing rental market that is inequitable due to dwellings being converted for the short-term vacation rental industry.

We are worried many of our immigrant families, who have known Lahaina to be home for generations, will be forced out of West Maui, if there are no substantial regulations for short-term rentals. We do not oppose short-term rentals in its entirety, however, in wake of the August 2023 wild fire, we also cannot avoid the reality that this is our opportunity to stake claim of what is needed to help our community heal and thrive in our recovery. Our immigrant families do not dream of owning beachfront properties, or ocean-view manors. They simply want a dwelling that will house their children and grandchildren, without having to force them to inherit exorbitant mortgages, while the others profit off this exploitation.

The short-term rental industry in Hawaii requires regulation for the purpose of balance, equity and sustainability. Do not forsake the residents of our communities by permitting the ability for outside entities to make profit, while so many of us simply desire to have a place to call home.

We ask for your favorable decision to approve H.B. 1838, H.D. 2. Thank you for the opportunity testify on this measure.

Please excuse the late submittal.

Sincerely,

Debralyn Andres-Arellano

Eric Arquero

Ryan Corpuz

Sieny Corpuz

Cindy Lulu

Tiffany Somera

Nestor Ugale, Jr.

Board Members for Kaibigan ng Lahaina



**HB-1838-HD-2**

Submitted on: 3/16/2024 12:21:24 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Levi Brooker	Individual	Oppose	Remotely Via Zoom

Comments:

Please do not succumb to the pressures and propaganda being put forth by the hotel lobby. There are only a few thousand legal 30-day rentals left, which is not the cause of the high cost of housing in HI. There are excellent rules and regulations already in place that, if actually enforced, would completely resolve any remaining perceived issues associated with 30-day rentals. If the counties are allowed to arbitrarily change existing zoning to eliminate 30-day rentals, they will do it to appease the hotels, **Individual** result in countless Government Taking lawsuits (which will be upheld by the higher courts, because it is, in fact, the definition of a Government Taking). Please protect law abiding housing providers in resort areas, who serve a very important niche, by not changing the existing laws unnecessarily. And please also protect taxpayers from the avalanche of legal bills that would ensue in the process of the decision eventually being overturned as unconstitutional.

**HB-1838-HD-2**

Submitted on: 3/16/2024 10:20:59 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Richard Fernandez	Individual	Oppose	Remotely Via Zoom

Comments:

OPPOSE this political HB1838

There are better ways of improving housing than disenfranchising the few establishments that provide short term rentals.

<https://www.hawaiifreepress.com/Articles-Main/ID/40532/True-housing-reform-seems-a-strong-possibility>

Cut red tape to get more housing built is the best solution:

“Evidence from municipalities around the nation shows that cutting back red tape leads to more homebuilding and lower housing prices. Indeed, just today, NPR [reported](#) that “changing zoning rules to allow more housing” is “the hottest trend in U.S cities.”

Reporter Laurel Wamsley said cities in the lead include Minneapolis, Houston and Tysons, Va., all of which “have built a lot of housing in the last few years and, accordingly, have seen rents stabilize while wages continue to rise, in contrast with much of the country.”

Meanwhile, Wamsley said, Milwaukee, New York City and Columbus, Ohio, are all undertaking reform of their codes, and “smaller cities are winning accolades for their zoning changes too, including Walla Walla, Wash., and South Bend, Indiana.”

Stop being politicians and start being Statesman.

Richard

**HB-1838-HD-2**

Submitted on: 3/15/2024 12:17:26 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Adrian Soucek	Individual	Oppose	Written Testimony Only

Comments:

Aloha!

My name is Adrian Soucek and I am writing to testify **against** HB1838 for the following reasons:

1. **Economic Impact:** This bill would impose **unnecessary** restrictions on short-term vacation rentals which would have a negative impact on the local economy that is already struggling. Many homeowners (especially our kupuna) rely on the income generated from these rentals to supplement their income. Knee-capping their ability to rent out their properties prevents locals from participating in Hawaii's largest industry - *tourism*. When I visit other islands, I choose to stay in vacation rentals to support our people over large corporate hotels. Local hosts share their Aloha in a way that no Hilton handbook can replace.

2. **Property Rights:** The bill infringes on homeowner's property rights, plain and simple. Locals should have the freedom to decide how they want to utilize their properties, including the option to rent them out on a short-term basis regardless of their zoning. We should be looking at increasing agro-tourism, not limiting it without the option to change things in the future. It's incredibly short sighted. Imposing strict regulations limits people's ability to make use of their properties as they see fit.

3. **Housing Availability:** The University of Hawaii Economic Research Association puts vacation rentals at ~5% of the overall housing market. There is no research provided on the amount of housing stock this measure would potentially free up for sale or rent. There is no research provided on the loss of GET and TAT to the State. There is no research provided on the number of people that would lose work through this measure - house cleaners, lawn care professionals, etc. This is not a silver bullet to the housing crisis.

Please vote against this measure. It does not help our local economy or change our housing situation in any significant way.

With aloha,

Adrian Soucek

Hawi, HI

**HB-1838-HD-2**

Submitted on: 3/15/2024 12:34:10 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Elen Stoops	Individual	Oppose	Written Testimony Only

Comments:

Oppose.

**HB-1838-HD-2**

Submitted on: 3/15/2024 12:51:37 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Gayle	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair, Vice Chair and Committee,

My name is \_Gayle Mackey and I am on the Island of Hawaii.

I OPPOSE THIS BILL and so I am writing in opposition of this bill because it will threaten my ability to make a living along with the other cleaners, electricians, maintenance workers, and small businesses like me, who live and work in my community.

IF This Bill Passes the State of Hawaii will slide off into the Ocean as Tourism is the Main Source of Income and Survival for ALL Islands.

**THIS WOULD BE THE WORST THING TO HAPPEN TO HAWAII FOR THIS BILL TO PASS!!!!**

I own/work for a small business that services short-term vacation rentals on my island. I am paid good wages, create my own schedule and work very near where I live, reducing my commute time.

This bill will hurt me and put at risk my ability to pay for my own housing and bills.

Let the counties enforce the laws that they already have.

I ask that you please do not move this bill forward.

Thank you for your time.

Gayle Mackey

**HB-1838-HD-2**

Submitted on: 3/15/2024 12:53:19 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Lynne wood	Individual	Oppose	Written Testimony Only

Comments:

Do you actually read these in such a short amount of time? We need short term . We do not need empty units!!!

**HB-1838-HD-2**

Submitted on: 3/15/2024 1:04:51 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Guthrie de Bruyn	Individual	Oppose	Written Testimony Only

Comments:

3/15/24

Testimony in Opposition of HB1838

To Whom It May Concern,

I am sick to my stomach writing this testimony. I am in extreme OPPOSITION of HB1838. Not only am I concerned with my family's future if this bill passes, but I can't imagine the thousands of other families and individuals this will greatly impact and potentially put out of business or even onto the street. You may think Hawaii has a housing crisis now, well if this bill passes, hold on to your hats! As the owner/operator of a hosted short term rental in the lower side of Puna on The Big Island for the last 5 1/2 years, I shake my head and wonder what in the hell is really going on? You cannot use Maui as an example because our state is paying \$15,000 a month for one hotel room to house one Maui fire survivor. Shame on any system that gives so much to businesses that already have too much while pointing the finger at real people and small businesses that barely make ends meet. If this bill passes, you will give the hotels more money and power by removing any competition they have, and look how much they are already willing to bloat prices and take advantage of such a horrific event.

Currently -and for over a year now- here on the Big Island we have already been fighting the passage of Bill 121 which threatens our family business and ability to financially survive, and now this, a bill that would grant the power to do just that, even if we stop Bill 121.

We have barely financially survived a volcanic eruption. We have barely financially survived a lengthy lockdown on travel/tourism. We have barely financially survived inflation and 5 dollar+ gas prices...and now we battle these bills that will simply grant the ability to finish what all those other hardships could not. That will be the legacy of HB1838. It will be the final nail in my young family's ability to survive in already difficult times. And why? What is it we have done? We invite traveller's onto our property and share the spirit of aloha for a fee that is far more affordable than any greedy, parasitic hotel can offer.

Do we try to shut down the hotels? No. Why? Because we believe in a free market. We do not believe that anyone has the right to the entire pie and/or control the laws of the land via buying votes and pushing hard working people off of their land via bias legislation.

How can anyone that believes the slightest in democracy, or the right to have a fair shake at making it as a small business, or just property rights in general, even consider for a moment to make it law that an entire industry can be shut down with the stroke of a pen?

We keep hearing that vacation rentals are somehow heavily impacting the housing crisis. I can only speak from our experience here on the Big Island, but I have not seen this in action even once, nor have I ever seen a document proving this to be the case. I can also guarantee you that our rental will never become a long term rental. First off, it is not equipped for long term tenants, and secondly I would never risk a squatter situation on the land my small children live on.

Maybe you who are reading this now doesn't quite understand the realities of running a hosted vacation rental, but let me tell you that it is not easy money. Not only that, but it isn't even a lot of money. Besides the heavy taxation that is already taken from our modest earnings, we are constantly fielding bookings, answering the questions of travelers, keeping the rental clean and working, and dealing with the ever present threat of a bad review affecting our business. Do you really think we need another blade to our necks?

Besides the fact that here on the Big Island Bill 121 might shut us down, HB1838 would simply hang a guillotine over our security to do business in the future. We have put everything we have into this. Our blood, sweat, tears, and finances. Do you really think we could continue moving in such a direction in good faith knowing full well that our right to do business could be taken away at any moment? I have 2 nine year old children. I cannot gamble on their future like that.

If HB1838 passes, the housing crisis will not be solved. If HB1838 passes, the hotels will not be satisfied. If HB1838 passes, jobs will not be created. Rather, if HB1838 passes, tens of thousands of people across the entire state will lose their income and be faced with incredibly hard choices.

We pay our taxes. We do not receive complaints. Our rental does not force anyone to live on the street. We earn enough to survive and we reinvest it back into the island. Our renters spend their money at local restaurants, at local markets, at local gas stations and local grocery stores. Not only that, but we spend our money there too. How can anyone think this bill would do any good for the people of Hawaii, not just those operating short term rentals, but rather a ripple effect within communities that need tourism the most to keep a web of small businesses and others afloat? There are no hotels where we live. There is no possible way for tourists to spend the night in our area without businesses like ours.

Please use your hearts as well as your minds when making your decision on HB1838. Please act with the highest law of the land. Please act with Aloha.

Sincerely,

G. de Bruyn

**HB-1838-HD-2**

Submitted on: 3/15/2024 1:06:39 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jason de Bruyn	Individual	Oppose	Written Testimony Only

Comments:

Aloha,

I am writing this testimony in strong OPPOSITION to HB1838. As the owner/operator of a hosted short term rental in the lower side of Puna on The Big Island for the last 5 1/2 years, I shake my head and wonder what in the hell is really going on?

Currently -and for over a year now- here on the Big Island we have already been fighting the passage of Bill 121 which threatens our family business and ability to financially survive, and now this, a bill that would grant the power to do just that, even if we stop Bill 121.

We have barely financially survived a volcanic eruption. We have barely financially survived a lengthy lockdown on travel/tourism. We have barely financially survived inflation and 5 dollar+ gas prices...and now we battle these bills that will simply grant the ability to finish what all those other hardships could not. That will be the legacy of HB1838. It will be the final nail in my young family's ability to survive in already difficult times. And why? What is it we have done? We invite traveller's onto our property and share the spirit of aloha for a fee that is far more affordable than any greedy, parasitic hotel can offer.

Do we try to shut down the hotels? No. Why? Because we believe in a free market. We do not believe that anyone has the right to the entire pie and/or control the laws of the land via buying votes and pushing hard working people off of their land via bias legislation.

How can anyone that believes the slightest in democracy, or the right to have a fair shake at making it as a small business, or just property rights in general, even consider for a moment to make it law that an entire industry can be shut down with the stroke of a pen?

We keep hearing that vacation rentals are somehow heavily impacting the housing crisis. I can only speak from our experience here on the Big Island, but I have not seen this in action even once, nor have a ever seen a document proving this to be the case. I can also guarantee you that our rental will never become a long term rental. First off, it is not equipped for long term tenants, and secondly I would never risk a squatter situation on the land my small children live on.

Maybe you who are reading this now doesn't quite understand the realities of running a hosted vacation rental, but let me tell you that it is not easy money. Not only that, but it isn't even a lot of money. Besides the heavy taxation that is already taken from our modest earnings, we are

constantly fielding bookings, answering the questions of travelers, keeping the rental clean and working, and dealing with the ever present threat of a bad review affecting our business. Do you really think we need another blade to our necks?

Besides the fact that here on the Big Island Bill 121 might shut us down, HB1838 would simply hang a guillotine over our security to do business in the future. We have put everything we have into this. Our blood, sweat, tears, and finances. Do you really think we could continue moving in such a direction in good faith knowing full well that our right to do business could be taken away at any moment? I have 2 nine year old children. I cannot gamble on their future like that.

If HB1838 passes, the housing crisis will not be solved. If HB1838 passes, the hotels will not be satisfied. If HB1838 passes, jobs will not be created. Rather, if HB1838 passes, tens of thousands of people across the entire state will lose their income and be faced with incredibly hard choices.

We pay our taxes. We do not receive complaints. Our rental does not force anyone to live on the street. We earn enough to survive and we reinvest it back into the island. Our renters spend their money at local restaurants, at local markets, at local gas stations and local grocery stores. Not only that, we spend our money there too. How can anyone think this bill would do any good for the people of Hawaii, not just those operating short term rentals, but rather a ripple effect within communities that need tourism the most to keep a web of small businesses and others afloat? There are no hotels where we live. There is no possible way for tourists to spend the night in our area without businesses like ours.

Please use your hearts as well as your minds when making your decision on HB1838. Please act with the highest law of the land. Please act with Aloha.

Sincerely,

J. de Bruyn

**HB-1838-HD-2**

Submitted on: 3/15/2024 1:27:12 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Meetay Moonay	Individual	Oppose	Written Testimony Only

Comments:

Please don't.

This will destroy my livelihood.

I'm a handymad and painter.

Also my daughter in law is a single mom who cleans these vacation rentals.

You will ruin her meager livelihood as well.

Thanks.

**HB-1838-HD-2**

Submitted on: 3/15/2024 1:33:26 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Paul Mayer	Individual	Oppose	Written Testimony Only

Comments:

I oppose HB1838. This bill would give the counties the ability to violate our property rights, in favor of the hotel industry. If passed, it would be unfair to people who purchased a property under an existing set of rules, and then had the rules changed on them. (For the record, I do not own a short term rental, and I live in Lanikai, a neighborhood where there are many existing 30 day rentals -- and I am happy to have them as the guests tend to be much quieter than tenants in long-term rental properties.) When the counties pass bills to eliminate previously legal 30 day rentals, it would undoubtedly trigger a large number of lawsuits. And if the counties are successful in eliminating 30 day rentals, it will have a major impact on tourism and the multiplier effect from the tourism revenues. Multi-generational travel is quite common, and families simply will not stay in 5 over-priced hotel rooms -- they'll go to a different destination that allows vacation rentals (Mexico, the Caribbean, etc.). Finally, the elimination of 30 day rentals will greatly reduce tax revenues. Don't cave in to the hotel lobby by passing this bill. Instead, protect your citizens' property rights and vote against it.

**HB-1838-HD-2**

Submitted on: 3/15/2024 2:09:43 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Ellen Godbey Carson	Individual	Support	Written Testimony Only

Comments:

Please support this bill that allows a phase-out of our short term rental housing. We have a critical shortage of housing in this state; each short term rental house is a dwelling that is not available as a home for our local residents.

The housing shortage is endangering our community. The state’s chief economist has said Hawai‘i’s population has decreased for the past seven years with 15,000 people moving away in 2022. According to the U.S. Census Bureau, on average almost 20 people left the state every day last year.

As Governor Green has said: “Our state is such a desirable destination, and such a profitable investment for many, that people from around the world have purchased property to hold as investments or rent as short-term rentals to visitors — making on average four times what they would if the property was simply rented to a local family,” Green said. “Right now, 52% of all short-term rentals in Hawai‘i are owned by non-state residents, and 27% of short-term rental owners own 20 or more units.” <https://www.civilbeat.org/2024/02/a-statewide-ban-on-vacation-rentals-the-idea-is-gaining-steam-after-the-maui-fires/>

“Currently, 5.5% or 30,000 of Hawai‘i’s 557,000 total housing units operate as short-term rentals, according to the University of Hawai‘i Economic Research Organization’s “Hawai‘i Housing Factbook.”

A 2023 UHERO analysis shows how short term rentals are raising our housing costs:

“The median sale price across all housing units on Oahu (house or condominium) in 2022 was \$860,000. Based on the estimated price effects from these studies, removing all STRs would push the median price down to the \$810-\$820,000 range. As for rents, the LA study implies that eliminating all STRs would decrease Oahu’s rents by 2%. Estimates from Barcelona suggest a 6% drop and estimates from London suggest an 8% drop. The median rent paid on Oahu is currently \$1,880. According to prior studies, removing all STRs could lower the median monthly rent by anywhere from \$35 to \$160.”

<https://uhero.hawaii.edu/short-term-vacation-rentals-and-housing-costs-in-Hawaii%CA%BBi/#:~:text=The%20median%20sale%20price%20across,slightly%20wider%20range%20of%20estimates>.

So, please help us prioritize Hawai'i's housing for Hawai'i's residents.

Thank you for consideration of my testimony.

Ellen Godbey Carson, Honolulu, Hawai'i

**HB-1838-HD-2**

Submitted on: 3/15/2024 2:24:02 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Mike Jackson	Individual	Support	Written Testimony Only

Comments:

Oahu is down to 2,000 legal short-term rentals excluding hotel units. We cannot afford to lose more.

Mid and Short-term Rentals accommodate displaced residents, newly housed residents, residents in transition, inter-island residents coming for medical treatment or family visits, traveling nurses, emergency contractors, temporary military & students, our family & friends.

Events like the Red Hill Crisis and Marco Polo fires displaced thousands of residents. Where will residents find temporary, furnished housing if our industry is further decimated?

Where will you stay when you come to Oahu to work, visit family or seek healthcare? An expensive hotel room in Waikiki?

Passing this bill would be a **BIG** mistake for the Oahu economy. We cannot support our economy on sugar cane, pineapples and coffee! The GET/TAT/OTAT from Short Term Rentals is huge.

**HB-1838-HD-2**

Submitted on: 3/15/2024 2:34:32 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Scott Kidd	Individual	Support	Written Testimony Only

Comments:

I support this measure

**HB-1838-HD-2**

Submitted on: 3/15/2024 3:08:14 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Maya Suzuki-Jones	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair, Vice Chair and Committee,

My name is Maya Suzuki-Jones and I live on the island of Oahu. I am writing in opposition of this bill. I am employed at a licensed real estate brokerage that oversees legally zoned mid-term and short-term rentals on Oahu. Our emphasis on compliant properties has shielded us from significant challenges posed by previous STR-focused legislation.

We have diligently maintained compliance amidst the evolving landscape of this niche industry. While I grasp the nuances of regulations and taxation, I am perplexed by the persistent efforts to undermine a legally operating business within the hospitality sector, which is already subject to thorough regulation.

Why the singular focus on an industry comprising fewer than 2,000 rentals, a mere fraction of the housing market? Why the inclination to burden law-abiding businesses, cleaners, and owners who are already subject to a combined tax rate of 17.75%? Why the drive to diminish property owners' rights and zoning privileges? Why the push to restrict alternative housing options for local families hosting mainland visitors? Why the persistence in eliminating temporary housing, which serves as a crucial affordable housing solution for those unable to secure leases in high-rent regions? Why the drive to reduce housing options for the displaced while simultaneously proclaiming to combat homelessness and the housing crisis? Why the dissatisfaction with the current 17.75% state and county tax rate, escalated property taxes, as well as the \$1,000 permit application fee and \$500 renewal fee that STR owners currently bear? Why the resolute effort to eliminate competition from the multi-billion dollar, multinational corporation-dominated hotel industry? Why the lack of support from local officials towards family-owned, legally-operating small businesses, vendors, cleaners, and property owners?

I ask that you please think about these questions I posed and please do not move this bill forward.

Thank you for your time,

Maya Suzuki-Jones

**HB-1838-HD-2**

Submitted on: 3/15/2024 3:09:29 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Karen Young	Individual	Oppose	Written Testimony Only

Comments:

I currently own a condo in Honolulu. The rental income supplements my pension that provides nutritious food for my children & I as well as other necessities. Without the rental income there will be less nutritious food for my children as well as less home heating, water & school supplies that schools require parents to purchase.

Oahu is down 2000 legal short-term rentals excluding hotel units. We cannot afford to lose more.

Mid & Short-term Rentals accommodate displaced residents, newly housed residents, residents in transition, inter-island residents coming for medical treatment or family visits, traveling nurses, emergency contractors, temporary military & students, our family & friends.

Events like the Red Hill Crisis & Marco Polo fires displaced thousands of residents. Where will residents find temporary, furnished housing if our industry is further decimated?

Where will people stay when they come to Oahu to work, visit family or seek healthcare? A \$700/night hotel?

**HB-1838-HD-2**

Submitted on: 3/15/2024 3:13:17 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Tim Moore	Individual	Support	Written Testimony Only

Comments:

Aloha and mahalo for your work for our community. I urge you to support this bill, Lahaina and for that matter all of Hawaii needs help with housing. Short term rentals have put a burden on workforce housing. In my community alon, 12 years ago 1005 was workforce housing, now, only 10%. Please suport this hellpful legislation.

**HB-1838-HD-2**

Submitted on: 3/15/2024 3:22:07 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Cara Birkholz	Individual	Oppose	Written Testimony Only

Comments:

As a Maui resident and owner of legal vacation rentals on Maui I oppose this proposed legislation. Many of these currently resort/hotel zoned buildings were purpose built as vacation homes. We are talking 40+ year old buildings with huge maintenance costs, large-scale repairs looming (such as cast iron pipe replacement), never mind them being located close to the ocean and being threatened by sea level rise. They are not ideal workforce housing.

Instead, enforce existing rules, crack down on illegal rentals in residential neighborhoods and build more local housing.

**HB-1838-HD-2**

Submitted on: 3/15/2024 3:28:51 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Ronald Castillo	Individual	Oppose	Written Testimony Only

Comments:

**Aloha Chair, Vice Chair and Committee,**

**My name is Ron Castillo and I live on the island of Hawaii.**

**I am writing in opposition of this bill because it will threaten my ability to make a living along with the other cleaners, electricians, maintenance workers, and small businesses like me, who live and work in my community.**

**I own a small business that services short-term vacation rentals on my island. I am paid good wages, create my own schedule and work very near where I live, reducing my commute time.**

**This bill will hurt me and put at risk my ability to pay for my own housing and bills.**

**Let the counties enforce the laws that they already have.**

**I ask that you please do not move this bill forward.**

**Thank you for your time.**

**HB-1838-HD-2**

Submitted on: 3/15/2024 4:16:12 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Alice Abellanida	Individual	Oppose	Written Testimony Only

Comments:

I oppose this bill. It will cause more hardship on locals and renters. Vote no.

Regarding the proposed HB1838, I would like to submit my comments and testimony in opposition.

My understanding of the finding from the Hawaii Legal Short-Term Rental Alliance v. City and County of Honolulu, No. 22-cv-247-DKW-RT (D. Haw., 2022) was that it was unequivocal about the prohibition of thirty- to eighty-nine-day home rentals, or the advertisement of such rentals, in any district on Oahu.

Given this finding, it needs to be retained in any legislation that might alter it. My reading of the current proposal is that this would not be the case.

I fully support enforcement actions against illegal Short-Term Rental operators. I support every effort to properly enforce a 30-day minimum. This is where any potential legislation should be targeted, not with methods such as being proposed, which would have significant economic impact on both the local economy and property values in Waikiki.

There are people on Oahu who need rentals of less than 180-days. I have had a number of renters who were on work contracts of less than 180 days, were moving/renovating their house and needed an interim place to stay, family/military connections needs, etc.

These people didn't need or want or couldn't afford to stay at hotels for the period of time they needed accommodation. Hotel accommodations do not provide 'home' amenities that are available in a condo rental. There should be an option for them to stay at condos less than 180 days with affordable rates. This benefits Hawaii's economy.

There are many people who want to 'snowbird' for 1-3 months in warm places like Waikiki. Such people are NOT 'vacation' renters. They would stop coming to Hawaii if their only choice was a hotel. As they are 'living' in Waikiki for this period of time they need the additional amenities for such a length of stay and the hotel costs for such a period of stay would be prohibitive. These people also bring substantial benefits to Hawaii's economy.

If the 90-180 day restriction from the current injunction were removed by the provisions in this bill, it would significantly affect both my current day income and the market value of my property. It completely oversteps the market conditions that existed when I purchased my property.

Waikiki is unique as a successful tourism destination, with many local businesses, restaurants, and shops that depend on tourists, both week stay 'vacation' ones and month+ stay 'visitor' ones. There need to be options to accommodate this. The Hotel Industry cannot be the only option.

Sincerely,

Robert Griffith

2140 Kuhio Ave

**HB-1838-HD-2**

Submitted on: 3/15/2024 5:29:03 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Vera	Individual	Oppose	Written Testimony Only

Comments:

I oppose this bill. I own my condo at Turtle Bay, and work as a substitute teacher. I could not afford to live in Hawaii if I did not have this supplemental income. I live in the unit and rent out a lock out portion, so I am on site and manage the renters to make sure that they behave well. They come to Hawaii, and are happy to come to the north shore to support the local businesses. They would not be able to afford to come to the north shore if their only option was the hotel which charges more than \$800 per night. Having a short term rental property is good for me, allowing me to continue to live in Hawaii, it is good for the people I hire to help me clean the unit, and it is good for the visitors.

**HB-1838-HD-2**

Submitted on: 3/15/2024 7:00:14 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Maria Bean	Individual	Oppose	Written Testimony Only

Comments:

To whom it may concern:

In my humble opinion, I think it is wrong not to allow short term rentals in HI. In my case, I cannot afford staying in an expensive hotel when I want to visit my grandsons while they are attending a university in the North Shore of Oahu, and neither can their parents. My sister could not afford to visit her son, a medical student who works at an emergency room in Oahu.

I also feel like you would be depriving your local residents especially those in the rural areas from making a living by either owning, cleaning, or repairing a STR. Many local business like food trucks, small restaurants, and other small shops benefit from STR guests who otherwise would not be able to afford to visit HI. How about traveling nurses and other temporary workers thst prefer STR. Not everyone can afford the pricey hotels in Waikiki and Honolulu.

Thank you for reading,

M. Bean

**HB-1838-HD-2**

Submitted on: 3/15/2024 9:00:22 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Rosaline Wang	Individual	Oppose	Written Testimony Only

Comments:

The exodus of hawaii residents claiming cannot afford living in Hawai'i is not caused by the short term rentals. In fact it is the government who put too much burden, 58% of construction cost on the developers required to built out the infrastructure that has been quantified by Justin Tyndall, Assistant Professor of University of Hawai'i Economic Research Organization, that report was published on 3/5/2024 Star Advertiser. So if your intention is getting rid of all rentals less than 180 days would only bring the Hawai'i economy to halt! giving the realities of two biggest economic engines in Hawai'i, there are tourism and real property are both experiencing unforeseen challenges nowadays with the high interest rate and under insured condominiums. Travelers besides no longer want to stay at hotels! They prefer travel in whole family and desire to stay in a multiple rooms residential neighborhood house or condos. Single hotel room would never be able to meet the requirements and the trend of people traveling styles today, only results in further damage the hospitality industry's recovery. As of the real estate industry that has been slow due to the riding interest rate already reducing the collection of conveyance tax, and further impacting the employment industries of real estate, banking mortgage loan, title/escrow companies for properties unable to sell, money cannot loan out and title companies cannot close transactions. Above all, there too many Hawai'i condos, 380 are under insured for their hurricane coverage that not only in violation of Fannie, Fredi Mac requirements, as well as the State Law. Therefore , If you think getting rid of short term rentals is to help the affordability, I am afraid to say that you are burying your own head in the sand. Additionally, getting rid of short term or any mid term rentals not only losing the big chunks of transit accommodation taxes and general excise taxes, can't be replaced by the taxes collected from long term rentals. That's because the rental income generated from the short term and mid term rentals are greatly surpassed from those long term rentals' generated general excise tax. Think about thoroughly before you make the decision!!

**HB-1838-HD-2**

Submitted on: 3/15/2024 9:04:52 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Harlan	Individual	Oppose	Written Testimony Only

Comments:

Mid and Short-term Rentals accommodate displaced residents, newly housed residents, residents in transition, inter-island residents coming for medical treatment or family visits, traveling nurses, emergency contractors, temporary military & students, our family & friends.

It is our RIGHT to use our OWN house as we see fit. We rent our home to people that can't afford the high prices in Hawaii hotels and offer a place to stay for anyone that is in need of a home due to hardship. We should not be governed by anyone when we are doing the right thing with the ALOHA SPIRIT!

**HB-1838-HD-2**

Submitted on: 3/16/2024 1:08:06 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Brock	Individual	Oppose	Written Testimony Only

Comments:

I strongly oppose bill 1383. The counties should not be harrasing hosted Airbnb owners and restircing what residential home owners can do with their own houses. As an Airbnb hosts I already pay the property tax of a mainland home owner. Pleaes ENFORCE regulations and diredct your energy to all the illegal Airbnbs and off island Airbnbn owners. There are 4 homes on my small street near the beach in Kailua Kona, that have ohanas, that are owned by ONE mailand owner.

Residents need a way to make money to afford to live here. I would never rent my ohana long term!.

**HB-1838-HD-2**

Submitted on: 3/16/2024 3:15:14 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
lillie mcafee	Individual	Oppose	Written Testimony Only

Comments:

PLEASE VOTE NO ON HB1838 HD2

Please tell me how a hard-working middle-class couple can possibly afford Hawaii's EXTREMELY HIGH hotel rates? Does that mean that only the very affluent Americans can visit the most beautiful state in the USA? Seems very unfair! WE NEED AFFORDABLE LEGAL VACATION RENTALS so that everyone has a fair chance to visit Hawaii.

**HB-1838-HD-2**

Submitted on: 3/16/2024 5:49:38 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Ken Kribel	Individual	Oppose	Written Testimony Only

Comments:

I am against SB1838. This bill will have a huge negative impact on many many people. STR's employee 49,000 people in Hawaii. STR's brings in over \$4 billion much needed revenue. Local businesses will also be negatively affected. Thousands of "small businesses" will suffer. Hawaii needs to understand the needs of small business and not just big business. Hotels will never make up for the loss of jobs and revenue because people who stay in STR's do not want to stay in hotels.

Vote "NO" on SB1838

**HB-1838-HD-2**

Submitted on: 3/16/2024 6:08:11 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Maria Morgan	Individual	Oppose	Written Testimony Only

Comments:

I am against HB1838. This bill will negatively affect thousands of home owners and the people who work keeping STR's running.

i rely on the additional income that rentals provide.

please vote no on this harmful bill.

**HB-1838-HD-2**

Submitted on: 3/16/2024 8:12:48 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jill Paulin	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chairs, Vice Chairs and Committee Members,

I am writing to express my strong opposition to HB1838, which presents a serious threat to the short-term rental industry in Hawaii, including my own livelihood as a short-term rental owner. This bill, if passed, would not only impact my ability to continue renting out my property, but it would also have far-reaching negative effects on the local community and the state's economy as a whole.

The impact of this bill goes beyond individual property owners. The short-term rental industry plays a vital role in Hawaii's economy, contributing over \$720 million in taxes and providing employment to more than 49,000 people at wages that average \$40/hr. The devastating effects of this Bill would not only result in job losses but also force many families to leave Hawaii, creating a ripple effect of economic distress in our community.

I urge you to carefully consider the detrimental consequences of HB1838 and to oppose this legislation. Instead of imposing severe restrictions, I believe there are alternative solutions that can help address any legitimate concerns without jeopardizing the livelihoods of thousands of families and the economic well-being of the state. I also implore you to take into account the real and positive contributions of the short-term rental industry in accommodating displaced residents, providing housing for emergency contractors, traveling nurses, and families in transition, and supporting the local economy in numerous ways.

In closing, I humbly request that you stand against HB1838 and support the sustainable and responsible regulation of the short-term rental industry in Hawaii. Thank you for your attention to this critical matter, and I hope for a favorable resolution that considers the well-being of the community, the economy, and the rights of property owners.

Jill Paulin

**HB-1838-HD-2**

Submitted on: 3/16/2024 9:34:28 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Lois Crozer	Individual	Oppose	Written Testimony Only

Comments:

I could agree that the counties should have control over their zoning, but with this legislature I don't believe you would be fair. I see some Reps trying to pass their agendas without even heeding our testimony. Yesterday for SB2919 90% of the testimony was against the bill and several of you said you'd would agree to owner occupied rentals, but instead of furthering this conversation, the bill was carried forward. The people pushing this bill such as; Local 5 who are representing low paying workers for the hotel industry, the hotel lobby, the HTA whose leader is beholden to the hotel industry, all have the mayor's and governor's ear and are feeding them "alternative facts" about the short term rental industry. They want to shut it down because it is competition for them. It's purely economical. They make up these lies, which nobody checks, and call them facts. The fact is that many residents RELY on renting out rooms in their house or an addition on their property to supplement their income and this allows them keep their houses. The shorter term rentals are more lucrative, so they don't have to rent full time and so can use the extra room for relatives or friends who are coming to visit. Full-time renters usually have more cars, make more noise (less respectful for sure), have parties, and sometimes refuse to leave when they can't pay rent. They sometimes need to be evicted, and then things can get rough. No kupuna wants to deal with this. It's easier to rent to someone paying more, who appreciates being here more, is respectful, and will leave when the time is up so we have room for our children or other family members when they come back to visit. I agree that foreign-owned or out-of-state owned rentals are not good for our housing. Too many people are buying up housing stock and making big profits on them. Because the DPP hasn't done it's job FAIRLY enforcing the laws, it's a free-for-all, and then you all blame the little guys who don't have lobbyists speaking for them. Residents who LIVE ON THEIR PROPERTY and want to keep their homes must continue to be allowed the freedom to rent for 30 days or more. It's the law, and it was confirmed in the HILLSTRA lawsuit. This bill clearly states its objective is to allow counties to regulate zoning so that you can amortize short term rentals, whether legalized or not. We are all certain that if this passes, we still will not have a seat at the table to be heard. Our reps are listening to those who they have relationships with. What about us who are just trying to keep our homes?! As an owner-occupied renter, I've been trying to get regulated for over ten years. I've been paying GE, TA and now OTAT taxes on my rentals. I volunteer in the community and have lived here 30 years and raised my children here. Please listen to us.

**HB-1838-HD-2**

Submitted on: 3/16/2024 9:45:09 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kathleen Ochsenbein	Individual	Oppose	Written Testimony Only

Comments:

Please oppose this bill. You are taking the little guy out of the equation in favor of large off-shore corporations. More people will hit the poverty level because they will not be able to make a few bucks renting short term than would ever be gained. It is time to stand up for mom and pop, not the Marriott or the Hilton. We all know the reason behind this bill and who it is really funded by.

**HB-1838-HD-2**

Submitted on: 3/16/2024 9:34:39 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Sherry Bianlou	Individual	Oppose	Written Testimony Only

Comments:

Dear Councils,

HB1838 is terrible for Hawaii. Why?

1. It gives the hotels control of Hawaii, which sit at their corporate offices and dictate who should take a vacation there. Do you believe this is the best route for Hawaii?
2. Hotels have a bigger plan! They want to take business away from small businesses. They want tourists to use their restaurants and stores only. HB1838 will cause small businesses to close due to fewer people visiting Hawaii.
3. Middle-income families can't afford to stay in hotels. It's expensive and limits their activities. They will be packed in one room and forced to eat fast food vs. staying in a home for less. It is unhealthy.
4. Hotels' clients aren't families. They're primarily honeymooners. Yes, it's cheaper for two people to stay in a hotel than for families. Do you want only honeymooners to visit Hawaii? They won't spend as much money as families do. They stay in their rooms, and it's clear why!
5. As is, a minimum 30-day rental has caused a massive reduction in rental income. This means less income for the property owners, less sales tax revenues for the county, and less employment for workers such as cleaning professionals and maintenance workers. Do you want to see more homeless staying in the middle of the traffic light at Kahala shopping center and begging?
6. No rule or law should take away the benefit of our investments. It is un-American. We, as homeowners, should be able to rent our homes without being harassed by Clair Kozai or Karlee Krishna, the rental inspectors/police—their office records phone conversations without informing the caller, which is illegal in other states. Hawaii is not the Soviet Union. Please tell me why I need to call Karlee Krishna for permission, as she ordered me to do so when my family is visiting me to take a vacation at my house.



**HB-1838-HD-2**

Submitted on: 3/16/2024 10:20:01 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jacqueline S. Ambrose	Individual	Support	Written Testimony Only

Comments:

Aloha,

Yes to allowing counties to enact a zoning ordinance to amortize or phase out nonconforming single-family transient vacation rental units over a reasonable period of time.

**HB-1838-HD-2**

Submitted on: 3/16/2024 11:01:08 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Leane Horton	Individual	Oppose	Written Testimony Only

Comments:

Aloha,

I humbly ask you to oppose HB1838.

This bill is dangerous and threatens the well being and housing for LOCALS.

I work in the Real Estate Industry. I specialize in sales but have also worked in property managment. After Bill 41 passed, I saw a change in ownership for some locals who had to sell their homes because they could not afford them anymore without the rental income. Property taxes and prices (mixed with high interest rates) have made it hard for locals to stay and buy on island. The intention of this bill to eliminate nightly rentals in residential areas is GOOD! This did help the communities not become like a hotel zone. With a 30 day minimum, locals can still host travelers who will pay rent to help subsidize mortgages and taxes, AND they are usually professionals who need short term housing (like military, nurses, people looking to relocate and just need a temporary place to stay, etc) and they are not disruptive.

If this bill passes and the counties decide to eliminate the 30 day minimum and change the resort zoned areas to non STR (take away TVUs and NUCs), the intended outcome of cheaper homes for locals will NOT be the result. I have seen SO MANY foreign investors outbid locals. And these foreign investors DONT NEED any income from rentals (short OR long term). So they won't be providing more affordable long term housing for locals, they will be SITTING EMPTY!!!! I can't emphasize enough that this intended outcome of this bill, although a good intention, is NOT what will actually happen if this bill gets passed.

This gives corporations, like hotels, more of a monopoly and more power in lobbying in our local government. This is not how the balance of power should be. LOCAL homeowners should have the right to rent their home in accordance with CURRENT LAWS AND STANDARDS.

I implore you to think about the dangerous unintended consequences of this Bill passing. You may not think it now, but they will be catastrophic to the local economy and open doors to more foreign buyers.

Respectfully,

Leane Horton

(808) 366-4996

**HB-1838-HD-2**

Submitted on: 3/16/2024 12:17:22 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
SharLyn Foo	Individual	Oppose	Written Testimony Only

Comments:

Aloha , I strongly oppose HB1838.

How does my putting my family business out help our local economy and community and culture.

My family has been in legal vacations rentals for over 35 years.

Founded by my brother and parents . I have invested my whole life , in our business to pass on to my lchildren.

Why does government feel it needs to destroy micro businesses? And punish independent business owner?

**HB-1838-HD-2**

Submitted on: 3/16/2024 1:17:46 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
mary drayer	Individual	Support	Written Testimony Only

Comments:

HB1838 presents a critical opportunity for Maui County to gain more authority in regulating the excessive number of short-term rentals. By supporting this bill, we can work towards creating a more balanced housing landscape that prioritizes the needs of our local community.

Please provide the means for our locals and all kānaka ʻōiwi to stay home!

Mahalo

Mary Drayer

557 Imi Dr

Wailuku, Hi 96793

**HB-1838-HD-2**

Submitted on: 3/16/2024 1:24:22 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Billy Casey	Individual	Oppose	Written Testimony Only

Comments:

I moved to Hawaii when I was 13 years old. My wife and I have raise our family in Hawaii. I am a retired resident of Hawaii and own property that has been operating as a short term vacation rental for 50 years. The income that this property generates pays my mortgage and provides my wife and I a modest retirement income that we need to survive living here in Hawaii. PLEASE DO NOT PASS THIS BILL!!

**HB-1838-HD-2**

Submitted on: 3/16/2024 1:49:35 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kawehi Aiko Casey	Individual	Oppose	Written Testimony Only

**Individual**

Comments:

I am a Hawaiian women, born and raised here in Hawaii and I am a resident of Oahu. I am also self employed as a young entrepreneur. I supplement my meager income that my business generates by cleaning a vacation rental property that my elderly parents own. This Bill, if it passes, will hurt myself and my elderly parents economically and will force us to move from Hawaii to the mainland to live. DO NOT LET THE SPECIAL INTEREST OF HOTELS PUSH US OUT OF HAWAII.

**HB-1838-HD-2**

Submitted on: 3/16/2024 1:59:04 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kananiokuuhome Casey	Individual	Oppose	Written Testimony Only

Comments:

I am a 71 year old retired Hawaiian woman who has lived here all my life trying to make ends meet here in Hawaii. Owning a vacation rental has provided the needed income to help me and my family survive here in Hawaii other wise we would be PRICED OUT OF HAWAII and would be forced to move to the mainland like some of my ohana has already done. Vacation rentals have provided needed affordable housing for local families to come back to visit their homeland especially when there is a funeral, a wedding, graduation etc that they feel is important for their ohana to attend to hold ohana ties together. The local families that return to the islands for a vacation are the ones that shop in the local stores and eat in their favorite restaurants. They are the ones that rent the cars and buy gas to visit their favorite places around the islands. They are also the ones that respect our beaches and parks because it was once theirs. They all got priced out of Hawaii and had to relocate to the mainland just to survive and provide for their ohana. They have said that without vacation rentals they would not be able to bring their families back to the islands to visit. PLEASE DO NOT PASS THIS BILL... it will only hurt our economy and force our Hawaiian families to relocate and or not visit or come back home.

**HB-1838-HD-2**

Submitted on: 3/16/2024 2:06:42 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Margo Brower	Individual	Oppose	Written Testimony Only

Comments:

I am a resident of Oahu and my job depends on the short term rental industry. If this David vs Goliath scenario of HB1838 were to be approved and vacation rentals banned, I and many other local people would be unemployed. Anyone who needed furnished living quarters for less than 90 days would have no recourse except for expensive hotel rooms which are not living quarters and are beyond most people's means, especially for longer than a week or two. If vacation rentals were banned, you would be wiping out tax revenue by discouraging many visitors from coming here and decimating the local incomes that depend on this industry. Simply enforce the laws and zoning currently in existence in each County and you will solve any problems related to short term rentals.

**HB-1838-HD-2**

Submitted on: 3/16/2024 2:22:53 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Leina'ala Riela-Enoka	Individual	Support	Written Testimony Only

Comments:

I support the measure to keep single family homes for local residents and not STVR for visitors.

**HB-1838-HD-2**

Submitted on: 3/16/2024 2:25:13 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kathleen M. Pahinui	Individual	Support	Written Testimony Only

Comments:

I support this bill.

# Kelly A. Lee

*Beachside Realty, LLC  
Principal Broker  
600 Queen St. #C-1  
Honolulu, HI 96813  
808-225-0349*

**The Housing Committees on Commerce and Consumer Protection, Energy, Economic Development and Tourism and Government Affairs**

**Hearing Scheduled: March 19, 2024 9:40 am**

**State Capital, Conference Room 229**

**Re: Hb 1838, Relating to Zoning**

## **Testimony in Strong Opposition**

Aloha Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice-Chairs, and Members of the Committees,

My name is Kelly Lee, and I am a single mother of two boys, both of whom are 6th generation local residents. As an Oahu Realtor with over 20 years of experience, I have witnessed the unique economic landscape of Hawaii and the vital role that short-term rentals play in sustaining the livelihoods of local residents.

I am deeply concerned about the potential impacts of HB 1838 on our community. The testimonies from local residents highlight the devastating effects this bill could have on our ability to afford living in Hawaii and the economic opportunities it provides for self-employed individuals and service providers in the short and mid term rental sector.

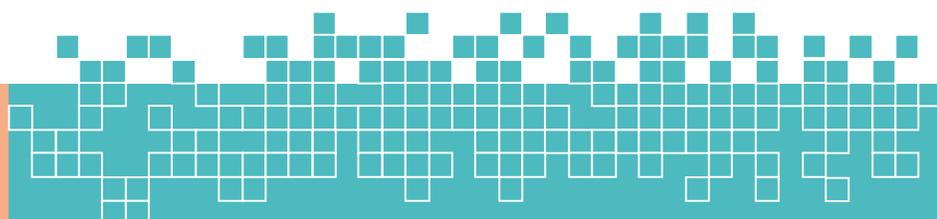
The unintended consequences of this bill could lead to inflated rents, forcing local residents out of paradise and eliminating mutually beneficial, affordable opportunities for long-term renters and self-employed individuals. As a realtor, I understand the importance of finding a balance between regulating the industry and ensuring economic stability for families like mine.

I urge you to consider the real-life impacts of this bill on local residents and the broader community. Let's work together to find solutions that preserve our unique economic landscape while addressing the concerns raised by the proposed legislation.

Mahalo for your consideration,



Kelly Lee



**HB-1838-HD-2**

Submitted on: 3/16/2024 2:45:28 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Cole Thompson	Individual	Oppose	Written Testimony Only

Comments:

Short term and mid term rentals are just as necessary and appropriate as long term rentals. In order for Hawaii's tourism industry to sustain, there needs to be room to accommodate all of our visitors, and with hotels alone, that's an impossiblw task. Short terms rentals serve so many different types of visitors from the average tourist, to the traveling healthcare professional to those displaced from their home by flood or fire. Having been personally displaced for a while, my family and I would have had no place to stay had it not been for a short/mid term rental on Oahu. I vehemently oppose this bill as the only interest ot would serve is those in the hotel industry and all others would be largely impacted in a negative way. Thank you.

March 16, 2024

COMMITTEE ON COMMERCE AND CONSUMER PROTECTION

SEN. JARRETT KEOHOKALOLE, CHAIR  
SEN. CAROL FUKUNAGA, VICE CHAIR  
SEN. ANGUS L.K. MCKELVEY  
SEN. HERBERT M. "TIM" RICHARDS, III  
SEN. BRENTON AWA

COMMITTEE ON ENERGY, ECONOMIC DEVELOPMENT, AND TOURISM

SEN. LYNN DECOITE, CHAIR  
SEN. GLENN WAKAI, VICE CHAIR  
SEN. CAROL FUKUNAGA  
SEN. DONNA MERCADO KIM  
SEN. KURT FEVELLA

COMMITTEE ON GOVERNMENT OPERATIONS

SEN. ANGUS L.K. MCKELVEY, CHAIR  
SEN. MIKE GABBARD, VICE CHAIR  
SEN. JOY A. SAN BUENAVENTURA  
SEN. GLENN WAKAI  
SEN. BRENTON AWA

**RE: OPPOSITION TO HB 1838 SD2**

Dear Sen. Jarrett Keohokalole, Chair, Senator Carol Fukunaga, Vice Chair, Senator Lynn DeCoite, Chair, Senator Glenn Wakai, Vice Chair, Senator Angus L.K. McKelvey, Chair, Senator Mike Gabbard, Vice Chair, and members of the Committees:

We have heard time and time again that a main contributing factor to the housing crisis is *illegal* short-term rentals. Governor Green estimates that there are 30,000 illegal short-term rentals in Hawaii. This bill does not address illegal short-term rentals. The counties already have that authority but have mismanaged the authority for over 10 years and are now claiming they need new, different authority to fix the problem.

**HB1838 Does Not Address “the Problem” Which is the Proliferation of Illegal Short-Term Rentals**

The hotel industry lobbyists said “the problem is illegal short-term rentals.”

During the March 15, 2024 hearing on SB2919, Representative Evslin’s said “the problem is the proliferation of short-term rentals.”

Any increase in short-term rentals could only be due to: 1) new County approved short-term rental projects; 2) new *illegal* short-term rentals that the counties have allowed to continue operating for years; or 3) hotel zoned properties that have historically been long-term rentals but have recently converted to short-term rentals such as with Kahana Manor.

At my property, the number of units and occupancy have not changed since completion in 1978. Airbnb started in 2008. Before Airbnb, there were other platforms such as HomeAway (2005), and VRBO (1995). Before online rental platforms, owners rented units through property

managers who worked with travel agents. While some of these platforms have made aspects of the short-term rental business more efficient, it is simply not accurate to say that these platforms created the entire short-term rental industry especially for a property like mine that has only ever had 364 units and occupancy has been steady since 1978.

This Committee is making important decisions that impact thousands of local residents, billions of dollars of property value, and hundreds of millions of dollars of tax revenue. This decision needs to be made based on actual data, not based on underdeveloped and unresearched theories. To date, none of the committee reports have included any actual data supporting any of the legislative findings, and at no hearing has any legislator clarified any cognizable data supporting the effectiveness or legality of this legislation.

### **Mayor Bissen's State of the County Address Confirmed that Maui County Has Not Made Reasonable Efforts to Crack Down on Illegal Short-Term Rentals in 13 Years**

Since 2011, Maui County has imposed a standing rule that it would not investigate any anonymous complaint regarding an illegal short-term rental. Despite have the clear authority to regulate illegal short-term rentals, the County has failed to investigate complaints for 13 years! Given that illegal short-term rentals exist in actual neighborhoods, it is not surprising that local residents were not comfortable submitting complaints if their identity would be known because those illegal operators are neighbors. Airbnb was founded in 2008, so Maui County has not made reasonable efforts to regulate short-term rentals since Airbnb has been present in Hawaii.

Mayor Bissen just announced that Maui County is now removing this rule and will start investigating complaints of illegal short-term rentals. Given the new policy change with Maui County, a reasonable approach would be to allow the counties some time to start actually regulating illegal short-term rentals which everyone agrees are "the problem." Maui County will have little incentive to ever regulate illegal short-term rentals if they can simply eliminate thousands of legal short-term rentals. Illegal short-term rentals will continue to operate without payment of any GET, TAT, or MTAT and "the problem" will persist unresolved and the State and counties will be left with drastic budgetary consequences of eliminating the largest sources of tax revenue.

### **HB1838 Sets Up the Counties to Pay Hundreds of Thousands of Dollars of Attorney Fees to Short-Term Rental Owners**

Following its loss in the HILSTRA case, the Honolulu City Department of Planning and Permitting, corporation counsel and other defendants must now pay \$292,514.27 in attorney fees to HILSTRA after losing the case. This is taxpayer money. By stripping away constitutional safeguards and creating the appearance for the counties that they have the ability take unconstitutional actions, the Legislature would be directly enabling this to happen 3 more times with all of your constituents holding the bill.

## **HB1838 is Not a Simple Clarification of County Home Rule Authority; It is an Impermissible Attempt to Erode Constitution Protections**

While Representative Evslin scolded those that submitted testimony for “not understanding what the bill does” during the March 15, 2024 hearing on HB1838, it seems that the Legislature and the Attorney General do not seem to understand the bill either. When Representative Tarnas emphatically stated that the Attorney General found “no constitutional issues,” the legal authority cited related to the enforceability of a New Jersey and a California zoning ordinance. There was no caselaw cited in support of the real issue which is removing the constitutional safeguard from an enabling statute. Reliance on two irrelevant, cherry-picked, non-binding district court opinions from outside of Hawaii, while ignoring a long line of Hawaii appellate caselaw and a 2022 District of Hawaii decision by the Honorable Derek Kahala Watson<sup>1</sup> should raise questions about the legal advice determining that there are “no constitutional issues.”

The Legislature cannot amend the constitution through legislation. But, that’s exactly what the HB1838 attempts to do. HB1838 is an unconstitutional attempt to strip away the “grandfather protections” currently present in HRS 46-4 which have been recognized by numerous Hawaii courts as “grounded in constitutional law.” *See e.g. Waikiki Marketplace v. Chair of Zoning Bd.*, 949 P.2d 183. In *Waikiki Marketplace*, the court proclaimed that “the right of a property owner to the continued existence of uses and structures which lawfully existed prior to the effective date of a zoning restriction is grounded in constitutional law.” *Waikiki Marketplace*, 949 P.2d at 193.

Nine years later, the Hawaii Intermediate Court of Appeals in *Ferris* similarly stated “the requirements of HRS § 46-4(a) as well as the constitutional protection provided to property owners with vested rights to pre-existing lawful uses of their property.” *Robert D. Ferris Tr. v. Plan. Comm'n of Cnty. of Kaua'i*, 378 P.3d 1023, 1029 (App. 2016). Just last year, the Hawaii Intermediate Court of Appeals repeated this same well-established principle in *Campos* by confirming that “in accordance with the Hawai'i Constitution, **the counties cannot prohibit “continued lawful use” of a building or premises at the time an ordinance takes effect.**” *Campos v. Planning Commission of County of Kauai*, 539 P. 3d 170 (quoting HRS 46-4) (emphasis added).

HB1838 eviscerates the constitutionally grounded guardrails in Section 46-4 by expressly authorizing the counties take away vested property rights that are currently legal without payment of any compensation. Eliminating 50 years of legal and vested use offends the very nature of the Taking's Clause. *See Palazzolo v. Rhode Island*, 533 U.S. 606, 618 (2001) (“the purpose of the Takings Clause, [...] is to prevent the government from “forcing some people alone to bear public burdens which, in all fairness and justice, should be borne by the public as a whole.”).

Thus, HB1838 is not a simple clarification of home rule authority by counties to address zoning matters; HB1838 is a Pandora's box of problems for the State, counties, and local residents that will result in unfortunate and costly litigation.

---

<sup>1</sup> Judge Watson graduated from Harvard Law School and was a former U.S. Attorney for the District of Hawaii until President Obama appointed him to the federal bench.

## HB1838 Narrows the Labor Market and Limits Competition in the Lodging Industry

The big hotel industry’s support for this bill is disingenuous. The big hotel industry sent its professional lobbyists, but noticeably absent are any hotel industry executives or even representatives, despite the industries’ claimed sincere concern about this legislation.

One big hotel lobbyist stated “our members cannot afford to live here.” Let that comment soak in a bit. Stated differently, the hotel industry does not pay its workers enough to afford to live here. The hotel industry is admitting that it knowingly pays its workers wages that do not allow them to afford housing. If local residents are offended by short-term rental owners, many of which have stated to have limited means, how are local residents comfortable with hotel executives? None of the biggest hotels are based in Hawaii or owned by Hawaii residents. The big hotels are the ultimate extractors from Hawaii. They fight labor unions on payment of fair wages, extract profits from the islands, and pay executives obscene annual compensation. Let’s take a quick look at the top 3 highest annual compensation earners for three big hotels in Hawaii according to SEC filings:

<a href="#">Marriott</a>	2020	2021	2022
	4,276,462	18,391,882	18,686,271
	3,698,561	11,293,045	9,754,915
	3,516,648	12,979,631	6,089,397
	11,491,671	42,664,558	34,530,583

<a href="#">Hilton</a>	2020	2021	2022
	14,702,221	13,006,023	24,070,053
	4,307,222	4,239,645	6,843,433
	3,035,377	2,582,541	6,011,929
	22,044,820	19,828,209	36,925,415

<a href="#">Hyatt</a>	2020	2021	2022
	9,902,214	10,217,451	11,001,328
	3,369,192	3,755,410	4,017,018
	3,334,762	3,503,824	3,781,117
	16,606,168	17,476,685	18,799,463

In 2022, these 9 executives collectively earned total annual compensation of \$90,255,461.00. When the big hotels were firing and furloughing thousands of employees in 2020, these same 9 people collectively earned total annual compensation of \$50,142,659.00. Now, in fairness to these hotel executives, many did take pay cuts in 2020. For example, the CEO of Hilton

was right there feeling the pain with the thousands of local residents who were fired<sup>2</sup> when he took a \$10 million pay cut, leaving him just \$14,702,221.00 in annual total compensation for 2020.

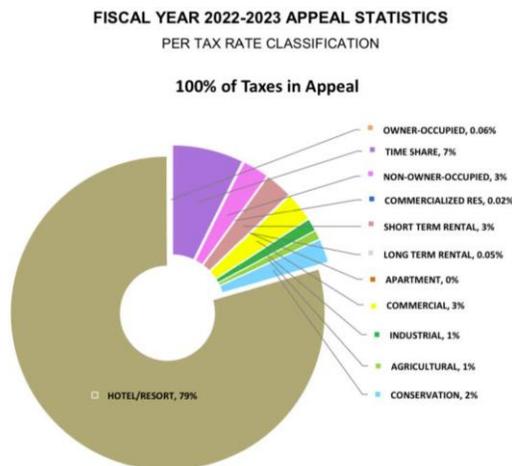
While the big hotels fight labor unions over fair wages, our short-term rental business asks our service providers “what is your rate?” Our services providers have total control to set rates, work hours, operating procedures, payment terms, dress, and co-workers. **Most importantly, our team have small businesses that they own, operate, build equity in, expand, and can even sell.** Many short-term rental service providers have worked in the hotel industry at some point and decided to leave to have more control over their lives, income, and future.

Local news sources have highlighted issues with labor practices in the hotel industry:

[‘They’re working us to death’: Hotel workers calling for change](#)

[Ilikai Hotel workers rally for better wages and benefits](#)

The hotels kick and scream the most when it comes to taxes, objecting to tax responsibility more than any other property type:



The Committee should think long and hard about who actually benefits from HB1838. There has never been a situation where limiting competition in a labor market benefits the employees. HB1838 will place too much control with the big hotels.

### **HB1838 Will Not Enable the Counties to “Covert” Short-Term Rentals to Long-Term Rentals**

The Legislature’s goal of creating affordable housing is admirable but unfortunately this bill has been incorrectly characterized by some as creating long-term housing options. HB1838 does not create any long-term housing. HB1838 would authorize the counties to eliminate non-

---

<sup>2</sup><https://labor.hawaii.gov/wdc/real-time-warn-updates/2020-warn-notice/>

conforming short-term rental use. The only way for the government to ensure that a short-term rental property actually “converts” to a long-term rental would be to actually exercise eminent domain and fully take ownership to the properties. The underlying assumption that the elimination of short-term rental use will automatically result in conversion to long-term housing is not supported by any actual evidence, studies, or legitimate findings. Again, the Legislature should be basing these decisions on actual data of which there is none on this issue.

I appreciate the Committee’s attention to this important matter and believe that if you carefully consider the negative consequences, you will vote NO on HB1838 SD2

**HB-1838-HD-2**

Submitted on: 3/16/2024 3:13:50 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
James Strzyz	Individual	Oppose	Written Testimony Only

Comments:

i am a senior citizen and invested in 3 units at rhe Waikiki Banyan years ago. I have been relying on the income generated from short term rentals. The income covers my expenses and provides me with an amount sufficent to live on in addition to my social security income. Abolishing short term rentals or removing my non-conforming use certificate would be devastating to me and others like me having a huge economic effect . In addition it would effect the multitude of short term renters who would not be able to afford pricey hotel rooms or would not be or want to commit to long term rentals. Hawaii residents who experience personal tragedies causing displacement would not have the option of short term renting at a reasonable price. PLEASE VOTE NO on " HB1838"

**HB-1838-HD-2**

Submitted on: 3/16/2024 3:50:14 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Cynthia Rubinstein	Individual	Oppose	Written Testimony Only

Comments:

Since I have already belabored the fact that the real issue with Short Term Rental is the LACK OF ENFORCEMENT, which places the problem right onto the laps of the counties, it makes sense that what is thought to make the problem go away is to Remove this Issue, cause THAT is easier than Enforcing the law, though what you do not understand is that it still wont go away because all the illegals will continue Since There Is No One Enforcing. **Isn't that the problem that exists already?** Back when I participated in Mayor then Caldwell's Vacation Rental Task Force and was asked what should be done because I was the only one in that group of 10 or so who was actually doing Legal 30 day rentals, the response was EZ. Make Everyone advertise the legal 30 day minimum. Put everyone on the same playing field and anyone advertisting any less who did not have a valid NUC# were the illegals. And Guess What Happened? Thousands of Illegal Ads were gone almost overnight! It was Working! Until the court offered a 'Stipulation' on Bill 89 that stated that anyone could advertise daily as long as Somewhere in their ad it said (no type size requirement needed) "This is a 30 day minimum rental". All the illegals popped up again. They put that line in very small print at the bottom of their ads, but when people called they booked as short as they asked for. I have had clients call me to complain about filth and mold in a rental they took for a week because I wouldn't bend the law for them and they claimed that the ad had the statement about it being a 30 day minimum but they allowed them to book a week and when they got there were told to tell anyone who asked that they were friends of the owners. You See, the Solution is **EZ Have the court Remove The Stipulation. END OF PROBLEM!** If everyone has to advertise 30 days Without that clause the illegals will go back under the dirt they have operated from. The only problem here is No Enforcement, which we now know is not even possible with hundreds of County jobs unfilled; There Is No One To Do The Enforcing, But Bill 89 Worked pre Stipulation. Ask Paul Brewbaker. He was interviewed back then and said that thousands retreated.

The counties Need to have this short term housing for so many reasons, traveling nurses, people transitioning in and out or doing repairs on their homes, military transitions, the list is endless. AND the Legal Monthly rentals bring the counties and the state Millions in Income and Tax Revenue that DOES NOT GO OFF ISLAND LIKE HOTEL \$\$\$ . Go chek the State and County Coffers and then think about what you are doing.

Another part of this issue, which should be a totally Separate Issue is the housing for our ohana on Maui. What is going on there is Still a STATE OF EMERGENCY. It makes sense that Maui County be allowed to declare a State of Emergency and get the off shore owners of all the tourist condos on the West Side to hand over those units to the fire victims of the once and in my mind,

spiritually, still the capaital of the Kingdom. Take Care of Them, But Do NOT make their residency contingent on the issue of short term rentals, which the entire State has a history of bad management thereof! That is downright Cruel. This is an industry that brings this State a lot of funds that stay here, for the most part, and that we should Not be forfeiting. You are using the situation on Maui as the Mohai, the sacrificial calf, to be able to ride on the coat tails of the horrid, unbelievable tragedy of what ocured due to No Warning System and we don't even know what else yet, to be able to take the responsibility of enforcement which you don't have the manpower to control, and just say 'Oh Look, We Have To Do This For Lahaina'.

Sorry Gov, but This is the BS you were incorrectly referring to....the easy way out, USING the people of Lahaina. And they are rightfully Desperate and Believe that this is the only answer. It Can Be, but only in West Maui, which is where they want to be. Stop Using their massive tragedy as your excuse for not managing your issues of Enforcement. And Without Enforcement, you are running a limp state of affairs. Laws seem to have no meaning...Let's just pass another one to make the first one we couldn't manage disappear. WT???

Lastly, since this is the only thing that seems to move any of the powers that be, look at the \$\$\$ you will be sending to Mexico, Costa Rica, Baja and Thailand, places that are also warm and much cheaper than Hawaii. Most of the touri are coming for the weather. They aren't coming to learn how to pound kapa or pahi'ai. We know That because every time the idea of true cultural management of tourism comes up, there's a little discussion and then it's buried under the hotel kala, you know, the \$\$\$ that goes offshore. Gotta wonder the point of what of that hotel \$\$\$ IS staying here and where does it end up, beside in TAT? Because there's no movement to regulate them further and you do realize they are ALL STVRs. Think About That Fact. Then go get your adding machines out and get the figures from the county GET and now county And State TAT collectors and see how much you are going to lose. THAT should change your votes. And then GO TAKE CARE OF MAUI without making them be contingent on this much bigger, long fought over topic. Please, Finally, show some smarts and kindness all around the state and keep the kala in the Kipuka.

**HB-1838-HD-2**

Submitted on: 3/16/2024 4:08:56 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Joe Schneckenburger	Individual	Oppose	Written Testimony Only

Comments:

I urge you to vote against HB1838 It is bad for all local residents of Hawaii. For many, it will eliminate affordable housing--many of us can only afford our homes if we have some vacation rental income from them. For everyone else, it will hurt their incomes in the long run as less tourists come to our state. About everyone except the US military is dependent in some way on money the tourists spend or the other business up the chain from the direct businesses. And of course, the whole economy and the whole government is dependent on them for taxes. Vote No.

**HB-1838-HD-2**

Submitted on: 3/16/2024 5:47:13 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Martine Aceves-Foster	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair and Committee Members,

Thank you for allowing me to voice my opinion on HB 1838.

My name is Martine Aceves-Foster, and I oppose HB 1838.

I raised my children here in Hawaii, taught for 27 years in the UH system, and my former husband and I bought our home here in Hawaii. After the divorce, I chose to stay in the home I love, amongst my good neighbors and dear friends.

This is the home where my sons stay when they visit me, and that is why I rent short-term. I want my sons to be able to come home. That's important to me.

I own one piece of property in Hawaii with one structure on it, my home. Renting one bedroom in my home has made it more manageable to pay the mortgage, property taxes and utility bills.

Many of my guests have been students, nurses, medical interns on rotation, Oahu residents in transition, and former Hawaii residents returning to visit their ohana. I've enjoyed providing a home for my guests and getting to know them.

As a single divorced retiree on a fixed income, I see HB 1838 as a blunt tool.

Yes, providing enough affordable housing in Hawaii is a serious problem. That is exactly why we rent — so we can make ends meet. Taking that option away does not add affordable housing when we're simply trying to hold on to our homes.

Hawaii's housing problem will not be solved by forcing some homeowners to give up their homes in order for others to have them. And who's to say the buyers will be locals in need of housing? Isn't it true that about 20% of homes on the market are purchased by people who live outside the State?

I would like to see a bill that includes an exemption which allows individuals and couples who reside in their home to supplement their income by renting a room or two in their own home. I and others like me are part of our community. We are your neighbors, your friends and your family. Please, keep that in mind as you legislate.

Please, vote against HB 1838. Please, create legislation that does not replace one homeowner with another homeowner. Please, help all of Hawaii's residents thrive in Hawaii. Mahalo.

**HB-1838-HD-2**

Submitted on: 3/16/2024 6:37:08 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Richard Ho	Individual	Support	Written Testimony Only

Comments:

Dear Chair Wakai, Chair Keohokalole, and Honorable Members of the Committee,

I am writing to express my strong support for HB1838, HD2, which clarifies that our counties have the clear right to phase out short-term rentals over a reasonable amount of time.

The Lahaina fires shed a clear light on the contribution that short-term rentals play in our housing crisis. As we work towards addressing this issue, it is essential to ensure that HB1838 applies to apartment-zoned properties as well. Many communities across the state, including Lahaina, have been adversely affected by the proliferation of short-term rentals in apartment-zoned areas, exacerbating our housing shortage and driving up rental prices.

Therefore, I urge you to include language in HB1838, HD2, that explicitly applies to apartment-zoned properties, ensuring that all areas affected by the negative impacts of short-term rentals are adequately addressed.

Thank you for your attention to this critical issue.

Sincerely,

Richard Ho

**HB-1838-HD-2**

Submitted on: 3/16/2024 7:13:30 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Penny Lee	Individual	Oppose	Written Testimony Only

Comments:

Lies, Damn Lies and Statistics about Vacation Rentals

Has anybody fact-checked the numbers? We keep hearing these numbers over and over repeated by our governor Josh Green, the media and our legislature since December.

In the written testimony for the very first Hearing of SB2919 (companion bill to HB1838) on 2/2/2024 you will find the testimony by Jerry Gibson for Hawaii Hotel Alliance with attached 15 pages of a report from alltherooms.com

Jerry Gibson states in his testimony: "The significant disparity between Hawai'i DBEDT 2022 number of 15,382 STRs in Hawai'i and the actual count of 89,693 legal and illegal short-term rentals (see attached reports from alltherooms.com) underscores the urgency of reining in this industry. With a potential excess of approximately 74,000 illegal short-term rentals that are unpermitted units, the detrimental effects on affordable housing are profound."

The same data is referred to by Kekoa McClellan (American Hotel and Lodging Association), Stephanie Donoho (Kohala Coast Resort Association) and other Hotel lobbyists as well as being repeated in many news articles and interviews. If you take a closer look, it appears the data is unfortunately flawed and misleading.

1. The report combines listings from Airbnb, Booking.com, Homeaway, VRBO seemingly without deduplication. Most vacation rentals are listed on several booking sites.

2. The report includes property types like aparthotel, condohotel, hotel suite, resort which seem to represent the majority of the numbers (see blue bar chart "Property Types"). Remember the report was supposed to be about vacation rentals?

3. The red, orange, blue bar chart titled "Hosts, Gross Revenue and Properties by Portfolio size": Again, probably they did not account for the same unit listed on multiple sites. Again the word "host" is not the same as "owner" on these listing sites. Most likely those are property management companies that advertise multiple listings. Especially if condohotels and resort units are included. The large orange and red bar on the very left is just really strange. Supposedly some host has 41,351 listings exactly and makes a gigantic amount of gross revenue, like \$15 Trillion Dollars? Not likely, I would be looking into the underlying data on that one.

4. The big orange pie chart with table below "Property Operator Groups by Revenue by Portfolio Size", this is statewide:

13,125 Hosts or 89.36% of all Hosts have 1-3 vacation rentals listed (portfolio size)

305 Hosts or 2% of all Hosts have more than 20 vacation rentals listed

Interesting, lots of small scale operators, we have heard otherwise. Also adding up the column "Properties" results in 48,160 total number of properties. That again includes condohotel, resort

units etc and duplicates. The last line in the table again is questionable, a "0" host has 41,533 properties and makes \$16 Trillion, nah. But of course if you add that weird line, than you get to the 89,693 properties Jerry Gibson cites.

Apparently this is also the data that Josh Green keeps referring to (see Hawaii News Now video "Spotlight Now" for Feb. 6, 2024 for example). You can see Josh Green looking down during the interview when he says "89,693". He was looking at the first page of the data from "alltherooms", the same report as submitted by Jerry Gibson in his testimony (see 13:35).

One reporter seemed to have asked for a source and reported: "Green's office was unable to explain where he got the number of "illegal" rentals, which by his math was 75,000. But the Department of Business, Economic Development and Tourism said the numbers are similar to those calculated by a local hotel industry advocacy organization, the Hawaii Hotel Alliance." (Hawaii News Now article "Lawmakers: Cracking down on illegal vacation rentals won't solve housing crisis" dated Feb 28, 2024)

Just two days ago Governor Josh Green released "The Hawai'i We Deserve" policy report. On page 58: "There are an estimated 30,000-89,000 STRs in the State of Hawai'i. Only 14,000 of these rental units are legal; the remaining rental units are illegal. [30]"

He references two sources for this:

1. A Hawaii News Now article quoting the governor himself as the source: "Converting those to long-term rentals sounds easy, especially when the governor suggested thousands are illegal. "We got 89,000 short-term rentals in the state of Hawaii, of which are only 14,000 are legal," he said, at a news conference Tuesday."
2. A UHero blog post, which says: "Of the state's 565,000 total housing units, 30,000 are listed as Short-term Vacation Rentals (STRs), meaning roughly 5% of local housing units operate as tourist accommodations."

It sure looks like the 30,000 is from the UHero blog, the 89,000 is from the overblown alltherooms.com report by the Hotel industry. Well if we use the overblown number from the alltherooms report then we can calculate:  $89,000 \text{ STVRs} - 14,000 \text{ legal STVR} = 75,000 \text{ illegal STVR}$ , this seems to be how Josh Green and others have calculated this.

Calculating numbers like this with incorrect inputs will always result in incorrect results. Garbage in, garbage out.

The same kind of calculation is made in Jerry Gibson's written testimony: "The significant disparity between Hawai'i DBEDT 2022 number of 15,382 STRs in Hawai'i and the actual count of 89,693 legal and illegal short-term rentals (see attached reports from alltherooms.com) underscores the urgency of reining in this industry. With a potential excess of approximately 74,000 illegal short-term rentals that are unpermitted units, the detrimental effects on affordable housing are profound."

Another number we often hear is "27% of those who own vacation rentals own 20 or more units". This seems to be from the Appleseed report dated 2018 page 7. It says: "hosts with 20 or more units earned more than 27 percent of the total revenue generated by multi-unit hosts". The sentence in the report really has a very different meaning. Also again "host" doesn't mean "owner". The report adds a disclaimer: "It should be noted that the study was conducted by a

group with ties to the hotel industry"

The source is reference 39 "Hosts with Multiple Units- A Key Driver of Airbnb Growth, CBRE Hotels' Americas Research, March 2017(p. 19)."

During the recent Hearing for SB2919 on 3/15 Rep. Holt chimed in to support passage of the bill: "...Statistics say that 27% of short-term rental owners own 20 or more units...", speaking to his fellow lawmakers and in front of the public. There it was again, the false data.

WHEN will someone CHECK the data? So this is the data being used to rile up the public and justify these draconian bills against vacation rentals?

**TESTIMONY IN OPPOSITION**  
**SENATE BILL SB2919 SD2**

March 13, 2024

Aloha, Chair, Vice Chair and Committee,

My name is Anne Miller Wotring, and I am pleased to submit this written testimony in opposition to SB 2919 sd2 which—if I understand correctly—will authorize the local jurisdictions to phase-out or place additional term restrictions on short term housing rentals.

I first arrived in Hawaii in 1963. My parents built their dream home here in 1972 and lived in Kailua and Kaneohe until my father's death in 2014. I have returned to these beautiful islands virtually every year since 1990 to visit family and friends.

The opportunities to enjoy multi-week visits, particularly on the windward side of Oahu, would be severely limited absent shorter-term housing rentals. Requiring visitors to rent rooms in Honolulu would not only result in daily commutes over the Pali (adding to already challenging traffic) but would deprive windward side communities of valuable economic resources. Our current stay will result in a payment of more than \$40,000 to local homeowners, grocery stores, restaurants, and yard maintenance/house cleaning services.

The economic impact of SB 2919 can be fairly debated—but there is no honest disagreement over its effect on frequent visitors like me and my family. We simply will not be able to see our family and friends (see photos attached) and enjoy these islands in the same way and with the same frequency should this bill become law. I unaware of any harm—economic or otherwise—that this proposed legislation is intended to address.

Mahalo nui for the opportunity to submit this statement.

Sincerely,  
Anne Miller Wotring  
Phone: (301) 814-0557



**HB-1838-HD-2**

Submitted on: 3/16/2024 10:24:12 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Cecila Gomez	Individual	Oppose	Written Testimony Only

Comments:

Folks,

I am against HB1838. Trying doing something meaningful and stop trying to be populist. There are other more rationale ways to improve housing issues. Consider these instead:

>> [HB1630 and SB3202](#), which would reduce minimum lot sizes, allow lot subdivision and reform impact fee calculations. If enacted, these bills would promote the growth of “starter homes” and “ohana” or accessory dwelling units on small lots.

>> [HB2090 and SB2948](#), which would allow for residential uses in commercial zones. With many commercial buildings sitting vacant, these bills could make a meaningful dent in our housing crisis while promoting more livable, walkable communities.

Cecilia Gomez

**HB-1838-HD-2**

Submitted on: 3/16/2024 10:26:41 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
RALPH FURLEY	Individual	Oppose	Remotely Via Zoom

Comments:

Dear State House members,

I do not like this HB1838.

For the record I do not own nor operate any bed and breakfast nor TVU but the very few legally permitted TVUs do offer an important but economically insignificant impact to any housing regardless of what the greedy hotel industry has conveyed to you. What really affects housing are the: bureaucratic permitting process, overly regulatory culture, heavily taxed constituents and businesses. You all know this. Yet the owners you are disenfranchising by passing this HB1838 are law abiding citizens who have contributed more in taxes than all of you combined with their businesses. Yet to be vainly popular you promote, distract and detach from the real issues and problems. Your duty in your elected position is to be: reasonable, ethical and just legislators. If your constituents are unaware or misinformed it is your duty to take the high road and explain the facts to them. Unfortunately, many politicians, completely clueless of economic facts will inadvertently cause more hardships to those they think they help. If a legal challenge does not challenge your unjustified vote I am sure Karma will.

Ralph Furley

**HB-1838-HD-2**

Submitted on: 3/17/2024 1:04:19 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Maren Purves	Individual	Oppose	Written Testimony Only

Comments:

Aloha,

I do not understand why this is aimed at single family homes independent on what their zoning is. Where are large families going to stay? I recently hosted a kind-of family reunion: grandparents, parents and a young child who came to Hawaii from opposite directions, one part from the mainland and the other part from Asia. They own land here and did some work on it. They spent money at local stores and on the farmers market in Hilo as well as eating fruit from the back and were very happy to have good cooking facilities (full kitchen) because of their diet. They're planning on coming back too. The house I'm renting out short term was on the market for about a year before I bought it, if anybody else would have wanted it, they could have bought it first.

Mahalo,

Maren Purves

**HB-1838-HD-2**

Submitted on: 3/17/2024 4:48:41 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Amy Shelton	Individual	Oppose	Written Testimony Only

Comments:

Honorable Members,

As a property owner on the beautiful island of Oahu, I am deeply concerned about the potential consequences of House Bill 1838 (HB 1838) on both my livelihood and the broader economy of Hawaii.

For years, I have been renting out my property on a medium-term basis to families and professionals who come to the island to work and study. Many of these individuals rely on month-to-month leases to accommodate their needs, especially those who are in Hawaii for short-term job assignments or educational programs. HB 1838, if passed, would severely restrict my ability to continue offering such accommodations, as it would effectively eliminate month-to-month rentals for professionals seeking temporary housing solutions.

The implications of this bill extend far beyond my own business interests. Hawaii's economy relies heavily on industries such as tourism, hospitality, and education, all of which attract professionals from around the world. By restricting the availability of month-to-month rentals, HB 1838 would discourage skilled workers and students from coming to Hawaii, thus hindering the state's economic growth and development.

Furthermore, the passage of HB 1838 would have serious implications for the healthcare sector, particularly in emergency services. Hospitals and medical facilities often rely on temporary healthcare professionals to fill staffing gaps during peak periods or in times of crisis. Many of these professionals prefer month-to-month rentals as they offer flexibility and convenience. If HB 1838 is enacted, it would become increasingly difficult for hospitals to recruit and retain these essential workers, potentially compromising patient care and safety.

Additionally, it is important to consider the impact of HB 1838 on professionals working in the home rental industry. Many individuals, like myself, depend on rental income to support themselves and their families. The passage of this bill would not only jeopardize our financial stability but also undermine the entrepreneurial spirit and innovation that drives Hawaii's small business community.

In conclusion, I urge you to carefully consider the far-reaching consequences of HB 1838 on Hawaii's economy, healthcare system, and local communities. Rather than enacting legislation that restricts housing options for professionals and businesses, I encourage you to explore

alternative solutions that address the underlying concerns while preserving the integrity and vibrancy of Hawaii's rental market.

Thank you for your attention to this matter.

Sincerely,  
Amy Shelton

**HB-1838-HD-2**

Submitted on: 3/17/2024 5:22:23 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Michael Collier	Individual	Oppose	Written Testimony Only

Comments:

Aloha,

I am writing in opposition to HB1838.

My wife and I have been coming to Maui for decades. On every trip, we chose to stay in a short term rental, because it offered a more authentic Hawaiian experience than staying in a resort or hotel. Even on a short trip, staying in a short term rental enabled us to experience a sense of community and respect; a sense that we were living in Maui than simply visiting as typical tourists. Quite frankly, we would not have made more than one trip to Maui if the only option were to stay in a hotel or resort. Being able to stay in short term rentals turned Maui into a “home away from home” for us. We truly feel like a part of our souls are on the island, even when we are not.

After many years of dreaming about buying our own part time home on Maui, we finally committed to doing so. This involved selling a very solid real estate investment, a duplex with a steady flow of long term rental income. This property was on the mainland, in our home town. We loved Maui so much that we decided to risk buying a condo on the island. The only way buying a Maui condo would be viable would be if we could rent it out as a short term rental. Our plan was to spend some of our retirement living on Maui, and renting the place on a short term basis when we were not there.

Because of the high costs of ownership (HOA dues, property taxes, maintenance, etc.), and our desire to spend time there ourselves, renting the condo on a long term basis was not viable. When purchasing, we were very careful to make sure that the property we bought would be legitimately rentable on a short term basis. Per all local regulations at the time we purchased (and every day since we purchased it) our place checked all the boxes as a legal, short term rental: fully compliant.

It is important to note that we could have elected to buy a property zoned only as a long term rental, and that we could have purchased a long term rental at about half the price. We paid a premium for the short term rental, (hundreds of thousands more than a long term rental) and we pay property taxes at a much higher rate. The reason we bought the short term rental was to have a place we could occasionally call home on Maui. This was not motivated by greed, and in fact, from a purely financial perspective, we would have done better by keeping our duplex on the mainland.

Our condo is managed by a well established, Maui based company. They assure that all taxes are paid and that all regulations are complied with. Our ownership has spanned 2 years. During this time, we have only had a few short visits ourselves, so it has generated significant revenues for

the local economy, via taxes, and via the spending by our guests on meals, activities, shopping, etc. Our condo generates much more tax revenue than a long term rental of equivalent size and quality. Our condo also brings in a steady stream of income for the Maui locals involved in managing it. Their employment creates a positive ripple effect in the local economy, as they spend their income on goods and services locally. Our condo also contributes a steady flow of revenue to local business establishments, such as grocery stores, restaurants, and companies that provide shopping and recreational activities. On a macro scale, the economic contributions of the thousands of short term rentals is a significant foundation of Maui's economy. The ripple effects benefit everyone in the local economy.

I oppose HB1838 for numerous reasons. Some of these reasons relate to the personal losses that I will sustain if we lose our rights to rent our condo on a short term basis. We would be forced to sell in a market with crashing values, caused by a sudden flood of supply (many others will be forced into selling at the same time). We stand to lose hundreds of thousands of dollars. This is an enormously unfair way to be treated as someone whose investment contributes to the Maui economy.

Even if our condo were somehow spared the fate of losing its ability to continue as a short term rental, I oppose HB1838 generally. The only winners if it passes will be the corporations that own the resorts and hotels. It seems to me like the figurative equivalent of turning one's back to the ocean to look at a rainbow while there's a heavy shore break. More harm than good will come from HB1838. Please do not pass this legislation. This is a win / lose scenario. Certainly there is a win / win solution to the problems that HB1838 aims to solve.

Mahalo for your consideration.

**HB-1838-HD-2**

Submitted on: 3/17/2024 5:56:42 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Patrick Francis	Individual	Oppose	Written Testimony Only

Comments:

**As a short-term rental owner on Oahu, I must strongly oppose HB1838 due to its detrimental impact on our family and the community as a whole.**

**This bill threatens the very existence of short-term rentals on the island, which have become a modest but essential source of income for many families like ours. For our family, owning a short-term rental is a way for us to have a stake in the local economy and support our families while providing lodging for visitors who in turn contribute to our community. It also makes it feasible for our family to visit close friends and their families in the community without the extremely expensive costs of a hotel. Furthermore, maintaining our short term rental requires the skills and expertise of many individuals in the local community - just ask the contractors, cleaning people, vendors, and property managers who we do business with and whose income is driven by residences such as ours.**

**It's a fact that short-term rentals play a crucial role in accommodating a diverse array of residents and visitors. From displaced residents seeking temporary housing due to emergencies like the Red Hill Crisis and Marco Polo fires to inter-island travelers coming for medical treatment or family visits, short-term rentals provide a vital lifeline. They also cater to traveling professionals such as nurses, contractors, military personnel, and students, ensuring they have comfortable accommodations during their stay. We only offer 30-day minimum stays to these visitors who are crucial to the Hawaiian economy, and it has had zero negative impact on the community. On the contrary, the presence of these working professionals brings revenue and jobs to the local community through their patronage of local business, airlines, as well as generates taxes for local government.**

**The prospect of further restrictions on short-term rentals raises critical questions about where displaced residents and visitors will find temporary, furnished housing. If our industry is further decimated, where will they turn? The answer is, of course, hotels. Will they be forced into expensive hotel rooms in Waikiki, exacerbating financial burdens during already challenging times? Imagine you are a visiting nurse or doctor coming to**

**Hawaii to work, and bringing your children. Should you be forced into rental hotel lodging, only? Forcing these kinds of visitors into hotels, resulting in lower living quality at a higher expense, will discourage them from visiting and working at all.**

**I urge policymakers to consider the real-life implications of HB1838 and its impact on residents, visitors, and local businesses. Instead of targeting short-term rentals, let's work together to find balanced solutions that address real issues while preserving the vital role these accommodations play in our island's economy and community fabric.**

**HB-1838-HD-2**

Submitted on: 3/17/2024 6:22:22 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kevin King	Individual	Oppose	Written Testimony Only

Comments:

My wife and I have been visiting Hawaii for over twenty years. We love to cook and prefer more space than a typical hotel room. For those reasons, we always rent a short-term rental with a kitchen. Through the years, it has become more and more difficult to find a place to stay, as the hotels continue to fight to reduce the amount of short-term rentals available.

In order to make sure we always have a place to stay in Waikiki and because we will retire there, we purchased a unit in the Waikiki Banyan last April. We waited to purchase a unit until the law passed making it a legal short-term rental (thanks to the law change that went into effect to designate the Waikiki Banyan a condo-tel). We planned to rent it out when we weren't there to allow others to enjoy Waikiki like we do and to help us pay the mortgage. It will have a negative financial impact personally if we are not allowed to rent it out short-term. If HB1838 passes, it will force us to rent it out long-term or sell it, which would flood the market with long-term rental inventory and force many unit owners into foreclosure. This would also prevent us from being able to visit as often, reducing the positive impact on the local economy while we are there. We do not travel to destinations that limit our lodging options to only hotel rooms.

Our rental has a 92% occupancy rate since we started renting it (not including our time there), so there is clearly a demand and desire from locals, island-hoppers, wildfire refugees and tourists to stay in a condo with a kitchen, rather than being confined in a tiny hotel room without a kitchen. Please do not pass house bill 1838, it will negatively impact many normal people like us who simply love Waikiki and want to share it with others.

Thank you,

Kevin

**HB-1838-HD-2**

Submitted on: 3/17/2024 6:46:14 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Glen Kagamida	Individual	Support	Written Testimony Only

Comments:

SUPPORT HOME RULE.

MAHALO!

**HB-1838-HD-2**

Submitted on: 3/17/2024 8:59:30 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Deb Black	Individual	Oppose	Remotely Via Zoom

Comments:

**Aloha,**

**Bestowing further authority upon our counties, notably through the enactment of HB1838, stands as an egregious misstep that demands unequivocal rejection.**

**In this last year alone, an alarming number of our county and state officials have been involved in investigations by the FBI, and are facing arrests or already arrested and serving jail time for government corruption that have shaken the very foundation of trust within our Hawaiian communities.**

**These officials, entrusted with the solemn duty to safeguard the interests of our Hawaiian homeowners, taxpayers, and populace, have instead betrayed that trust through brazen acts of corruption, and seeking to grant them more power through HB1838 will allow them to continue to abuse and violate our Ohana's legally protected rights of property ownership in favor of personal gain is shocking and unacceptable.**

**In the last year alone - here are just some of the headlines that have been written about the rampant corruption in our local Hawaiian government, that you are seeking to further empower with the authority to violate Hawaii property owners Constitutional Rights:**

- On May 5, 2023, the arrest of former State Senator J. Kalani English, former State Representative Ty Cullen, and others cast a stark light upon the pervasive issue of bribery within our legislative bodies. Revelations emerged of financial inducements and other illicit benefits accepted by Cullen, with implications extending to other legislators.**
- September 6, 2023, saw the sentencing of individuals embroiled in a bribery scheme within the Department of Planning and Permitting. Notable among them were Wayne Inouye, former Chief Building Inspector at DPP; Jennie Javonillo, former Building Plans Examiner at DPP; Jason Dadez, former Building Inspector at DPP; William Wong, an architect; and Jocelyn Godoy, a former employee of the Data Access and Imaging Branch at the Department of Planning and Permitting.**
- Subsequent events in October 2023, December 2023, January 2024, and February 2024 unveiled further instances of corruption within our county governments. These included a litany of offenses ranging from fraud schemes to abuse of authority by elected officials.**

**The litany of transgressions committed by county officials and state officials highlights the distressing pattern of corruption and ethical abuse in the state of Hawaii. To grant additional powers to entities influenced by such rampant corruption, as proposed in HB1838, would be nothing short of reckless, and further abuse to our Hawaiian Ohana.**

**In light of the recent corruption and abuse, I implore you to vehemently oppose HB1838 and any other measures that seek to empower our counties further to strip the constitutional rights from our Hawaiian Ohana.**

**Respectfully,**

**Deborah Blacks**

**HB-1838-HD-2**

Submitted on: 3/17/2024 9:10:06 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Patti Tews	Individual	Oppose	Remotely Via Zoom

Comments:

**Dear Representatives,**

**The proposal to restrict short-term vacation rentals (TARs) in Hawaii, reducing their already minimal 5% representation, is deeply concerning.**

**As it stands according to your proposed bill, hotels already monopolize 95% of the tourist experience in Hawaii. This dominance by hotels, most all of which are owned by mainland and international corporations, fails to accurately reflect Hawaii's culture and lifestyle. These mainland and international hotels lack investment in Hawaii beyond financial gain and greed, siphoning profits away from our local community and the remaining 5% of short term vacation rental owners.**

**The remaining 5% of Transient Accomodation Rentals play a crucial role in providing an alternative accommodation choice for tourists who contribute billions of dollars to Hawaii's largest industry: tourism.**

**With 80 cents of every dollar in the state directly or indirectly stemming from the tourism sector, (Published Research & Economic Analysis Division Report, September 2023), the significance of TARs cannot be overstated. They represent a valuable and scarce resource within the tourism landscape, and something that the counties cannot be empowered to amoritize or phase out by passing this rezoning law.**

**Imposing the responsibility of providing affordable housing solely onto this 5% of vacation property owners is fundamentally flawed. It shifts an unreasonable burden onto a small subset of individuals within the broader industry, without addressing the root causes of housing affordability issues in Hawaii is misguided at best.**

**Instead of targeting TARs, policymakers should focus on implementing comprehensive solutions that address the complexities of Hawaii's housing market. Targeting TARs as a scapegoat for broader issues is short-sighted and fails to acknowledge the nuanced factors contributing to housing challenges in the state. 5% of the housing sector is clearly not responsible for the housing shortage.**

**HB1838 proposes to further restrict TARs in Hawaii and is unjustifiable given their vital role in supporting the tourism industry and providing alternate accommodation options for**

**visitors.**

**Policymakers must consider the broader implications of such measures and work towards more equitable and sustainable solutions that seek to protect the Constitutionally protected property rights of our Hawaiian Citizens.**

**It is time to cut ties with lucrative hotel lobbyists and start prioritizing the Hawaiian people that you represent.**

**It is time to serve our community that is funded by tourism dollars, not special interests that fund our governments pockets, not penalizing the 5% of hardworking homeowners that participate in our tourism economy by providing the valuable resource of short term vacation rentals.**

**STOP BILL 1838 NOW.**

**Mahalo,**

**Patti Tews**

**HB-1838-HD-2**

Submitted on: 3/17/2024 9:14:53 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jason Gerald	Individual	Oppose	Remotely Via Zoom

Comments:

**Aloha Members of Congress,**

**THE COURTS HAVE ALREADY DECISIVELY REJECTED COUNTY ORDINANCES AIMED AT PHASING OUT SHORT-TERM VACATION RENTAL UTILIZATION.**

**HB1838 is unequivocally unlawful for the counties to infringe upon property rights of owners. County jurisdiction does not extend to revoking rights bestowed upon vacation property owners, and County regulations do not supersede the Constitution Rights of Property Owners.**

**Stop penalizing hardworking Hawaiian homeowners who contribute to Hawaii's vital tourism sector, and start expressing gratitude to our tourism partners instead of jeopardizing their financial stability.**

**This proposed bill egregiously disregards the desires of those whom you represent and the needs of the tourists who sustain Hawaii's unique essence.**

**Stop the Corruption from the hotel lobbyists and start protecting the Constitutional Rights of Hawaii's citizens and stop these excessive and never-ending regulatory measures like HB1838 that violate our constitutional rights and start looking for ways to protect your constituents, neighbors and the Hawaiian's that you represent.**

**Reject Bill 1838 and all Counterparts.**

**Mahalo,  
Jason Gerald**

**HB-1838-HD-2**

Submitted on: 3/17/2024 9:15:53 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Harald von Sydow	Individual	Oppose	Written Testimony Only

Comments:

Dear Members of the House Committee,

Subject: Strong Opposition to HB1838

I am writing to express my vehement opposition to HB1838. This bill, if enacted, would have devastating consequences for myself and many other residents who rely on short-term rentals for our livelihoods and financial stability.

Operating a legal short-term vacation rental has been a crucial source of income for my family, allowing us to meet mortgage payments and sustain our lives in the distinct economic landscape of Hawaii. The enactment of HB1838 could make the operation of my legal short-term rental impossible, putting our ability to remain in our home in jeopardy. Moreover, it would have a severe impact on the economic stability of my family and our ability to continue providing for our loved ones.

Furthermore, it is important to recognize that the proposed measures fail to account for the significant economic impact on individuals like myself, who depend on the vacation rental industry for their livelihood. The ripple effect of this bill on essential workers in the vacation rental sector, such as housekeepers, maintenance workers, and small business owners, would be substantial and detrimental to the local community.

I implore the members of the Hawaii State Legislature to reconsider the potential consequences of HB1838 on the livelihoods of local residents and their families. It is essential that we work collaboratively to find balanced solutions that preserve opportunities for citizens to participate in Hawaii's tourism industry while maintaining economic stability and support for working families like mine.

I also urge you to carefully examine the implications of bill HB1838, particularly when involving zoning regulations. Zoning plays a pivotal role in urban planning, environmental conservation, and various other aspects of community development. Allowing counties the broad power to change any zoning without appropriate checks and balances could indeed have far-reaching consequences

Thank you for your attention to this critical matter. I urge you to take into account the voices and concerns of local residents and to reconsider the implications of HB1838 on our community.

Mahalo for your time and consideration.

Sincerely,

Harald von Sydow

808-224-0002

Subject: Opposition to H.B. 1838 HD2 - Testimony

Dear Senator Jarrett Keohokalole, Chair, Senator Carol Fukunaga, Vice Chair, Senator Lynn DeCoite, Chair, Senator Glenn Wakai, Vice Chair, Senator Angus L.K. McKelvey, Chair, Senator Mike Gabbard, Vice Chair, and esteemed members of the Committees,

My name is Beverly Herrington and am a property manager at Papakea Resort. I am writing to express my opposition to H.B. 1838 HD2 and to provide testimony outlining the reasons for my opposition.

Firstly, I would like to express my gratitude for the opportunity to testify on this important matter. Your attention to the concerns of Maui residents is deeply appreciated, and I hope that my testimony will contribute to your deliberations on this issue.

I oppose H.B. 1838 HD2 for several reasons, particularly concerning its potential impact on properties like Papakea. Papakea is an ocean-front property completed in 1978, consisting of 364 individual condominiums. It is crucial to understand that Papakea was initially marketed and sold as vacation rental property, and it has never been intended or suitable for workforce housing. Therefore, it does not represent a case of converting from workforce housing to transient vacation rental use.

Furthermore, Papakea's unique characteristics, such as the majority of its units being under 600 square feet and limited parking, make it unsuitable for long-term housing. The resort operations of Papakea require extensive maintenance, resulting in high monthly maintenance dues. These dues, along with other financial obligations, cannot be covered by unsubsidized long-term rental rates, making Papakea financially unsustainable for long-term housing.

Despite these challenges, Papakea has made significant contributions to the community over almost fifty years. The resort operations provide employment for approximately 35 local resident employees, supporting their livelihoods and providing opportunities for career advancement. Additionally, Papakea supports a wide variety of local trade professionals, including pest control, HVAC, plumbing, electrical, and tree trimming services.

Moreover, many small businesses owned and operated by local residents rely on Papakea short-term rentals for their livelihoods. These businesses include housekeepers, handymen, on-island agents, and contractors, who would suffer if short-term rentals

were shut down. These service providers set their own rates, work hours, select their own clients, work conditions and standard operating procedures. Shutting down short-term rentals at Papakea means putting these folks out of business with fewer employment opportunities.

Additionally, Papakea's guests contribute to the local economy through payment of short-term rental property taxes which ranges from \$11.11 to \$11.20 per \$1,000 of assessed valuation compared to long-term rentals at \$5.55, transient accommodations tax, general excise tax, MCTAT tax and support for various small businesses on the island. That's a great deal of taxation lost.

In conclusion, I urge the committee to vote against H.B. 1838 HD2 due to its potential negative impact on properties like Papakea and the broader Maui community. Thank you for considering my testimony, and I trust that you will make a decision that takes into account the well-being of Maui businesses.

Sincerely, Beverly Herrington

**HB-1838-HD-2**

Submitted on: 3/17/2024 9:17:45 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Helena Von Sydow	Individual	Oppose	Written Testimony Only

Comments:

Dear Members of the House Committee,

Subject: Opposition to HB1838

As a local resident of Hawaii, I am writing to express my strong opposition to HB1838. And my concerns about the potential impacts of this bill on our community.

I have seen firsthand how short-term vacation rentals have provided essential financial support to families, allowing them to meet mortgage payments and sustain their lives in Hawaii's unique economic landscape. The operation of these rentals has served as a lifeline for many, including myself, in affording the high cost of living in our beautiful state.

The restrictive measures outlined in HB1838 pose significant threats to the livelihoods of ordinary citizens who rely on short-term rentals for their income. If this bill proceeds, it could make the operation of these rentals impossible, jeopardizing the ability of families to stay in their homes and maintain economic stability.

Moreover, the bill's potential impact on the ability to provide for our families and the local community is daunting. It fails to consider the ripple effect on essential workers in the vacation rental industry, such as housekeepers, maintenance workers, and small business owners, who rely on these rentals for their livelihoods.

It's crucial to carefully examine the implications of bills like HB1838, particularly when they involve zoning regulations. Zoning plays a pivotal role in urban planning, environmental conservation, and various other aspects of community development. Allowing counties the broad power to change any zoning without appropriate checks and balances could indeed have far-reaching consequences.

I urge you to carefully consider the unintended consequences of HB1838 on local residents and their families. Let us work together to find balanced solutions that preserve opportunities for citizens to participate in Hawaii's tourism industry while also ensuring economic stability and support for working families like mine.

Thank you for your attention to this critical issue. I kindly request your reconsideration of HB1838 in light of its potential adverse effects on our community.

Mahalo for your time and consideration.

Sincerely,

Helena von Sydow

808-349-9167

**HB-1838-HD-2**

Submitted on: 3/17/2024 9:20:32 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Carol Hatley	Individual	Oppose	Written Testimony Only

Comments:

My name is Carol Hatley and my husband and I are owners of Papakea K404. We oppose HB1838 HD2 for the following reasons:

The legisla

Please focus on the positive impacts that Papakea has on the community such as employing local residents, small local businesses that rely on your short-term rental operation, payment of taxes that support the County's affordable housing fund, any unique connections you have to the community, volunteering by you or your guests in Hawaii, etc.

Thank you for your attention to this.

Legal Affairs Committee

Language and Protocol for Addressing the Legislature

Dear Sen. Jarrett Keohokalole, Chair, Senator Carol Fukunaga, Vice Chair, Senator Lynn DeCoite, Chair, Senator Glenn Wakai, Vice Chair, Senator Angus L.K. McKelvey, Chair, Senator Mike Gabbard, Vice Chair, and members of the Committees:

I OPPOSE H.B. 1838 HD2 for the following reasons:

- Papakea's resort operations require extensive maintenance which makes the monthly maintenance dues very high, compared to properties designed for long-term housing with lower maintenance dues. Unsubsidized long-term rental rates do not come close to covering the maintenance dues, special assessments, mortgage payments, property taxes, and insurance which prevents Papakea from ever becoming a sustainable long-term housing option.
- Papakea's resort operations provide employment for approximately 35 local resident employees; some have worked at the property for over 15 years; some started in entry-level

positions and worked into supervisory roles.

- Papakea supports a wide variety of local trade professionals including pest control, HVAC, plumbing, electrical, and tree trimming.
- Many small businesses owned and operated by local residents from the Maui community rely on Papakea short-term rentals including housekeepers, handymen, on-island agents, and contractors. These service providers set their own rates, work hours, select their own clients, work conditions and standard operating procedures. Shutting down short-term rentals at Papakea means putting these folks out of business with fewer employment opportunities.
- Papakea STRs support the State of Hawaii and County of Maui through payment of property taxes (many at the short-term rental rate), Transient Accommodations Tax, General Excise Tax, and Maui Transient Accommodations Tax.
- Papakea guests support many small businesses on the island including restaurants, food trucks, tour operators, state parks, the national park, and shops.

For the reasons stated herein I OPPOSE HB1838 HD2 and urge the committee vote no on this matter.

Respectfully,

Carol Hatley

**HB-1838-HD-2**

Submitted on: 3/17/2024 9:24:12 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Lisa Hall	Individual	Oppose	Remotely Via Zoom

Comments:

**Aloha-**

**HB1838 is outrageously overzealous in trying to give counties the ability to remove the last remaining 5% of available vacation rentals that you have not yet pushed out by your previous over-regulation and legislation, when according to the September 2023 Research & Economic Analysis Division Report:**

**80 CENTS of EVERY DOLLAR in the state of Hawaii is directly or indirectly generated by the TOURISM INDUSTRY!**

**According to HB1838:**

**ONLY 5 % of ALL HOUSING OPERATES AS VACATION RENTALS.**

**FIVE PERCENT.**

**ONLY 5% OF ALL RESIDENTIAL PROPERTIES ARE TAR's' Transient Accomodation Rentals.**

**A N D:**

**95% OF ALL RESIDENTIAL HOUSING IS AVAILABLE FOR FULL TIME HAWAII RESIDENTS.**

**NINETY-FIVE % OF ALL HOUSING IS AVAILABLE FOR LOCAL HAWAIIANS TO LIVE IN.**

**95 PERCENT!**

**ONLY 5% OF ALL PROPERTIES IN HAWAII ARE VACATION RENTALS!!!!!!**

**According to your own statistics already 95 out of every 100 properties are available for Hawaiian Residents to call home.**

**95/100.**

**THAT ALSO MEANS THAT THE OUT OF STATE MAINLAND AND INTERNATIONAL HOTEL INDUSTRY ALREADY ACCOUNTS FOR 95% OF THE HAWAII TOURIST EXPERIENCE! Hawaii's culture and lifestyle is not properly represented by Hotels that are owned by Mainland and International Companies that have**

**no vested interest in Hawaii other than making money and taking money away from our local Ohana already operating legally in the state of Hawaii.**

**The remaining 5% of Hawaii Short Term Rentals that are available as an alternate choice to tourists coming to Hawaii spending billions of dollars in largest industry in the state, Tourism,**

**And when 80 CENTS of EVERY DOLLAR in the state of Hawaii is directly or indirectly generated by the TOURISM INDUSTRY, this 5% of TAR's are scarce and EXTREMELY important and valuable to the tourism sector.**

**Shifting the burden of providing affordable housing onto the 5% of vacation property owners is a wholly misguided thought process that is clearly not the solution.**

**AND**

**According to this bill the courts have already overturned county ordinances to phase out short-term vacation rental uses. THE HIGHER COURTS HAVE ALREADY SAID NO TO GIVING THE COUNTIES POWER TO RE-ZONE AND PHASE OUT SHORT TERM VACATION RENTAL USES.**

**NO MEANS NO! PLEASE STOP CREATING LEGISLATIVE BILLS THAT OVERTURN COURT DECISIONS!**

**Under the The US CONSTITUTION Article I, Section 3.1: Separation of Powers and Checks and Balances, the separation of powers and the checks and balances of laws in all 3 branches of government are equal and independent so that they are capable of checking one another.**

**Additionally, The Hawaiian Constitution Article V under the separation of powers and the check and balance doctrines, all 3 branches of government are equal and independent so they are capable of checking one anothers powers. This law is enshrined in the Hawaiian Constitution to avoid this exact scenario of an overzealous legislature seeking to undermine our Hawaiian Constitution.**

**YOU HAVE BEEN CHECKED BY THE U.S. CONSTITUTION AND THIS BILL IS ILLEGAL TO CIRCUMVENT THE COURT DECISIONS!**

**The stated purpose of this Act is to allow counties to enact a zoning ordinance to amortize or phase out nonconforming single-family transient vacation rental units over a reasonable period of time.**

**There is NO REASONABLE AMOUNT OF TIME THAT IS LEGAL UNDER THE CONSTITUTION TO STRIP PROPERTY OWNERS THEIR VESTED PROPERTY RIGHTS UNDER THE PROTECTED RIGHTS OF OUR US CONSTITUTION.**

**Under the The US CONSTITUTION Article I, Section 3.1: Separation of Powers and Checks and Balances, the separation of powers and the checks and balances of laws in all 3**

branches of government are equal and independent so that they are capable of checking one another.

**THIS BILL HB1838 STATES STATES: SECTION 1.** The legislature finds that the holding in *Hawaii Legal Short-Term Rental Alliance v. City and County of Honolulu*, No. 22-cv-247-DKW-RT (D. Haw., 2022), denied the city and county of Honolulu from implementing Ordinance No. 22-7, insofar as it prohibited thirty- to eighty-nine-day home rentals, or the advertisement of such rentals,

Accordingly, the purpose of this Act is to amend existing law governing the zoning authority granted to counties to allow the counties to:

- (1) Regulate by zoning ordinance the time, place, manner, and duration in which uses of land and structures may take place; and
- (2) Amortize or phase out transient accommodations uses in residential or agricultural zoned areas.

**THE SHEER AUDACITY THAT AFTER THE COURTS HAVE ALREADY DEEMED YOUR PROPOSED ORDINANCE 227 UNLAWFUL, YOU ARE NOW PROPOSING FOR LEGISLATION TO REMOVE THE VERY LAW THAT WAS DECLARED ILLEGAL BY THE COURTS IS BLATANTLY UNCONSTITUTIONAL.**

The courts ruling declaring Ordinance 227 Illegal:

"...finding that Ordinance 227 is preempted by Hawai'i Revised Statutes ("HRS") § 46-4(a); and (2) invalidating Ordinance 22-7, or, in the alternative, PERMANENTLY enjoining Defendants City and County of Honolulu ("the City"), the Department of Planning and Permitting ("DPP"), and Dawn Takeuchi-Apuna in her official capacity as Director of the DPP from enforcing or implementing Ordinance 22-7 insofar as it prohibits 30-89 home rentals, or the advertisement of the same, citing violations of: [HRS § 46-4\(a\)](#) (Count I); the state law doctrines of vested rights and/or zoning estoppel (Count II); IS PROTECTED in substantive due process under the federal Constitution (Count III) and Hawai'i Constitution (Count IV); just compensation under the Takings Clauses of the federal Constitution (Count V) and Hawai'i Constitution (Count VI); the Contracts Clause of the federal Constitution (Count VII); the Excessive Fines Clauses of the federal Constitution (Count VIII) and Hawai'i Constitution (Count IX); and civil rights under [42 U.S.C. § 1983](#) (Count X).

It is **ILLEGAL** for this legislature to attempt to pass a new law with the purpose to nullify a court ruling that declared a previous law unconstitutional, this is an unlawful delegation of your legislative power.

This is **ILLEGAL** in both the Hawaii Constitution and The U.S. The Constitution as both contain clear and unassailable provisions that establish the separation of powers and the role of the judiciary in interpreting laws.

By this legislature seeking to circumvent and override the Judicial Branch's Court Ruling

**by attempting to pass this new legislation, is a CLEAR VIOLATION of the US Constitution and undermines the Judicial Branch's authority and rulings, and attempting to supersede the judicial branch's authority, is illegal.**

**The Hawaiian Constitution Article V under the separation of powers and the check and balance doctrines, all 3 branches of government are equal and independent so they are capable of checking one another's powers. This law was enshrined in the Hawaiian Constitution to avoid this exact scenario of an overzealous legislature seeking to undermine the Hawaiian Constitution.**

**This legislative maneuver to override the court's unfavorable verdict is ILLEGAL and must be stopped now!**

**HB1838 IS ILLEGAL AND UNCONSTITUTIONAL.**

**PLEASE do not spend one more dollar of our hard earned tax payer money passing unconstitutional laws that are a clear violation of the constitution, that if enacted would be immediately overturned in court.**

**Respectfully and with Aloha,**

**Lisa Hall**

**HB-1838-HD-2**

Submitted on: 3/17/2024 9:27:36 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
David Hall	Individual	Oppose	Remotely Via Zoom

Comments:

Opposition to HB1838 is resolute and unwavering. This proposed legislation, seeking to grant counties unilateral authority to enact zoning ordinances for the amortization or phasing out of nonconforming single-family transient vacation rental units, imperils our constitutionally protected property rights and legal freedoms as Hawaiian citizens.

The implications of this bill are staggering, flagrantly disregarding established legal protections and violating numerous laws. By authorizing counties to phase out nonconforming vacation rental units, HB1838 directly infringes upon fundamental property rights enshrined in both the United States Constitution and the Hawaii State Constitution.

Article I, Section 5 of the Hawaii State Constitution guarantees property owners due process and equal protection, rights imperiled by this legislation. Such contravention of established legal precedents represents a blatant violation of law and undermines the very foundations of our legal system.

Furthermore, HB1838 overlooks the precedent set by the Supreme Court of Hawaii, which has consistently recognized the vested property rights of homeowners under existing zoning regulations. The bill's proposed approach sets a dangerous precedent by undermining these well-established legal doctrines.

The recommendation to grant counties authority to phase out vacation rental uses as a response to wildfires neglects the constitutional rights of affected property owners. This legislative approach unfairly burdens homeowners facing unforeseen challenges in their communities, shifting governmental responsibilities onto their shoulders.

The proposed amendments to Section 46-4 of the Hawaii Revised Statutes grant counties unchecked zoning powers, facilitating arbitrary property selection and inequitable treatment under the law. Such overreaching authority opens the door to abuse of power and inconsistent enforcement, fundamentally undermining the principles of fair and equal protection.

Moreover, HB1838 fails to consider the severe economic hardship inflicted upon property owners who rely on short-term vacation rentals for income. By disregarding these economic implications and failing to provide just compensation for phased-out units, the bill threatens the financial well-being of property owners, exacerbating generational economic hardship.

In conclusion, I adamantly oppose HB1838 in any form. Its egregious violations of property rights, contravention of legal precedents, and disregard for economic hardships demand its immediate cessation. I implore you to consider the devastating consequences for our communities and uphold the constitutional rights of all Hawaiians.

Thank you for halting the progression of HB1838 and safeguarding our liberties.

Respectfully,

David Halls

**HB-1838-HD-2**

Submitted on: 3/17/2024 9:29:28 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Robert Henry	Individual	Oppose	Remotely Via Zoom

Comments:

The data presented in this bill underscores a critical fact: only 5% of Hawaii's total housing inventory is designated for Vacation Rentals. To put it plainly, just 5% of the entire housing landscape consists of Vacation Rentals.

Your assertion that the "decline in total housing stock as formerly resident-occupied homes are converted to short-term rental units" is misleading and manipulative. This statement serves only to bolster the narrative pushed by hotel lobbyists against short-term vacation rentals.

Furthermore, the bill acknowledges that the courts have already overturned county ordinances aimed at phasing out short-term vacation rental uses. This underscores the fundamental illegality of the proposed legislation in Hawaii. Continuing to pursue this bill in the face of legal rebuke will only invite further taxpayer-funded lawsuits to overturn it.

Let's be clear: only 5% of all housing inventory belongs to STVRs, and within that 5%:

- 80% of Short-term rental owners are Hawaii residents, the majority of whom are over 55 years old, seeking to retire in place with additional income from a single short-term rental unit.
- The majority of STVRs are owned by residents over 55 years of age who are striving to make ends meet in one of the nation's most expensive states.
- 80% of STVR owners possess just one property.

It's time to sever ties with powerful hotel lobbyists and start prioritizing the well-being of the Hawaiian people you represent. Let's focus on serving our community, fueled by tourism dollars, rather than succumbing to the influence of special interests that fill the government's coffers. Let's cease penalizing hardworking citizens who contribute to our tourism economy.

Stop Bill 1838 now.

Mahalo,

Robert Henry

**HB-1838-HD-2**

Submitted on: 3/17/2024 9:32:37 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Luciana Fernandez	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair, Vice Chair and Committee,

Subject: Opposition to HB1838

My name is Luciana and I live on the island of Oahu.

I am writing in opposition of bill HB1838 because it will threaten my ability to make a living along with the other cleaners, electricians, maintenance workers, and small businesses like me, who live and work in my community.

I own a small business that services legal short-term vacation rentals on my island. I am paid good wages, create my own schedule and work very near where I live, reducing my commute time.

My work allows me to rent a home in my community and raise my 2 kids

This bill will hurt me and put at risk my ability to pay for my own housing and bills.

Let the counties enforce the laws that they already have.

I ask that you please do not move this bill forward.

Thank you for your time.

Luciana Fernandez

**HB-1838-HD-2**

Submitted on: 3/17/2024 9:39:47 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Catherine Panizzi	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair, Vice Chair and Committee,

I am writing in opposition of HB1838.

As a property owner who owns a legally permitted short-term rental, I strongly oppose any legislation that seeks to phase out or restrict the operation of legal short-term rentals. Short-term rentals play a crucial role in supporting various segments of our community and local economy. First and foremost, short-term rentals provide essential accommodation options for travelling individuals, such as those travelling for medical care, military personnel, healthcare professionals, and individuals in various industries. Legally permitted short-term rentals (per Ord 22-7) are equally important for tourism on the island of Oahu as they provide family and visitors with variety and choice as compared to a hotel room. A hotel room is not affordable nor livable to many that have families, need to prepare meals, or need more space than a small hotel room can provide.

This bill will hurt the county and state due to the loss of revenue created by GE, TA, and OTAT taxes that current, legally permitted short-term rentals generate and pay to the county and state of Hawaii. In addition, this bill will hurt me, other residents and important visitors that rely on current, legally permitted short-term rentals as temporary, furnished, and affordable housing. It will also threaten my ability to make a living along with the other residents we all employ, such as cleaners, electricians, plumbers, painters, maintenance workers, handymen, and small business owners who live and work in our community. Please let the counties enforce the laws that they already have. I ask that you please do not move this bill forward.

Thank you for your time.

**HB-1838-HD-2**

Submitted on: 3/17/2024 10:08:37 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Matt Hubner	Individual	Oppose	Written Testimony Only

Comments:

Dear Honorable Committee Members,

Please oppose this bill. Amortization should not be frivolously used, and consideration as to where the funding will come from for the taking that could result from any phased reduction in the already-capped vacation rentals needs to be understood before you take this any further. This action will result in zoning restrictions, which will face litigation and wasted taxpayer dollars. The tax income the State and Counties take in from rentals such as ours will be a significant loss. This will in no way increase affordable housing. Please be prudent and reasonable and understand that many rental owners are not big money investors. A lot of us are just trying to keep homes in families, build dreams, and comply with the rules. Thank you for the opportunity to testify.

Sincerely,

Matt Hubner

**HB-1838-HD-2**

Submitted on: 3/17/2024 10:21:48 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Susan Franzen	Individual	Oppose	Written Testimony Only

Comments:

Dear Members of the Committee

I **OPPOSE** HB3818, SD2. x

My name is Susan Franzen and I have owned a condominium property at Papakea since 1983. Papakea is an ocean-front property, completed in 1978 and consisting of 364 individual condominiums that was initially marketed and sold as vacation rental property. The property has been in consistent operations since the 1970's with the majority of units under 600 square feet with limited parking for only 1 car per unit. Papakea's resort operations require extensive maintenance which makes the monthly maintenance dues very high, compared to properties designed for long-term housing with lower maintenance dues. Unsubsidized long-term rental rates do not come close to covering the maintenance dues, special assessments, mortgage payments, property taxes, and insurance which prevents Papakea from ever becoming a sustainable long-term housing option.

Papakea is a partner with Maui locals, with a workforce of approximately 35 residents, many with long term employment with the resort. Several employees spent their entire 40-year career with us starting at entry level and moving up the supervisor and then management level positions. Additionally, the owners of Papakea continue to support a large number of Maui residents in a variety of occupations from pond maintenance, housekeeping, laundry to local general contractors, plumbers, electricians and more. Some of these workers are part of local small businesses who rely on Papakea for their livelihood.

What makes Papakea unique is that each owner manages their own individual units, which make our ties to local businesses even stronger. A majority of units are managed by local small business teams like Chasing Rainbows, Maui Dreams Come True (business closed due to fires) My Perfect Stays, Hawaii Life, Aloha Vacations and more. Unlike the hotels, these local management businesses look to Maui residents for the majority of their employees.

Papakea STRs support the State of Hawaii and County of Maui through payment of property taxes (many at the short-term rental rate), Transient Accommodations Tax, General Excise Tax, and Maui Transient Accommodations Tax. But more importantly, Papakea guests support many of the small businesses including restaurants, food trucks, tour operators, state parks, the national park, and shops.

Finally, Papakea has a high number of returning guests that have been visiting Maui for years and have deep connections with the community. Until Covid, I had the same couple come and stay in my unit for 20 years in a row for multiple weeks as they escaped the cold in Illinois. They loved to support the community through volunteerism and eating at places like Down the Hatch and the Fish Market.

Please do not take away the jobs of the people who rely on our unit for their livelihood, because there is a housing shortage. We opened our unit to locals during the crisis and donated to the causes on the island. We hope to return and be able to support the small businesses and volunteer our time as appropriate.

For the reasons stated herein I OPPOSE HB1838, SD1 and urge the committee vote **NO** on this matter.

Respectfully submitted,

Susan Franzen

**HB-1838-HD-2**

Submitted on: 3/17/2024 10:32:12 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Julio Preciado	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair, Vice Chair, and Committee Members,

My name is Julio Preciado, and I am a steadfast supporter of short-term rentals in Hawai'i. Having visited the islands for over 13 years, my family and I have exclusively chosen short-term rentals for our accommodations. They provide the ideal solution for budget-conscious families seeking respite from the crowded hotel zones. Recently, we took the leap to purchase a condo as our second home, allowing us to share our space with fellow travelers through short-term rentals. This not only assists us in managing the high cost of ownership but also contributes to the local economy by providing jobs to maintenance services, housekeepers, and provides housing to visitors beyond the traditional hotel hubs.

I am writing to express my firm opposition to the proposed bill that threatens to curtail short-term rentals. These rentals are not just a convenience; they are a necessity for many residents and visitors alike. Hotel rooms are neither affordable nor practical for families needing space and the ability to prepare meals.

The implications of this bill are dire. Oahu is already experiencing a dwindling number of legal short-term rentals, with only approximately 2,000 remaining, excluding hotel units. Further restrictions would exacerbate this situation, affecting not only property owners like myself but also the broader community. Short-term rentals accommodate displaced residents, newcomers finding permanent housing, inter-island travelers seeking medical treatment or family reunions, traveling professionals, and military personnel, among others.

Events such as the Red Hill Crisis and Marco Polo fires have highlighted the critical need for temporary, furnished housing. If our industry continues to suffer, where will residents turn for shelter in times of crisis?

Moreover, the impact extends beyond residents to visitors who rely on short-term rentals for affordable and comfortable lodging during their stays. The prospect of being forced into expensive hotel rooms in Waikiki is daunting and may deter future travelers, thus harming our tourism industry.

I implore you not to advance this bill. Instead, let us focus on enforcing existing laws to ensure responsible short-term rental practices. Together, we can find solutions that preserve our vibrant community while addressing any legitimate concerns.

Mahalo for your attention to this matter.

Sincerely,  
Julio Preciado

**HB-1838-HD-2**

Submitted on: 3/17/2024 10:41:04 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jack Young	Individual	Oppose	Written Testimony Only

Comments:

I urge you to be against both of these bills. They are both bad for all local residents of Hawaii. For many, it will eliminate affordable housing--many of us can only afford our homes if we have some vacation rental income from them. For everyone else, it will hurt their incomes in the long run as less tourists come to our state. About everyone except the US military is dependent in some way on money the tourists spend or the other business up the chain from the direct businesses. And of course, the whole economy and the whole government is dependent on them for taxes.

Sincerely, Jack Young

**HB-1838-HD-2**

Submitted on: 3/17/2024 10:44:52 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Lancer Keeling	Individual	Oppose	Remotely Via Zoom

Comments:

**Aloha,**

**As a Hawaiian native, passing house bill HB1838 is not the answer to resolving the devastating and tragic loss that happened in Lahaina.**

**Lahaina and its displaced residents require and deserve tailor-made interim and short term legislation, specifically designed to address the unique challenges faced by this tightly-knit local community on Maui, that have been deeply impacted by this devastating tragedy.**

**Citing the reason for the "increased need for housing on the island of Maui in the wake of the 2023 Maui wildfires. The house of representatives shelter working group recommended giving counties the clear authority to phase out vacation rental uses as a key tool for helping Maui residents find adequate rental housing in the wake of the wildfires."**

**This is absolutely disingenuous and nonsensical and creating PERMANENT State Laws and State Regulations in response to an unforeseen, tragic, once in a lifetime fire hurricane that affected only a 3.4 square mile area in Lahaina compared to Hawai'i's vast 10,931 total square miles is the equivalent of permanently closing the H1 Highway because a pothole needs to be filled on the Waikele exit.**

**Employing this emotionally charged tragedy as a pretext to push through unconstitutional laws is both reprehensible and exploitative, undermining the very foundations of justice and fairness. Beyond my incredulity of using this devastating tragedy to pass bill 1838, it is fundamentally illegal and unconstitutional on so many more levels.**

**HB1838 presents substantial threats to property rights and undermines well-established legal principles and laws. The bill specifically targets legally established transient accommodation uses in residential and agricultural zones for discriminatory amortization and phasing out of zoning designations, granting counties excessive discretion in future zoning. This jeopardizes homeowners' legally protected rights to the perpetual enjoyment and use of their property, constituting an illegal system of selective retaliation and manipulation.**

**In addition to immediate threats to property values, HB1838 introduces significant uncertainty regarding the future viability of these substantial property investments. This uncertainty illegally deprives property owners of effective planning abilities which is a**

**fundamental aspect of responsible property ownership. The proposed provisions in HB1838 clearly violate legally protected rights under both the Hawai'i State Constitution (Article I, Section 5) and the Fourteenth Amendment of the U.S. Constitution.**

**HB1838 also violates the Hawai'i State Constitution by failing to ensure explicit future legal protections for homeowners' property usage rights, this bill's lack of clarity regarding future zoning regulations infringes upon homeowners' protected rights to clear and predictable laws governing their properties.**

**HB1838 violates the Fourteenth Amendment's Equal Protection Clause and Due Process Clause by solely focusing on and discriminating against transient accommodations in proposed zoning laws, discriminating against local property owners engaged in lawful property usage at the time of acquisition, is unlawful and unconstitutional.**

**The bill also breaches the Fourteenth Amendment's prohibition of ex post facto laws and laws impairing the obligation of contracts by proposing illegal ex post facto zoning regulations that illegally, retroactively alter contracted properties' legal zoning status after purchase.**

**Additionally, HB1838 disregards Supreme Court interpretations of the Contract Clause, which restrict states from enacting laws impairing existing contracts.**

**Potential buyers rely on clear laws to determine property investment viability before entering legally binding contracts currently averaging over a millions of dollars in the state of Hawai'i. HB1838 fails to protect these rights by introducing future uncertainty, leading to significant property devaluation and violating the legal protections of vested property rights as outlined in the Fourteenth Amendment.**

**Amortizing or phasing out zoning classifications violates the Fifth Amendment's Due Process Clause and Takings Clause. HB1838 substantially and significantly alters current property usage, diminishing future property value without just compensation, violating the Takings Clause.**

**The bill's lack of irrevocable grandfathering clauses violates due process by seeking to retroactively impose new zoning restrictions on properties acquired under previous legal frameworks which unlawfully strips Hawai'i homeowners owners of protected vested property rights.**

**Lastly, HB1838 contradicts long-established legal precedents in Hawai'i regarding due process, depriving property owners of the ability to make informed legal decisions about their property.**

**HB1838 is illegal and unconstitutional and strips property rights from our local Ohana and only serves to benefit mainland hotels that have no local interest in the State of Hawai'i.**

**Please do not pass this destructive bill in Hawai'i.**

**Aloha,  
Lancer Keeling**

**HB-1838-HD-2**

Submitted on: 3/17/2024 10:46:53 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Regina Gregory	Individual	Support	Written Testimony Only

Comments:

support

March 17, 2024

COMMITTEE ON COMMERCE AND CONSUMER PROTECTION  
COMMITTEE ON ENERGY, ECONOMIC DEVELOPMENT, AND TOURISM  
COMMITTEE ON GOVERNMENT OPERATIONS

RE: **OPPOSITION TO HB 1838 SD2**

Aloha Senator Jarrett Keohokalole, Chair, Senator Carol Fukunaga, Vice Chair, Senator Lynn DeCoite, Chair, Senator Glenn Wakai, Vice Chair, Senator Angus L.K. McKelvey, Chair, Senator Mike Gabbard, Vice Chair, and Members of the Committee:

I am not sure if anyone even reads the testimony as it doesn't seem this bill or SB 2919 are being meaningfully discussed with critical thought. Instead it seems propaganda and nefarious "big hotel" influences have already encouraged a final outcome.

This is a bad bill. This bill's twin, SB 2919, was even noted as a bad bill by Representative Onishi. His talking points were rooted in reality. While the State believes this is a benign clarification of zoning, HB 1838 would remove the constitutional protections contained in the State statute (section 46-4). On Maui County there is also no question on if the authority from this bill will be used but when. To believe that there aren't already designs to enact unconstitutional phase outs is beyond naive.

Thinking that half-century old ocean front condos on West Maui will solve the affordable housing issue is ridiculous. Here are just a few reasons why - these properties routinely have special assessments (currently my studio AOA is \$1500/month to absorb reduced post-fire resort revenue as a means to avoid reducing staff/operations) and escalating insurance costs (ours increased by 530% in the past year). These properties are incredibly expensive to maintain, the property where I own will be starting into a several year-long repiping project that will cost \$32,000,000.00 minimum to compete.

Why aren't real and sustainable solutions being considered? Why aren't illegal short-term rentals being managed first? Why are luxury single-family homes approved and built so easily? Why even in the recent past have counties rubber stamped hotel and resort development? Here are just a couple of examples I find perplexing if the housing crisis has actually been a concern on Maui:

- The West Ka'anapali Ocean Resort Villas (2003)
- Honua Kai (2009, 2020)
- The Westin Nanea Ocean Villas (2017)

Mahalo if you did read this testimony. I strongly OPPOSE HB1838, SD2 and urge the committee members to vote no.

**HB-1838-HD-2**

Submitted on: 3/17/2024 10:55:21 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Aimee Agnew	Individual	Oppose	Written Testimony Only

Comments:

Please oppose HB1838. We are a 5 star, law abiding short term rental property that provides an affordable place to stay for local residents that need to travel between islands and different areas of Oahu as well as folks visiting the island for work or pleasure. We work with local cleaning crews, contractors, and property managers and help provide a form of income for locals. I do not see how a government can come in and simply override a property that we purchased under a certain agreement and understanding. Please do not proceed with this bill. Please oppose HB1838.

**HB-1838-HD-2**

Submitted on: 3/17/2024 10:56:58 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jason Agnew	Individual	Oppose	Written Testimony Only

Comments:

Oppose HB1838. Please do not rezone. We are a 5 star, law abiding short term rental property that provides an affordable place to stay for local residents that need to travel between islands and different areas of Oahu as well as folks visiting the island for work or pleasure. We work with local cleaning crews, contractors, and property managers and help provide a form of income for locals. I do not see how a government can come in and simply override a property that we purchased under a certain agreement and understanding. Please do not proceed with this bill. Please oppose HB1838.

Thanks!

**HB-1838-HD-2**

Submitted on: 3/17/2024 10:57:43 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Randall Moss	Individual	Oppose	Written Testimony Only

Comments:

Oppose HB1838. Please do not rezone. We are a 5 star, law abiding short term rental property that provides an affordable place to stay for local residents that need to travel between islands and different areas of Oahu as well as folks visiting the island for work or pleasure. We work with local cleaning crews, contractors, and property managers and help provide a form of income for locals. I do not see how a government can come in and simply override a property that we purchased under a certain agreement and understanding. Please do not proceed with this bill. Please oppose HB1838.

**HB-1838-HD-2**

Submitted on: 3/17/2024 10:58:43 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Sharon Moss	Individual	Oppose	Written Testimony Only

Comments:

Oppose HB1838. Please do not rezone. We are a 5 star, law abiding short term rental property that provides an affordable place to stay for local residents that need to travel between islands and different areas of Oahu as well as folks visiting the island for work or pleasure. We work with local cleaning crews, contractors, and property managers and help provide a form of income for locals. I do not see how a government can come in and simply override a property that we purchased under a certain agreement and understanding. Please do not proceed with this bill. Please oppose HB1838.

**HB-1838-HD-2**

Submitted on: 3/17/2024 12:03:05 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Karen Krauchek	Individual	Oppose	Written Testimony Only

Comments:

Dear Sen. Jarrett Keohokalole, Chair, Senator Carol Fukunaga, Vice Chair, Senator Lynn DeCoite, Chair, Senator Glenn Wakai, Vice Chair, Senator Angus L.K. McKelvey, Chair Senator Mike Gabbard, Vice Chair, and members of the Committees:

I OPPOSE H.B. 1838 HD2:

My name is Karen Krauchek and want to thank the committee for the opportunity to submit my written testimony about this bill.

Our Maui condo resort, Papakea was built in 1978 and has operated as vacation rentals for almost fifty years. It has never been workforce housing that converted to a transient vacation rental. It was initially marketed and sold as a vacation rental properly. The average size of the units is under 600 square feet, have no storage space within the unit other than a couple of closets and limited parking. These units are not practical dwellings for long term living. Passing this bill and phasing out STRs that were built for the purpose for renting short term will have an economic impact to the state and the local people.

Our guests, whom many are repeat visitors, support the local economy while they visit the island. They shop in the local stores/markets, eat at the local restaurants/food trucks, and support the local tourism business (whale watching, surfing, sun set cruises etc). They also support all the people who are employed in the airport, car rental agencies and big box chains. Without these visitors all local businesses would be hugely impacted without tourist dollars and would put many local people out of work with fewer employment opportunities available.

Our STR personally also supports many local businesses within Maui like furniture stores, HVAC companies, pest control, housekeeping businesses, contractors, rental management companies and other local trade professionals. These companies rely on our business to keep their employees and businesses running. STR owners spend more to keep their units pristine. As long-term residences generally don't need to place all their furniture every 4-5 years or schedule maintenance companies every 6 months to be proactive that things don't break down while a guest is staying in their units.

Papakea Resort itself employs approximately 35 local resident employees; some have worked at the property for over 15 years. Our resort operations require extensive maintenance and upkeep which makes the monthly dues very high compared to other long-term housing. Unsubsidized

long term rental rates do not come close to covering the maintenance dues, special assessments, mortgage payments, property taxes and insurance which prevents Papakea from becoming a sustainable longer term housing option.

Papakea STRs support the State of Hawaii and County of Maui through payment of property taxes (many at the higher short-term rental rate), Transient Accommodations Tax, General Excise Tax, and Maui Transient Accommodations Tax. This would be a huge loss to of revenue to the state if STR is phased out. How would the state make up for this lost revenue without putting more financial burden on the local people/economy?

For the reasons stated herein I OPPOSE HB1838 HD2 and urge the committee vote no on this matter.

Respectfully submitted,

Karen Krauchek

**HB-1838-HD-2**

Submitted on: 3/17/2024 12:06:53 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Randy McIntyre	Individual	Oppose	Written Testimony Only

Comments:

My wife and I do not support this bill as currently drawn.

When we purchased our condominium in 2018, we did the research on what areas were acceptable for Vacation Rentals. We reviewed the Minatoya list and found our complex was listed. Our complex has been offering Vacation Rentals since 1983. Once we purchased, we applied for and received our VR license. We have always paid our GET, TAT and Maui County tax on time. The Maui County tax was supposed to be earmarked for affordable housing on the island. We completely supported that initiative. We also have not had issue with paying more for the property tax we are assessed. Now, after following the law, we are in jeopardy of facing a significant loss to our financial security, not due to market conditions but the whim of potential overzealous and angry council members. We need to state to use calmer heads and protect the law-abiding citizens who have followed your rules. At the very least the Minatoya list should be grandfathered in as zoning that can be held and sold as Vacation Rental use.

It is not a surprise that the hotel industry and associations have spent so much money and effort trying to get these bills through. They know the Vacation Rentals are the last stand for affordable housing for tourists and locals to stay. In one meeting I heard one hotel association representative actually suggest hotels could pay a living wage to their staff if VR's were gone. On Maui, resort hotels rates start at \$1,200 per day. If they aren't paying a fair wage now, I have no confidence they ever will with their competition wiped out by the state government. We and our property manager recommend supporting our local businesses and restaurants to our guests. The resort hotels try to keep as many tourist dollars on their premises by offering everything the guest needs without leaving the grounds. Middle class families would no longer be able to afford traveling to the islands for vacations. Tourism for Hawaii will surely start to fade and eventually the state would need to change the law in order to increase tourism again. But that would only be after lives of locals and VR owners were devastated by this decision.

I implore you to reconsider this punitive bill and spend more time really trying to solve the housing issues in a fair and equitable way.



**HB-1838-HD-2**

Submitted on: 3/17/2024 12:14:58 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Ann Sarna	Individual	Oppose	Written Testimony Only

Comments:

We purchased a condo at the Papakea Resort in August 2022. We are currently renting our condo to a fire survivor through FEMA.

1. feel a connection to the community, and wanted to do our part in helping a woman who is in transition due to the loss of her home from the Lahaina fire. We thought we would be able to visit our unit, and continue to do short term rentals when our contract is finished with FEMA, but now are informed that this part of our livelihood is at risk due to HB1838 and SB2919.
1. Papakea is a resort, which rents out to tourists since it was built in 1978 and consist of 364 units, most under 600 square feet. It was never intended to be an apartment complex. There is limited parking. The resort is located adjacent to a long stretch of hotel-zoned properties and multiple commercial properties.

Papakea's resort operations require extensive maintenance which makes the monthly maintenance dues very high, compared to properties designed for long-term housing with lower maintenance dues. Unsubsidized long-term rental rates do not come close to covering the maintenance dues, special assessments, mortgage payments, property taxes, and insurance which prevents Papakea from ever becoming a sustainable long-term housing option.

1. resort generates significant revenue for the state of Hawaii, employees local people, and supports the livelihood of cleaners and other contractors. The tourists who use our condo spend money in the local economy by going out to restaurants, renting cars, purchasing local tours etc...

Reducing short term rentals will result in a significant loss of revenue to the local economy.

- **Economic Contribution:** Maui's Short Term Rentals provide 40% of the real property tax revenue for the county, as well as being the top funding source for affordable housing for Maui. This STR property tax revenue represents 18% of the county's \$1.7 billion dollar budget. The question arises: If Short Term Rentals are curtailed, where will the equivalent revenue come from?
- **Employment Impact:** Statewide, over 40,000 jobs are supported by the short-term rental industry. Restricting this sector could have far-reaching consequences on employment.
- **Community Support:** Short-term rentals accommodate various community members, including displaced residents, newly housed residents, residents in transition, inter-island residents coming for medical treatment or family visits, traveling nurses, emergency contractors, temporary military & students, our family & friends.
- **Housing Options in Crisis:** In times of crisis, like the Lahaina Fire, short-term rentals serve as essential temporary, furnished housing for displaced residents. Where will residents find such housing in times of emergencies. Where will residents find temporary, furnished housing if short term rentals are severely curtailed?

I think that the State should invest in more housing for the local population, but not at the expense of eliminating short term rentals. The long-term impacts of eliminating short term rentals will severely hurt the local economy, and only help the hotel industry. The hotels will raise the prices, and make Maui a destination only affordable by the wealthy. I ask you to vote no on HB1838, and find a better way to create more affordable housing for the local people.

**HB-1838-HD-2**

Submitted on: 3/17/2024 12:43:34 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Rowland Johnson	Individual	Oppose	Written Testimony Only

Comments:

Aloha-

The largest proportion of STVRs in Hawai'i are quietly and cooperatively integrated into their communities. Please consider that these homes provide critical income for local ohana, not just who own them, but employing staff who otherwise would not be earning income from these rentals. STVR Owners are not powerful hotel lobbies but local small business owners who provide affordable alternative accommodations for travellers who often have a different values mindset than standard hotel guests: those who really want to learn about a region and support the local economy. Please don't throw this proverbial "baby out with the bathwater" in order to address the few issues that may have arisen. What problem are we trying to solve to disallow locals from being able to afford their homes by supplementing income? Please stop threatening to shut us down. Thank you-mahalo.

**HB-1838-HD-2**

Submitted on: 3/17/2024 12:48:15 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Lyndsey Gordon	Individual	Oppose	Written Testimony Only

Comments:

Hello,

As new owners of a Legal Short Term Rental Unit in Kuilima Estates East this bill would significantly impact our investment. We purchased the property under the stipulation that it has been deemed a LEGAL vacation rental. My residential neighborhood is flooded with ILLEGAL vacation rentals. Why don't we clean up the ILLEGAL vacation rentals all over the North Shore and allow the legal tax paying rentals and areas like Kuilima Estates to continue to operate in a controlled isolated area that is already dedicated to tourism (in proximity to Turtle Bay).

Best,

Lyndsey Gordon

Kuilima Estates East Unit 32

**HB-1838-HD-2**

Submitted on: 3/17/2024 12:58:26 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Andrew Gordon	Individual	Oppose	Written Testimony Only

Comments:

Hello,

As new owners of a Legal Short Term Rental Unit in Kuilima Estates East this bill would significantly impact our investment. We purchased the property under the stipulation that it has been deemed a LEGAL vacation rental. My residential neighborhood is flooded with ILLEGAL vacation rentals. Why don't we clean up the ILLEGAL vacation rentals all over the North Shore and allow the legal tax paying rentals and areas like Kuilima Estates to continue to operate in a controlled isolated area that is already dedicated to tourism (in proximity to Turtle Bay).

Best,

Andrew Gordon

Kuilima Estates East Unit 32

**HB-1838-HD-2**

Submitted on: 3/17/2024 1:09:50 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Keoni Shizuma	Individual	Support	Written Testimony Only

Comments:

Aloha Chair, Vice Chair, and members of the committee,

I stand in support of HB1838 HD2, but am against the proposed HFA2 amendment..

Each county in Hawai'i is unique and has its own set of challenges and needs that counties know would know how best to address for the betterment of their communities. The amortization or phasing out of non-conforming single-family transient vacation rentals over a reasonable amount of time will provide much needed housing options and availability, not just for the victims of the Lahaina wildfire, but for the people of Hawai'i. By passing this bill, you will enable each county to make the best decisions needed for their people.

While previous testimony submitted in opposition of this bill argued that this could negatively affect Hawai'i's tourism economy, I'd argue that this bill, and the potential amortization of short-term rentals, will have a positive affect on our economy as it will force tourists to book their vacations with hotels or rental units in designated and approved zoning. These areas and facilities, which have been purposefully designed to house tourists, will continue to cater to these tourists and sustain our economy. This will not only continue to allow for tourists to keep coming ot Hawaii, but also to improve the wellbeing and quality of life of our residents as tourists and tourism stay out of our residential areas. This has the potential to improve the relationship between the tourism industry and our residents, which is very negative at the moment.

I am also against the proposed amendment to HB1838 HD2, which would make owner-occupied single-family transient vacation rentals exempt from this bill. Some will argue that this helps the owner by providing needed revenue to survive in Hawaii, but that owner would still be able to gather the extra revenue needed by converting the spaces used as a transient vacation rental into a long-term rental. By converting their space to a long-term rental, there would be more housing available to the people of Hawaii, as well as provide the additional revenue that is needed by the owner. Therefore, I believe it to be beneficial to include owner-occupied transient vacation rentals in this bill and not exclude them with the proposed amendment. Thus, I stand against the proposed amendment.

Mahalo nui loa for your time and consideration.

Keoni Shizuma



**HB-1838-HD-2**

Submitted on: 3/17/2024 1:18:02 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Mali Hawes	Individual	Oppose	Written Testimony Only

Comments:

I oppose this bill and will encourage all voting friends and family to vote against any house member who supports it in the coming fall elections.

**HB-1838-HD-2**

Submitted on: 3/17/2024 1:42:22 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Sarah Newman	Individual	Oppose	Written Testimony Only

Comments:

I strongly oppose HB 1838. My husband and I are retirees, and he is disabled. We greatly depend upon the income we receive from our short term rental. Not only that, our lives have been deeply enriched through the many wonderful people from around the world who we have met and connected with because of our business. We consistently receive glowing feedback from guests who gain a true sense of the surrounding community by renting a home instead of staying in a hotel. They frequent local businesses and contribute to the well-being of the economy. This bill would cause unnecessary hardship not only for our family but to our community as well.

Dear Representative Evslin, Chair, Representative Aiu, Vice Chair, Representative Quinlan, Chair, Representative Hussey-Burdick, Vice Chair and Members of the Committee:

I **OPPOSE** H.B. 1838, HD1 for the following reasons:

My name is Kathleen Paganelli and my husband and I have owned a condo at Papakea Resort for 9 years, this month. Maui and its people have a very special place in our hearts. We want to see Maui County recover and thrive for all its people in the coming months and years.

Papakea Resort was built in 1978 and has operated as a vacation rental for almost fifty years. Most condos are fewer than 600 square feet and were marketed and sold as vacation rentals. These small condos, with limited parking, are not reasonable long-term housing for residents. The high AOA fees, maintenance assessments and mortgage payments all prevent Papakea from becoming a sustainable long term housing option.

Papakea supports the local economy employing approximately 35 local resident employees, some have worked at Papakea over 15 years. Papakea supports a variety of local businesses from pest control, HVAC, cleaning companies, plumbing, locksmith, tree trimming, etc. The list is long.

Without the short-term rental revenue, we would not be supporting these business or maintaining all current staff at Papakea. Please study the long-term impact on the local jobs before you would take such a drastic move. I do not see how this will improve the housing crisis on Maui.

Papakea STRs support the State of Hawaii and County of Maui through taxes such as GET, TAT and property taxes. Our rental GET and TAT tax alone was over 10k in 2021. (the last year I have easy access to at this moment). Multiply times even just the 200 or so likely rentals at Papakea alone and it is substantial.

Hawaii does have an affordable housing problem but targeting all STRs is not the answer.

For the reasons stated herein I OPPOSE H.B. 1838, HD1 and urge the committee to defer it.

Respectfully submitted,

Kathleen Paganelli



**HB-1838-HD-2**

Submitted on: 3/17/2024 2:14:56 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Shelley Longland	Individual	Oppose	Written Testimony Only

Comments:

I am writing in opposition of this bill. My husband and I purchased our condo (in an apartment zoned area which allows STRs) in 2013 after years of visiting Maui. We are not "rich" but saved our money for many years in order to have this property for our retirement. We have followed all of the rules in order to rent while we are not here. We pay GET, TAT, MCAT and taxes on time. Due to our zoning we pay one of the highest tax rates. We don't complain as we are able to cover costs with our rentals. Our property fees are \$769 per month. There is one parking stall and no storage. It is difficult to believe that a family could live here and afford the fees. They will never come down. Our guests buy groceries, eat out and participate in many activities on Maui. If we were phased out all of this revenue would be lost. Our current employees (cleaners, maintenance, on-island contact, local builders, etc.) would all be out of work. That would certainly be detrimental to Maui's already declining employment statistics. We did not cause the housing shortage on Maui - it was here long before we purchased. There was absolutely no one lined up behind or in front of us when we bought our condo. Perhaps the county needs to enforce the rules for those who are not following the current regulations. We are Canadians who love to be on Maui. We would likely have to sell if our zoning changed as there is no way we could afford the taxes and fees to stay. Maui County needs to provide some temporary housing immediately (should have happened 7 months ago) in order to house Lahaina residents. They also need to approve affordable housing permits immediately to provide homes for local residents. Short-term rentals did not cause a housing shortage on Maui. The shortage was here long before we bought. Please do not punish STRs and their employees for the housing shortage. Someone must be able to come up with a much better strategy. Thank you for reading my testimony and I hope you understand my opposition to the bill.

---

March 17, 2024

Dear Sen. Jarrett Keohokalole, Chair, Senator Carol Fukunaga, Vice Chair, Senator Lynn DeCoite, Chair, Senator Glenn Wakai, Vice Chair, Senator Angus L.K. McKelvey, Chair Senator Mike Gabbard, Vice Chair, and members of the Committees:

I **OPPOSE** H.B. 1838 HD2 for the following reasons:

My name is Norman Vesala and I am the owner of Papakea G205. Thank you for the opportunity to testify about this bill.

Papakea is a property that employs over 30 local residents that depend on the income they make to be able to stay in Maui. Also, because of the size of Papakea property, many other local businesses also depend on the services that this property provides – for example pilots & flight attendants, property management companies, electricians, plumbers, housekeeping, contractors, pest control & tree trimming companies to name a few. It is not only a short term rental property, but also a resident property to some people.

Also very important is that Papakea's Short Term Rentals support both the State of Hawaii & County of Maui via the property taxes, TAT, GET & MTAT that would otherwise not be collected and would have a significant impact on the States ability to support the County's affordable housing fund.

The tourists that come to Maui support many small businesses on the island such as restaurants, food trucks, tour companies, state & national parks and all the retail stores. Taking away the STR abilities will greatly impact all these local businesses negatively.

Papakea has a unique atmosphere because there are a very high percentage of guests that have returned year after year – some as long as 40 years! So as you can imagine, they have developed connections with the Maui community at large, not just at Papakea.

For the reasons stated herein I **OPPOSE** HB1838 HD2 and urge the committee to defer it.

Respectfully,

Norman Vesala, President

QNL Holdings Inc  
Papakea G205

**HB-1838-HD-2**

Submitted on: 3/17/2024 4:05:51 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Joyce Whitegon	Individual	Oppose	Written Testimony Only

Comments:

My wife Joyce and I purchased our condominium at 147 East Kuilima in the 1980's. We specifically bought a unit with a NUC permit to be a legal TVU property.

We do not plan to retire to Hawaii but will rely on the income from the property to help to fund our retirement. We feel that the vacation rental allows people who are not affluent enough to visit the North Shore and stay at the hotel can still come and spend their money at the various businesses on the North Shore, shops, restaurants, etc. instead of just at the hotel, thereby helping the whole community. We employ all local people for the rental of the unit, rental agent, cleaning persons, vendors, plumbers, contractors, etc. Our unit has been used for visiting military personel, residents in transition from one property to another and many people from around the world. They have supported the local economy. We have not been effected by the Red Hill Crisis or the Marco Polo Fire but he unit would be available to help in case of disaster. We vehemntly opposed to this bill or any other bills that continously attack our rights as property owners.

Respectfully

Dave and Joyce Whitegon

**HB-1838-HD-2**

Submitted on: 3/17/2024 4:20:22 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Leslie Ringstad	Individual	Oppose	Written Testimony Only

Comments:

Aloha, my name is Leslie Ringstad and I would like to thank the committee for the opportunity to testify about this bill HB1838. I would like to share with you some information about the Resort Property of Papakea on Maui.

Background on Papakea

- Papakea is an ocean-front property, completed in 1978 and consisting of 364 individual condominiums.
- Papakea was initially marketed and sold as vacation rental property.
- Papakea has never been workforce housing so Papakea is not an example of a property that was converted from workforce housing to transient vacation rental use.
- The majority of units at Papakea are under 600 square feet and the property has very limited parking.
- Papakea is located directly adjacent to a long stretch of hotel-zoned properties and multiple commercial properties.
- Papakea’s resort operations require extensive maintenance which makes the monthly maintenance dues very high, compared to properties designed for long-term housing with lower maintenance dues. Unsubsidized long-term rental rates do not come close to covering the maintenance dues, special assessments, mortgage payments, property taxes, and insurance which prevents Papakea from ever becoming a sustainable long-term housing option.

Papakea’s Contributions to the Community

- Papakea owners have been operating legal vacation rentals for almost fifty years.
- Papakea’s resort operations provide employment for approximately 35 local resident employees; some have worked at the property for over 15 years; some started in entry-level positions and worked into supervisory roles.
- Papakea supports a wide variety of local trade professionals including pest control, HVAC, plumbing, electrical, and tree trimming.

Individual Owner Contributions to the Community

- Many small businesses owned and operated by local residents from the Maui community rely on Papakea short-term rentals including housekeepers, handymen, on-island agents,

and contractors. These service providers set their own rates, work hours, select their own clients, work conditions and standard operating procedures. Shutting down short-term rentals at Papakea means putting these folks out of business with fewer employment opportunities.

- Papakea STRs support the State of Hawaii and County of Maui through payment of property taxes (many at the short-term rental rate), Transient Accommodations Tax, General Excise Tax, and Maui Transient Accommodations Tax.
- Papakea guests support many small businesses on the island including restaurants, food trucks, tour operators, state parks, the national park, numerous local fund raisers, and shops.
- Papakea has a high number of returning guests that have been visiting Maui for years and have deep connections with the community and local residents.

For the reasons stated herein I OPPOSE HB1838 HD2 and urge the committee vote no on this matter.

From: Carol and Dennis Shearer, small business owners, West Maui

**RE: OPPOSITION TO HB1838 HD2**

Aloha Sen. Keohokalole, Chair, Senator Fukunaga, Vice Chair, Senator DeCoite, Chair, Senator Wakai, Vice Chair, Senator McKelvey, Chair, Senator Gabbard, Vice Chair, and members of the Committees:

Mahalo nui for this opportunity to provide testimony on this bill.

**We OPPOSE H.B. 1838** because it will create tremendous hardship for the people of Hawaii without solving any of the problems it says it intends to address.

**Please recall the "Maui is closed" messaging immediately following the Lahaina fire, and the devastating economic consequences this messaging had.**

**This bill provides a vehicle for PERMANENTLY permanently creating that economic struggle.**

We would like to share the following specific information and thoughts -

We own a condo at Papakea, a West Maui resort which was built in 1978 as a vacation property. It was not built as, & never operated as, workforce housing. It has operated as a vacation rental property for almost fifty years.

Papakea has tennis courts, multiple pools and spas, putting greens, shuffleboard courts and cabanas, all on 13 ocean front acres with a 1200 foot seawall, and employs 35 local residents as staff. Papakea can only support the current personnel and maintain the property with high maintenance dues that rely on short-term rental income. (See attachment to this letter for a breakdown)

Plus - the units themselves just don't work for long term occupancy. Units have limited living space and almost no storage, with only 1 parking spot per unit.

**ECONOMIC BENEFITS OF STR AT PAPAKEA -**

Papakea employs approximately 35 local resident employees; some have worked at the property for over 15 years; some started in entry-level positions and worked into supervisory roles.

Papakea Resort also supports local trade professionals including pest control, HVAC, plumbing, electrical, and tree trimming, and activities providers.

Short terms rentals like ours also support a wide range of other small businesses including housekeepers, handymen, carpet cleaners and air conditioning maintenance experts, on-island agents, and contractors.

Short term rentals host more than just “tourists”. STRs host:

- kama’aina from other islands vacationing or visiting family and friends
- traveling medical personnel
- people volunteering to assist local non-profits and businesses on Maui
- families that can’t afford the big hotels or need more space than a hotel room.

STRs encourage visitors to venture out into the community to visit small businesses, rather than confining themselves to the resort bubbles of big hotel resorts owned by multi-national corporations with NO ties to Maui.

**Speaking to the harm this bill does to local residents** - we’d like you to consider the example of our housekeeper, Arcelia Gama, who is afraid that this bill will put her out of work. She has already lost SO MANY units due to the fire and conversion of STRS to long term rentals, and is right now having to explore getting a night job at a restaurant. (A job which would also disappear if STRs are banned, and which is already incredibly hard to find with the loss of Lahaina town). Arcelia has a mortgage and all her other regular living expenses to pay, and supports both her aging parents & her two children, all of whom live with her.

Short term rentals like ours support the State of Hawaii and County of Maui through:

- payment of property taxes at the short-term rental rate,
- Transient Accommodations Tax,
- State and Maui General Excise Tax

**REVENUE FROM SHORT TERM RENTALS SUPPORT ESSENTIAL SERVICES** for Hawaii’s residents, and contribute substantial resources to important programs such as affordable housing initiatives.

Papakea guests support many small businesses on the island including restaurants, food trucks, tour operators, shops, state parks, and the national park.

When we first returned to West Maui after the fire, in November 2023, we had SO MANY small business owners and employees thank us for coming. They told us how incredibly hard it had been hanging on as the number of visitors dwindled and income dried up, and they saw their livelihood slipping away.

When we were there this past month, preparing our condo to host a family long-term, we heard the same message still - that visitors are fewer, spending less, staying more in the hotel/resort areas and frequenting areas like Paia and Hana less, and the businesses and employees out in those communities are hurting as a result.

**For all these reasons, we plead with you to do the right thing, for Maui and its residents, reject HB 1838, and seek avenues to a permanent solution that would build comfortable, decent, affordable housing for our Maui ohana.**

Respectfully submitted -  
Carol and Dennis Shearer

## THE ECONOMICS OF A PAPAKEA ONE-BEDROOM

Because Papakea is a 13-acre property right on the ocean, with a 1200 foot seawall, and was built as a resort, it is incredibly expensive to maintain, and units pay high AOAO dues, which make these units unaffordable as workforce housing:

For our small, 597 square foot 1-bedroom unit at Papakea, our monthly payment to the **AOAO right now is \$1,238** - approximately 80% of the HUD published fair market rent.

In the next two years, that cost **will rise to almost \$2,000/month** (due to a \$1.2 million increase in AOAO insurance that started December 2023, and a massive increase heading to us in 2026 due to a \$32 million plumbing project that will be starting in June 2024.)

On top of AOAO dues, there is also a **Facilities Use Fee of \$170/mo** that is also used to fund operating costs of the property.

After adding GET and property taxes to the AOAO costs, and **WITHOUT ANY MORTGAGE, the unit will cost close to \$2,600/month** to maintain as a long-term rental. That's **WITHOUT A MORTGAGE**, and without factoring in insurance, utilities, and maintenance costs.

If the condo were sold to a local resident for their own primary residence, even at only a fraction of its current market value, by the time you calculate even a modest mortgage, this condo makes no economic sense for a local resident.

And let's remember - because it was built as a vacation property, there's very little storage space, and only 1 parking slot.

And just to be clear - slashing AOAO costs would require slashing maintenance of the property - and not maintaining the property would leave West Maui with a 50 year old, decrepit, unsafe, eyesore of an oceanfront former resort. Which we do not believe anyone wants.

**HB-1838-HD-2**

Submitted on: 3/17/2024 4:30:29 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kristin Ringstad	Individual	Oppose	Written Testimony Only

Comments:

Aloha, my name is Kristin Ringstad and I would like to thank the committee for the opportunity to testify about this bill HB1838. I would like to share with you some information about the Resort Property of Papakea on Maui.

Background on Papakea

- Papakea is an ocean-front property, completed in 1978 and consisting of 364 individual condominiums.
- Papakea was initially marketed and sold as vacation rental property.
- Papakea has never been workforce housing so Papakea is not an example of a property that was converted from workforce housing to transient vacation rental use.
- The majority of units at Papakea are under 600 square feet and the property has very limited parking.
- Papakea is located directly adjacent to a long stretch of hotel-zoned properties and multiple commercial properties.
- Papakea’s resort operations require extensive maintenance which makes the monthly maintenance dues very high, compared to properties designed for long-term housing with lower maintenance dues. Unsubsidized long-term rental rates do not come close to covering the maintenance dues, special assessments, mortgage payments, property taxes, and insurance which prevents Papakea from ever becoming a sustainable long-term housing option.

Papakea’s Contributions to the Community

- Papakea owners have been operating legal vacation rentals for almost fifty years.
- Papakea’s resort operations provide employment for approximately 35 local resident employees; some have worked at the property for over 15 years; some started in entry-level positions and worked into supervisory roles.
- Papakea supports a wide variety of local trade professionals including pest control, HVAC, plumbing, electrical, and tree trimming.

Individual Owner Contributions to the Community

- Many small businesses owned and operated by local residents from the Maui community rely on Papakea short-term rentals including housekeepers, handymen, on-island agents,

and contractors. These service providers set their own rates, work hours, select their own clients, work conditions and standard operating procedures. Shutting down short-term rentals at Papakea means putting these folks out of business with fewer employment opportunities.

- Papakea STRs support the State of Hawaii and County of Maui through payment of property taxes (many at the short-term rental rate), Transient Accommodations Tax, General Excise Tax, and Maui Transient Accommodations Tax.
- Papakea guests support many small businesses on the island including restaurants, food trucks, tour operators, state parks, the national park, numerous local fund raisers, and shops.
- Papakea has a high number of returning guests that have been visiting Maui for years and have deep connections with the community and local residents.

For the reasons stated herein I OPPOSE HB1838 HD2 and urge the committee vote no on this matter.

**HB-1838-HD-2**

Submitted on: 3/17/2024 4:57:26 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Ira Casey	Individual	Oppose	Written Testimony Only

Comments:

I am Hawaiian by blood, born and raised my entire life on the North Shore of Oahu. My family of five has struggled to make ends meet and pay our bills my entire life! I watched my parents struggle and now I'm struggling to provide for my own family. We are being priced out of paradise literally. The only way we have not become delinquent on our mortgage and car payments is because we started to rent a portion of our home. I wish I did not need to rent a portion of my home in order to pay the bills however it has now become a necessity and a blessing for my family in order to survive. When the law was passed and we were told we no longer could rent for short term and that it needed to be for at least 30 days or more, we listened and adjusted our advertisement and rented for 30 days. This dramatically decreased the amount of guest we were getting resulting in less income. Now you are looking to completely do away with my ability to provide for my family. If I'm Hawaiian by blood, born and raised here my whole life and my own government is making it so me and my family no longer can live here, who do you think this benefits? Who do you think will come and move in to replace my family? Haole's from the mainland. No native Hawaiians will be able to afforded to own or even live in Hawaii. I'm not hurting anyone by renting my house, I'm only trying to find ways to provide for my Ohana. The amount of guest I had stay at my little rental last year is not even 1% of the amount of guest that one hotel in Waikiki brings in one month! So I ask you again who does this bill benefit and cater to? Because it's not the Hawaiian people.

**RE: OPPOSITION TO HB1838 HD2**

Aloha Sen. Keohokalole, Chair, Senator Fukunaga, Vice Chair, Senator DeCoite, Chair, Senator Wakai, Vice Chair, Senator McKelvey, Chair, Senator Gabbard, Vice Chair, and members of the Committees:

My name is Arcelia Gama, and I live and work on the island of Maui.

**I am writing in OPPOSITION to HB1838** because it threatens my ability to make a living - just like it threatens the other cleaners, electricians, maintenance workers, landscapers, shop keepers, restaurant owners and small businesses like me, who live and work in my community.

I own a small cleaning business that services short-term vacation rentals on my island. I make a good living, create my own schedule and work very near where I live, reducing my commute time and definitely contributing to a wonderful quality of life. It allows me to support not just myself and my two children as a single parent, but my aging parents who live with me as well.

The Lahaina fire destroyed several of the homes and condos I used to clean, and several others have been transitioned to long-term housing for Lahaina fire survivors. This has definitely created challenges for me and impacted my income.

But it's NOTHING compared to what this bill would do. This bill will hurt me and put at risk my ability to pay for my own housing and bills. It would literally put me out of business and destroy my livelihood.

PLEASE - let the counties enforce the laws that they already have.

I ask that you please do not move this bill forward.

Mahalo for your kokua.

Respectfully submitted -  
Arcelia Gama, Maui resident and small business owner

**HB-1838-HD-2**

Submitted on: 3/17/2024 5:10:53 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Charles R. Cerini	Individual	Oppose	Written Testimony Only

Comments:

*March 17, 2024*

*Regarding: Opposition to HB1838 HD@*

*Dear Senator Jarret Keohokalole, Chair, Senator Carol Fukunaga, Vice Chair, Senator Lynn DeCoite, Chair, Senator Glenn Wakai, Vice Chair, Senator Angus L.K. McKelvey, Chair, Senator Mike Gabbard, Vice Chair, and members of the Committee:*

We have been visiting Maui for the past 25 years and because we fell in love with the island and its people, the culture and the beauty that Maui offers, we decided to purchase property at Papakea so that we could spend more time on-island and share our home with others so that they could experience Maui as we have.

This letter will confirm our opposition to HB1838 HD2 and to also thank you for the opportunity to share our concerns if this bill should pass.

Being a part-time resident, we have met many of the local Papakea employees from the maintenance team to the supervisory and management staff who have been employed for many years. From our understanding, there are 35 local employees working at Papakea. We would hate to see how this change would impact them.

Being an owner renting our apartment on a short-term basis, we have enlisted many local business and trade professionals, to keep our apartment at a 5-star rating. Such trades that we have employed directly are: carpet cleaners, pest control, plumbers, painters, carpenters, electricians, contractors, handymen, and housekeeping. Shutting down short-term rentals at Papakea means putting these people out of business with fewer employment opportunities and greatly disrupting their livelihood.

Also involved in ownership is our property management company who handles the reservations and oversees the apartment when we are not on-island. Our property management company is a mid-size company that also employs many local people including administrative and trades people. Needless to say, the passing of this bill would also affect their lives.

We, along with our guests, support many small businesses including markets such as Foodland, Island Grocery Depot, and Time Market, restaurants/cafes and especially our local food trucks

which are down the street from Papakea. This is all in addition to the large number of excursions, luaus, and activities. (We consider ourselves ‘Ambassadors for Trilogy Excursions’!)

We’d also like to mention that as soon as we were able to return to Maui in mid-September, we purchased an abundance of clothing and school supplies for the KiKei Relief Project. We also made personal visits to both West Maui fire stations to provide food and to thank them personally for their service.

Papakea is not only a resort, it’s home for us and for our many returning guests year after year.

1. rentals, especially those with families, prefer to stay at Papakea rather than a large chaotic resort, given the fact that we offer a kitchen, washer and dryer, and many items that make this a home rather than a resort hotel.

Lastly, Papakea STRs support the State of Hawaii and County of Maui through payment of property taxes (many at the short-term rental rate), Transient Accommodations Tax, General Excise Task, and Maui Transient Accommodations Tax. Without this, your income generated from STRs would be eliminated.

For the reasons stated above, we strongly OPPOSE HB1838 and urge all members of the committee to vote ‘No’ on this matter.

Respectfully submitted for all of those who will be affected by these changes.

Charles R. Cerini

Sharon L. Cerini

**HB-1838-HD-2**

Submitted on: 3/17/2024 5:22:59 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Brett Hulme	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair, Vice Chair and Committee,

My name is Brett Hulme and I live on the island of Oahu.

I am writing in opposition of HB1838 as current, legally permitted short-term rentals (per Ord 22-7) are important for tourism on the island of Oahu as they provide family and visitors with variety and choice as compared to a hotel room. A hotel room is not affordable nor livable to many that have families, need to prepare meals, or need more space than one room.

This bill will hurt me, other residents and important visitors that rely on current, legally permitted short-term rentals as temporary, furnished, and affordable housing. In addition, it will also threaten my ability to make a living along with the other cleaners, electricians, plumbers, painters, maintenance workers, and small businesses like me, who live and work in my community and put at risk my ability to pay for my own housing and bills.

In addition, this bill will hurt the county and state due to the loss of revenue created by GE, TA, and OTAT taxes that current, legally permitted short-term rentals generate and pay to the county and state of Hawaii.

Please let the counties enforce laws that they already have.

I ask that you please do not move this bill forward.

Thank you for your time.

Brett

**HB-1838-HD-2**

Submitted on: 3/17/2024 5:47:22 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Virginia Dudden	Individual	Oppose	Remotely Via Zoom

Comments:

Dear Committee Chair and Members,

I appreciate the opportunity to present my testimony against HB1838 HD2 in writing.

As a self-employed O'ahu taxpayer, not paid by a union or a governmental entity to attend the hearing, I must work today and cannot join in person.

I strongly oppose HB1838 HD2 and its likely negative impact on my ability to continue providing a 30-day rental in Hawaii. My husband and I are senior citizens who rely partly on our self-managed 30-day rental to support ourselves and contribute positively to our community.

Through our 30-day rental, we strive to acquaint our renters with the spirit of aloha and love for our island. We encourage stability, walking when practical, utilizing solar energy, recycling, and limiting the amount of trash they make. We encourage visits to the Bishop Museum and have Hawaiian culture and history books available on our shelves.

Our renters almost always have a family or military connection to Oahu and Kailua. They come to our home for comfort and support during sensitive and important times in their lives.

For example, a family stayed in our home while lovingly spreading their Mother's ashes on Kailua Bay. Their Mother was born and raised in Kailua and loved spending time on Kailua Beach. The family felt Mom would be most at peace at the beach she loved.

Parents rented our home for 30 days while their son retired and transitioned out of a high-ranking naval post.

During the Marco Polo fires, a family lived in our furnished home, free of charge, during the months it took to repair their condo. Last year, a medical doctor and her family stayed, free of charge, during her rotation.

Our current 30-day renter was born and raised in Kailua. Her sister lives in Waimanalo. Anne, our renter, comes to Oahu every year. She loves staying near her family. If forced to stay in Honolulu, her visits with her sister would be shorter, and her contribution to the Windward economy would be less. She would also grow her carbon footprint by driving over the Pali daily.

If HB1838 HD2 is passed, it will have harsh repercussions for residents and visitors alike. Losing short of them and 30-day rentals would limit housing options for displaced residents, new or military families in transition, inter-island residents seeking medical treatment, and traveling nurses. Last year

The bill's proposed restrictions and regulations would negatively impact the livelihoods of local families who depend on the vacation rental industry.

The woman who helps me clean is a prime example. She has asked me why you want her to lose her job! She formerly cleaned hotel rooms but finds the flexible hours of STR cleaning allow her to be available for her young children. **Cleaning for me and other owners pays much better than cleaning for hotels. This is especially important now that she is the sole family support since her husband is receiving chemotreatments for cancer.**

Our handyman helps maintain our home and purchases supplies from HardwareHawaii here in Kailua—not at the big box store in Honolulu. Or Tom, who mows the grass, trims hedges, and cares for plantings. Tom was born and raised in Kailua. Our 30-day rental helps him afford to live in Hawaii.

While you deliberate, consider the far-reaching implications of HB1838 HD2. Please recognize the essential role that legal and compliant 30-day rentals play in supporting families, enriching the lives of residents and visitors, and contributing to the local economy.

Current zoning rules work. Counties currently have the tools to manage the few short and mid-term rentals...if they will use them. As you work towards finding solutions that support the community's needs and address housing, you will preserve the 30-day minimum rental period Statewide and oppose HB1838 HD2.

Thank you for considering my testimony in opposition to HB1838 HD2.

Respectfully,

Virginia Dudden

**HB-1838-HD-2**

Submitted on: 3/17/2024 5:55:26 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jennifer Inda	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Jennifer Inda

**HB-1838-HD-2**

Submitted on: 3/17/2024 5:57:23 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Steve Riley	Individual	Oppose	Remotely Via Zoom

Comments:

I oppose this HB1838.

In last week's House testimony a representative from the Hotels said they support bills like SB2919 because they are not related to more profits. They said they supported this bill so their employees could buy homes. How can the hotels not focus on profits when it is their legal obligation to their shareholders? If they want their employees to buy homes, why do they fight the increase to the minimum wage every year? Why do we hear about hotel worker strikes every week because they aren't paying enough money while working for the hotels?

It is also important to know that a monopoly by the hotels on mid-term rentals (30-90 days) which represents an important sector of the housing to many transient local residents which include:

- 1) local residential service workers
- 2) families whose homes are getting upgraded or repaired,
- 3) visiting family relatives caring for loved one here
- 4) necessity workers like nurses.

would now be controlled by the global hotel conglomerates. Tell me who in govt would then regulate or control the hotels from rising prices on these transient local families? Look at what hotels already charge tourist so expect that same treatment on local residents with all their profits going off island.

**HB-1838-HD-2**

Submitted on: 3/17/2024 5:57:56 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Hokulani Delatori	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee.

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **STRONG SUPPORT** for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals.

With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Hokulani Delatori

**HB-1838-HD-2**

Submitted on: 3/17/2024 5:59:25 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Hi'i Luke	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **undying and strong support for HB1838 HD2**, an important piece of legislation that would grant counties in the State of Hawai'i the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With majority of housing **left** on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing crisis.

I appreciate Your Time on This Matter.

Respectfully,

Hi'ilani Luke

**HB-1838-HD-2**

Submitted on: 3/17/2024 6:00:07 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Tanya Gabriel	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Thank you for your consideration,

Tanya Noelle Gabriel, LMHC

**HB-1838-HD-2**

Submitted on: 3/17/2024 6:02:42 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Brandi Chun	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,  
Brandi Chun

Dear Sen. Jarrett Keohokalole, Chair, Senator Carol Fukunaga, Vice Chair, Senator Lynn DeCoite, Chair, Senator Glenn Wakai, Vice Chair, Senator Angus L.K. McKelvey, Chair Senator Mike Gabbard, Vice Chair, and members of the Committees:

My name is Linda Hoyt, and I am an owner and 10-year full-time resident at The Papakea Resort in Honokowai, Maui.

**I OPPOSE H.B. 1838 HD2 for the following reasons:**

#### Background on Papakea

- Papakea is an ocean-front property, completed in 1978 and consisting of 364 individual condominiums.
- Papakea was initially marketed and sold as vacation rental property.
- Papakea has never been workforce housing, so Papakea is not an example of a property that converted from workforce housing to transient vacation rental use.
- Most units at Papakea are under six hundred square feet and the property has limited parking.
- Papakea is located directly adjacent to a long stretch of hotel-zoned properties and multiple commercial properties.
- Papakea's resort operations require extensive maintenance which makes the monthly maintenance dues very high, compared to properties designed for long-term housing with lower maintenance dues. Unsubsidized long-term rental rates do not come close to covering the maintenance dues, special assessments, mortgage payments, property taxes, and insurance which prevents Papakea from ever becoming a sustainable long-term housing option.

#### Papakea's Contributions to the Community

- Papakea owners have been operating legal vacation rentals for almost fifty years.
- Papakea's resort operations provide employment for approximately 35 local resident employees; some have worked at the property for over 15 years; some started in entry-level positions and worked into supervisory roles.
- Papakea supports a wide variety of local trade professionals including pest control, HVAC, plumbing, electrical, and tree trimming.

#### Individual Owner Contributions to the Community

- Many small businesses owned and operated by residents from the Maui community rely on Papakea short-term rentals including housekeepers, handypeople, on-island agents, and contractors. These service providers set their own rates, work hours, select their own clients, work conditions and standard operating procedures. Shutting down short-term rentals at Papakea means putting these folks out of business with fewer employment opportunities.
- Papakea STRs support the State of Hawaii and County of Maui through payment of property taxes (many at the short-term rental rate), Transient Accommodations Tax, General Excise Tax, and Maui Transient Accommodations Tax.
- Papakea guests support many small businesses on the island including restaurants, food trucks, tour operators, state parks, the national park, and shops.
- Papakea has a high number of returning guests that have been visiting Maui for years and have deep connections with the community.

**For the reasons stated herein I OPPOSE HB1838 HD2 and urge the committee to vote no on this matter.**

Dear Sen. Jarrett Keohokalole, Chair, Senator Carol Fukunaga, Vice Chair, Senator Lynn DeCoite, Chair, Senator Glenn Wakai, Vice Chair, Senator Angus L.K. McKelvey, Chair Senator Mike Gabbard, Vice Chair, and members of the Committees:

My name is Neil Hoyt, and I am an owner and 10-year full-time resident at The Papakea Resort in Honokowai, Maui.

I **OPPOSE** H.B. 1838 HD2 for the following reasons:

### Background on Papakea

- Papakea is an ocean-front property, completed in 1978 and consisting of 364 individual condominiums.
- Papakea was initially marketed and sold as vacation rental property.
- Papakea has never been workforce housing, so Papakea is not an example of a property that converted from workforce housing to transient vacation rental use.
- Most units at Papakea are under six hundred square feet and the property has limited parking.
- Papakea is located directly adjacent to a long stretch of hotel-zoned properties and multiple commercial properties.
- Papakea's resort operations require extensive maintenance which makes the monthly maintenance dues very high, compared to properties designed for long-term housing with lower maintenance dues. Unsubsidized long-term rental rates do not come close to covering the maintenance dues, special assessments, mortgage payments, property taxes, and insurance which prevents Papakea from ever becoming a sustainable long-term housing option.

### Papakea's Contributions to the Community

- Papakea owners have been operating legal vacation rentals for almost fifty years.
- Papakea's resort operations provide employment for approximately 35 local resident employees; some have worked at the property for over 15 years; some started in entry-level positions and worked into supervisory roles.
- Papakea supports a wide variety of local trade professionals including pest control, HVAC, plumbing, electrical, and tree trimming.

### Individual Owner Contributions to the Community

- Many small businesses owned and operated by residents from the Maui community rely on Papakea short-term rentals including housekeepers, handypeople, on-island agents, and contractors. These service providers set their own rates, work hours, select their own clients, work conditions and standard operating procedures. Shutting down short-term rentals at Papakea means putting these folks out of business with fewer employment opportunities.
- Papakea STRs support the State of Hawaii and County of Maui through payment of property taxes (many at the short-term rental rate), Transient Accommodations Tax, General Excise Tax, and Maui Transient Accommodations Tax.
- Papakea guests support many small businesses on the island including restaurants, food trucks, tour operators, state parks, the national park, and shops.
- Papakea has a high number of returning guests that have been visiting Maui for years and have deep connections with the community.

**For the reasons stated herein I OPPOSE HB1838 HD2 and urge the committee to vote no on this matter.**

**HB-1838-HD-2**

Submitted on: 3/17/2024 6:07:46 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Stefania Xytakis	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Stefania Xytakis

**HB-1838-HD-2**

Submitted on: 3/17/2024 6:15:53 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Billy woods	Individual	Support	Written Testimony Only

Comments:

To whom it may concern I am in support of this bill please think about us the residents oh Hawaii before the colonizers mentality. Seems to be always the procedure over the principle which should be the opposite protect the islands the people. Sick and tired of the BS that's bin going on for a loooooong time this needs to STOP. Mahalo nui loa billy woods

**HB-1838-HD-2**

Submitted on: 3/17/2024 6:18:23 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Tamara C Griffiths	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,  
Tamara Griffiths

Lahaina, Hawaii

**HB-1838-HD-2**

Submitted on: 3/17/2024 6:19:47 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Heather Masunaga	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Heather Masunaga

**HB-1838-HD-2**

Submitted on: 3/17/2024 6:20:44 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Akio Munemitsu	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Akio Munemitsu

**HB-1838-HD-2**

Submitted on: 3/17/2024 6:21:47 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Rosemary Hedge	Individual	Oppose	Written Testimony Only

Comments:

We are owners since 2003 of an apartment in 4 Paddle that has a Non Conforming Use Certificate (NUC) for which we pay biannual fees and TAT and GET, For over two decades we have regularly stayed in it, our daughter has lived in it while at HPU and with her family recently, and extended family have enjoyed the relaxed self contained and secure apartment.

As it is legally able to be rented out for less than thirty days it has been used by military, nurses, business people on short term contracts and visiting kamaaiana who want a "home away from home." We rent it out through Captain Cook Resorts and over the 20 years have enjoyed their reliable management and service to our family and our guests as well as provided employment for their workers.

Without the ability to rent this out short or medium term, which incidently is going against our individual freedom to provide for us and our family in the US Constitution, it probably means we will have to sell it as it is not viable to keep empty so just our family can use it.

What is being achieved in a positive way by cutting out a sizeable proportion of the potential visiting public? There are many American or overseas visitors, who cannot afford the exhorbitant costs of small hotel rooms and want to have a larger self contained apartment where especially people with young children,can enjoy safe surroundings with independence and smaller buildings than the huge impersonal hotels.

For many overseas visitors or people on business for a length of time, short term rental apartments are the only practical and financially viable option. Do you want to lose a proportion of your visiting public who will then not be on island to spend in places such as shops, restaurants and tours that also rely on visitors?

Oahu depends on these short term rental apartments for extended families here for gatherings, workers on secondment, military personnel or people needing a "home" after a mishap or disaster of a larger scale. For over 20 years we have helped provide this service, paying taxes as much as hotels, and providing an essential service to the Honolulu Tourist Industry as vital as that of the Ritz Carltons, Outriggers, Marriotts etc.

For these reasons and for the future viability of Honolulu Tourism, Bill HB1838 should not proceed further.

Rosemary and Brian Hedge

**HB-1838-HD-2**

Submitted on: 3/17/2024 6:23:20 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Victoria N. Puaoi	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Victoria Napua Puaoi

## HB1838 Testimony

We are Hawaii residents and owners of a few condos in Ilikai Hotel Building. We specifically invested our hard-earned money in a hotel zoned building to avoid any problems and issues with legally managing short-term rentals. This was our retirement plan: to save money and buy a few units, renovate them nicely, manage them ourselves. This is our family business; we spend every day at Ilikai. Besides us there are 6 housekeepers who's livelihood depends from this business. We also constantly update our condos and hire handyman, electricians, plumbers, AC companies, buy furniture from local stores.

We pay high property taxes and GET/TAT/OTAT taxes. The Ilikai is a very unique building with a mix of hotel, timeshare units and individually owned units (like us). Condo hotel buildings were not designed for long-term tenants or owners to live at the property: units do not have parking, units designed more like hotel rooms without separate spaces, there is a hotel front desk, etc. Only 5% of units are owner occupied since most owners use these units for 1-2 months or rent them out on short-term basis.

We are very concerned about this bill that aims to phase out ALL short-term rentals in any zoning including hotel zoned properties. With the existing hotel owning and operating 7.75% (Ilikai Hotel SFI-Waikiki, LLC) and Wyndham Shell Vacations owning 123 units, phasing out short-term rentals in a hotel-zoned building just doesn't make any sense.

We strongly oppose this bill. There are hundreds if not thousands of illegal short-term in residential zoned areas that the City and State should focus on and implement the laws that were passed in the past. Hotel-zoned buildings do not pose any issues of housing for local people, noise concerns, etc. Please do not punish people who followed the laws since the beginning and paid premium prices to buy legal short-term rentals, paid high taxes and contributed to Hawaii economy and supported local workforce. Thank you.

Dainora and Nerijus Puida

**HB-1838-HD-2**

Submitted on: 3/17/2024 6:43:54 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kimberly Camacho	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Kimberly Camacho

**HB-1838-HD-2**

Submitted on: 3/17/2024 6:45:06 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Mitch Maxwell	Individual	Oppose	Written Testimony Only

Comments:

This bill is a terrible idea. If passed, it gives too much power to the counties, and interferes with property rights. We've already seen too many examples of terrible decisions made by counties...and way too much corruption. This will also create a shortage of rentals for those that cannot, and will not, stay at hotels. There are too many traveling nurses, teachers, consultants, and contract workers who need a place with a full kitchen and added privacy. It's just a bad bill.

**HB-1838-HD-2**

Submitted on: 3/17/2024 6:49:39 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Jasmine Valdez	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Jasmine Valdez

806 Kalena Street

Lahaina, HI 96761

808-419-5407

**HB-1838-HD-2**

Submitted on: 3/17/2024 6:55:15 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Nani Dapitan-Haake	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard, and Honorable Committee Members,

I am reaching out as a concerned community member to express my unequivocal support for HB1838 HD2. This pivotal legislation empowers counties to create zoning laws aimed at gradually eliminating non-conforming single-family transient vacation rental units, ensuring a return to communal welfare.

I propose an amendment to extend the scope of this legislation beyond single-family homes to encompass all types of housing. Research from the University of Hawaii Economic Research Organization highlights that an overwhelming 87% of housing available north of Lahaina is offered as short-term rentals, significantly impacting the local housing market. By allowing counties the ability to scale back on these vacation rentals, we can make strides towards alleviating our ongoing housing crisis.

Enacting this legislation is a step towards offering stability and peace of mind to numerous residents who have faced considerable adversities.

With utmost respect,

Nani Dapitan-Haake

**HB-1838-HD-2**

Submitted on: 3/17/2024 6:58:43 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Thomas Kevin Kekoa Dolan-Ma	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Thomas

**HB-1838-HD-2**

Submitted on: 3/17/2024 7:00:04 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
pahnelopi mckenzie	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely, Pahnelopi McKenzie

**HB-1838-HD-2**

Submitted on: 3/17/2024 7:03:17 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Brooklyn Ouk	Individual	Oppose	Written Testimony Only

Comments:

My family and I survive from the rent that we got. We will lose our own property and have to move out of state because we cannot pay mortgage, property tax, food and utility. I am 65 years old and my husband is 70 years old and disable. Please help !!!

**HB-1838-HD-2**

Submitted on: 3/17/2024 7:04:33 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Arvydas Umbrasas	Individual	Oppose	Written Testimony Only

Comments:

I strongly oppose this bill. I have a small business managing few units at the Ilikai and Ilikai Marina. We operate as a very small business, few cleaners work for us. Always hiring local companies if there is any work need to be done at the units. This bill would be disastrous for us.

**HB-1838-HD-2**

Submitted on: 3/17/2024 7:06:09 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Eileen McKee	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Eileen McKee, Kihei

**HB-1838-HD-2**

Submitted on: 3/17/2024 7:06:46 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Kiley Adolpho	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely, Kiley Adolpho

**HB-1838-HD-2**

Submitted on: 3/17/2024 7:11:11 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Maurice Schreiber	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair, Vice Chair and Committee,

My name is Maurice Schreiber and I live on the island of Oahu.

I am writing in opposition of HB1838 as current, legally permitted short-term rentals (per Ord 22-7) are important for tourism on the island of Oahu as they provide family and visitors with variety and choice as compared to a hotel room. A hotel room is not affordable nor livable to many that have families, need to prepare meals, or need more space than one room.

This bill will hurt me, other residents and important visitors that rely on current, legally permitted short-term rentals as temporary, furnished, and affordable housing. In addition, it will also threaten my ability to make a living along with the other cleaners, electricians, plumbers, painters, maintenance workers, and small businesses like me, who live and work in my community and put at risk my ability to pay for my own housing and bills.

In addition, this bill will hurt the county and state due to the loss of revenue created by GE, TA, and OTAT taxes that current, legally permitted short-term rentals generate and pay to the county and state of Hawaii.

Please let the counties enforce laws that they already have.

I ask that you please do not move this bill forward.

Thank you for your time.

Maurice Schreiber

**HB-1838-HD-2**

Submitted on: 3/17/2024 7:12:06 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kaikoa Anderson	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Kaikoa Anderson

**HB-1838-HD-2**

Submitted on: 3/17/2024 7:16:04 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Summer Yadao	Individual	Support	Written Testimony Only

Comments:

**Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee**

**I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.**

**I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.**

**This legislation would provide much-needed stability and security to those who have already endured so much.**

**Sincerely,**

**Summer Yadao**

**HB-1838-HD-2**

Submitted on: 3/17/2024 7:16:09 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Pelenatita Namoa-Hanusa	Individual	Support	Written Testimony Only

Comments:

I support this bill!

**HB-1838-HD-2**

Submitted on: 3/17/2024 7:19:49 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Alba Bermudez	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Alba E Bermudez

**HB-1838-HD-2**

Submitted on: 3/17/2024 7:46:47 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Alika casey	Individual	Oppose	Written Testimony Only

Comments:

My family owns many rentals and it sustains us and gives us enough money to live. I am also an employee of the rentals we own as a cleaner. If we lose these rentals we will lose our main income. Also if we lose the rentals we might have to move to the mainland because we wont be making enough money to live here in hawaii. PLEASE DONT PASS THIS BILL.

**HB-1838-HD-2**

Submitted on: 3/17/2024 7:50:51 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
J. Allen DeLaney-Kolby	Individual	Oppose	Written Testimony Only

Comments:

As a resident of Hawaii, I am vehemently opposed to this legislation. While it may seem that it is geared toward outsiders coming to push our local residents by driving up property values, what it will do instead is create additional hardship for locals who either do bed-n-breakfast or a vacation unit to supplement income so they can afford the cost of living in Hawaii that includes grocery, fuel, hard goods, transportation, AND housing.

We all know that this push is a huge win for the corporate hotel industry which takes all of its profits OUT of Hawaii and sends them elsewhere. Money made by the local operations - or even mainland owners who own property here - turn around and put 50-100% of those funds back into the local economy.

Yes, it is true that Hawaii has an incredible housing issue. However, it is a fallacy to blame that squarely on vacation rentals. Yes, there should be legislation enacted to reduce the misuse of neighborhood homes as "party houses." However, those are not the majority of vacation rentals. Instead, the Hawaiian government should strictly enforce resort and mixed-use zoning laws, carve our specialized development JUST for low-income housing, affordable housing, and family neighborhoods.

Further, we all know that the Constitutionality of such a bill is dubious at best. If this bill passes, it will be tied up in litigation for years and years costing the City and State millions and millions in legal defense - money that could be better spent focusing on ACTUALLY solving the housing issue.

In closing, it is my opinion that the State would be making a grave error in trying to eliminate an fledgling industry that substantially assists the local economy, and use legislation to limit people's constitutional property rights. Please vote NO on this bill.

**HB-1838-HD-2**

Submitted on: 3/17/2024 7:52:23 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Hereiti Casey	Individual	Oppose	Written Testimony Only

Comments:

I am a 17 year old Kamehameha student who has lived here all my life. My family owns a vacation rental and has provided the needed income to help me and my family survive here in Hawaii other wise we would be PRICED OUT OF HAWAII and would be forced to move to the mainland like some of my ohana has already done. Vacation rentals have provided needed affordable housing for local families to come back to visit their homeland especially when there is a funeral, a wedding, graduation etc that they feel is important for their ohana to attend to hold ohana ties together. I make a good amount of money from cleaning my parents' vacation rentals and teaches me many good values like standards of cleanliness and the lucrative business that is real estate. PLEASE DO NOT PASS THIS BILL... it will only hurt our economy and force our Hawaiian families to relocate and or not visit or come back home.

**HB-1838-HD-2**

Submitted on: 3/17/2024 7:56:52 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Kazuo Flores	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Kazuo Flores

**HB-1838-HD-2**

Submitted on: 3/17/2024 7:57:32 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Enoch Casey	Individual	Oppose	Written Testimony Only

Comments:

I am a 14 year old boy in a family of 7 living in the Northshore. In order for us to afford living in Hawaii we own a few vacation rentals. This allows my parents to pay for bills and pay for all four of my siblings and me. I am also able to clean the rentals to allow me to pay for other expenses like sports. If this bill is passed it will not make Hawaii an affordable place, many families just like us will be forced to move. To move to the mainland and out of the place we were born and raised. This will make hotels more expensive if their the only place people could stay here in the islands. Many people would not be able to afford coming here so they whole economy would fall losing many visitors. We need these vacation rentals in order to survive, so let us stay here, please.

**HB-1838-HD-2**

Submitted on: 3/17/2024 8:03:30 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kiarra casey	Individual	Oppose	Written Testimony Only

Comments:

I am a 16 year old Hawaiian girl who has lived here all my life. Ever since I was a baby I remember having to work hard to make ends meet to live in this place I call home. My family owns a vacation rental here that has helps to elevate the cost of living in Hawaii. With vacation rentals I am able to earn money to go on volleyball trips to get recognised and hopefully get recognised and recruited to play in college. Vacation rentals have also taught me important skills that I need to have as I become an adult. I have learned how to manage a small business and develop amazing work ethic. By passing this bill this will cause the hotel market to increase in price, making the cost to come here even more expensive causing the cost of living to raise even higher than it already is. Hawaii is based off of tourism by trying to lower the tourism rate in Hawaii there is no other way to make a living because tourism is the soul reason why people are able to survive in Hawaii. I wish to continue to live in Hawaii and be able to raise my kids here. By using vacation rentals this will ensure a steady income that I can support my family with.

**HB-1838-HD-2**

Submitted on: 3/17/2024 8:05:25 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Elias Casey	Individual	Oppose	Written Testimony Only

Comments:

My family owns a vacation rental business. This business that my family owns is letting me and my family able to live in this paradise place and not have to be kicked off to the mainland because we can't afford it. This family business of ours is paying for our education and I clean at the places to save up to pay for college when I graduate.

**HB-1838-HD-2**

Submitted on: 3/17/2024 8:05:28 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Seth Casey	Individual	Oppose	Written Testimony Only

Comments:

Aloha,

I'm a 46 year old Hawaiian and have lived here on the North Shore of Oahu my entire life. I have been truly blessed to call Hawaii my home and to have been raised in such a special place. I'm even more blessed to now raise my 5 children with my wife in the same town I grew up in.

My wife and I own a vacation rental and a midterm rental, together with our children we self manage our little business. The income we get from our vacation rental makes it possible for my wife and I to continue to live and raise our kids here in Hawaii.

Having our rental also gives us the opportunity to teach our children the value of work. We have our kids manage the cleaning and even the maintenance of the rental. They are learning invaluable real-life lessons of responsibility and hard work. Our kids use this opportunity to earn money to pay for their volleyball tournament travels to Las Vegas and Orlando as well as other things. It teaches them the value of money, as well as the importance of investing and having an entrepreneurial mindset. Please don't deprive my children of all these life skills and opportunities by passing this bill.

Hawai'i hotel rates and ADRs are already among the highest in the entire world making a Hawaii vacation one of the most expensive in the world. I have an intricate knowledge of the Hawaii tourism and hotel industry. While the revenue these hotels generate do provide many local jobs in our economy, the vast majority of these jobs are on the lower end of the pay scale and only a small percentage would be considered high level paying jobs. Furthermore, the bottom line revenue that these hotels make don't stay in our local economy, they go to the owners of the hotels who are not local residents. I feel it is a shame that our local Government would seek to support and protect the massive profits of all these non-local hotel owners, but would seek to limit the opportunities of our local residents to support themselves with real profits through the same industry. This is not Pono.

My midterm rental provides a critical service to traveling nurses and traveling professionals. I often host in my short-term rental, local families that have moved to the mainland and need an affordable place to stay when they return home to Hawaii. Where will these people stay if there are no short term rentals.

If you pass this bill it will take away my livelihood and will price my family out of Hawaii forcing me to leave my Hawaiian homeland to relocate to the mainland. This would be devastating for my family and I.

Please consider the implications and harm this bill will have on my family and local families like mine who support ourselves through our rentals. Please do what's Pono and do not pass this bill.

Mahalo,

**HB-1838-HD-2**

Submitted on: 3/17/2024 8:20:27 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Michelle Becker	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Michelle Becker

Lahaina Resident

**HB-1838-HD-2**

Submitted on: 3/17/2024 8:24:19 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Renaldas Kartanas	Individual	Oppose	Written Testimony Only

Comments:

Opposition to HB1838

Me and my wife are writing to strongly oppose HB1838, which proposes to phase out all short-term rentals in Hawaii, including those within hotel-zoned properties like the Ilikai Hotel Building.

As Hawaii residents and owners of one of the apartments within the Ilikai, we understand the importance of addressing the shortage of livable places for locals. However, we are deeply concerned about targeting those who owns apartments in hotel zoning, legally pay taxes and contribute to the local economy.

Prior to purchasing our property, we conducted extensive research into the regulations and requirements for legal short-term rentals. The Ilikai Hotel Building stood out as a green flag in our investigation. We chose this building because we knew we would not have any problems with making it short-term rental, which is why apartments in this building automatically cost more. We invested significant time and resources into purchasing and maintaining our property, which operates as a short-term rental. In our opinion, the Ilikai is not designed for long-term residential occupancy, due to infrastructure constraints, limited parking availability and etc. Short-term rentals within hotel-zoned properties like the Ilikai play a vital role in supporting Hawaii's tourism industry and economy. Additionally, we bear the burden of paying substantial property taxes, as General Excise Tax, Transient Accommodation Tax, and Occupancy Tax Accommodation Tax. These taxes contribute significantly to the local economy and support various public services and infrastructure projects.

Instead of targeting legal short-term rentals, efforts should focus on addressing illegal rentals in residential-zoned areas. Punishing responsible homeowners who have contributed to the local economy and followed the law is unjust..

Please reconsider...

Thank you,

Renaldas Kartanas & Karolina Kartane



18<sup>th</sup> March, 2024

Aloha Chair, Vice Chair and Committee

My name is Tasia Heffernan.

I am writing in opposition of this bill because short-term rentals are important. A hotel room is not affordable nor liveable to many that have families, need to prepare meals or need more space than one room.

This bill will hurt myself, other Hawaiian residents and important visitors that rely on short-term rentals as temporary, furnished, affordable housing.

I am writing in favor of fair and reasonable regulations for the vacation rental industry. The current version of Bill HB1838 limits the ability to provide affordable accommodations for those families wishing to visit Honolulu.

If the Bill is enforced we also anticipate a number of other consequences:

- many owners may be unable to keep up their monthly AOAO fee payments limiting the AOAOs ability to function. Therefore aging buildings may deteriorate into a state of disrepair and become uninhabitable.
- Loss of local Jobs in the rental industry, Loss of revenue to surrounding business and therefore further loss of local jobs.
- Loan defaults at local banks

Please reconsider this bill and work towards a goal that allows all local stakeholders a voice in the decision-making process.

I ask that you please do not move this bill forward.

Thank you for your consideration.

Tasia Heffernan

**HB-1838-HD-2**

Submitted on: 3/17/2024 8:31:08 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Lindsay Ranieri	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Lindsay Ranieri

**HB-1838-HD-2**

Submitted on: 3/17/2024 8:40:42 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Elizabeth Winternitz	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Elizabeth Winternitz

Kula, Maui

**HB-1838-HD-2**

Submitted on: 3/17/2024 8:57:53 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Regina Duncan	Individual	Oppose	Written Testimony Only

Comments:

Aloha Representatives,

Thank you for the opportunity to testify in opposition to this Bill. As a Maui resident, we are indeed in desperate need of housing, however, the short-term vacation condos in vacation areas are not the answer. The county has known for over a decade the shortage was real and was informed that over 14k homes would be needed and did not make the appropriate plan to correct the lack of housing being developed.

The STR condos bring in jobs and much-needed income, especially to mom-and-pop businesses on Maui. I used to own such a business and know firsthand hand that the visitors to the condos supported us, not the vacationers at the hotels. Hard-working regular not rich can not afford the prices at the hotels and even locals traveling between islands can't. We need an alternative. Besides the lack of revenue, the other issue is that these properties were built for one or two occupants, usually with one parking stall. This won't house "families". They also are aged and have extremely high maintenance fees and special assessments to upkeep them that local folks aren't able to afford.

By keeping these condos we are ensuring Maui isn't just being handed over only to rich visitors that do not support the local economy and people but support the mainland corporate economy.

Thank you for voting NO on this bill.

Sincerely Regina Duncan

**HB-1838-HD-2**

Submitted on: 3/17/2024 9:02:53 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Georgina Renee Mano	Individual	Support	Written Testimony Only

Comments:

---

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Georgina R. Mano

**HB-1838-HD-2**

Submitted on: 3/17/2024 9:08:27 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Susan Stayton	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public and resident of Hawaii for over 35 years, deeply concerned about the welfare of our communities, to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Susan Stayton, Lawai, Kauai, HI

**HB-1838-HD-2**

Submitted on: 3/17/2024 9:14:47 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
dale chappell	Individual	Support	Written Testimony Only

Comments:

**Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee**

**I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.**

**I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.**

**This legislation would provide much-needed stability and security to those who have already endured so much.**

**Sincerely,**

**Dale Ann Chappell**

**HB-1838-HD-2**

Submitted on: 3/17/2024 9:17:52 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Noel C Cielo	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely, NOEL CIELO

**HB-1838-HD-2**

Submitted on: 3/17/2024 9:18:55 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Felili Mendoza	Individual	Support	Remotely Via Zoom

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much. May God fill you all with wisdom, love, and strength to help and guide our people!

Sincerely,

Felili Pousima Mendoza

**HB-1838-HD-2**

Submitted on: 3/17/2024 9:22:20 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Darcel Gilbert	Individual	Support	Written Testimony Only

Comments:

**I am writing to express my strong support for HB1838 HD2, legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.**

**I would like to suggest an amendment to include all housing types, not just single-family dwellings. The huge majority of remaining housing on the westside is for vacation rentals; not a new problem, just one that the August fires lit up. While non-residents complain about losing an investment or their second home for retirement, our people don't have a first home to live in. Please help bring homes and dignity back to kamaainas.**

**HB-1838-HD-2**

Submitted on: 3/17/2024 9:22:52 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Lorna Holmes	Individual	Support	Written Testimony Only

Comments:

Please pass this bill, essential to Maui residents being able to remain on Maui, and ultimately to keep Hawaii residents from being forced to move to the mainland because housing resources are over-dedicated to tourism. An amendment to the effect that the bill applies to ALL housing types, not just single-family dwellings, would be extremely desirable as well. I strongly support both the bill and the amendment.

**HB-1838-HD-2**

Submitted on: 3/17/2024 9:26:36 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Debra M Javar	Individual	Support	Written Testimony Only

Comments:

I FULLY SUPPORT HB1838 HD2.

However, I would like to suggest an amendment to include ALL housing types, not just single-family dwellings. UHERO says 87% of housing north of Lahaina is listed as Short-term rentals- this is totally unacceptable. The people of West Maui have suffered way too much already. This will help to provide much needed support and stability. Thank you for your attention to this very critical issue.

Sincerely, Debra M. Javar

**HB-1838-HD-2**

Submitted on: 3/17/2024 9:29:15 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
karin omahony	Individual	Oppose	Remotely Via Zoom

Comments:

Please oppose HB 1838

It would be so great if we could wave a magic wand and Hawaii's cost of living wouldn't be so high and housing wouldn't be so expensive. Unfortunately we can't.

But passing HB1838 is only going to further hurt regular residents trying to make ends meet. Out of state owners can just sell to someone wealthy enough to have a second home without renting it out part time. Wealthy people and developers will be able to scoop up residents' properties who had been staying afloat by renting legally for 30 day minimums.

My family works hard at our regular jobs but that's not enough to pay the mortgage on the home we were finally able to purchase 5 years ago. Sure, if someone had left us the family home and we only had to deal with the rising property taxes and insurance, maybe we could get by without renting part of our home. And if this bill passes and allows Honolulu county to do away with the legal 30 day renting we have been doing, no local family will benefit. Someone wealthy enough not to have to rent will buy it. But why are they more deserving than my family?

We worked hard to figure out a way to stay in the neighborhood we've lived in the past 15 years, our neighbors are fully supportive. We contribute to our community in so many ways. My husband, a nurse, and one of my sons volunteered on Maui on their own dime two days after the fire. They bought their own plane tickets, got a car and a place to stay from a friend and worked with Hungry Heroes Hawaii. They both served in Lahaina, my husband as a volunteer nurse and my son unloading catamaran's full of supplies when the government hadn't yet gotten needed supplies in. My husband works extra unpaid hours helping families solve their head lice problems. Combing the nits from children's hair and teaching the older siblings to do so when the parents are too overwhelmed. We run a trauma informed non profit for the benefit of local children and women. We are valuable and beloved members of our community.

I understand there are problems with affordable housing, and desperate challenges for the people who lost everything in Lahaina. But forcing me to lose my home isn't going to help them. In fact, it makes us less able to help our community in the ways we have been.

Has anyone done an actual inventory of homes used as STRs? Most of the ones I know of personally are in the 3-10 million dollar value range. Forcing those people to stop their legal rentals won't really hurt the rich owners and won't provide affordable housing for anyone. It will

just further hurt the local folks who earn good wages as housekeepers, yard cleaners and handymen. No 30 day rentals means these hard working Oahu residents lose all or part of their income.

I appreciate your interest in helping people that lost their homes, and people who need affordable housing but penalizing other residents isn't going to fix it.

vote No on HB 1838

Thank you

**HB-1838-HD-2**

Submitted on: 3/17/2024 9:41:32 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Margaret L H Aurand	Individual	Oppose	In Person

Comments:

**AMENDING HB1838 HD1 SHORT TERM RENTALS**

**BACKGROUND:**

**1. ORIGINAL LANGUAGE:**

Prior to 1986, the State of Hawaii had a Landlord-Tenant Code. The State publishes this code in a handbook. The first sentence in the handbook, taken from HRS 521-22, states: "A rental agreement may be for ANY TIME PERIOD."

**1. FIRST ANTI SHORT TERM RENTING RESTRICTION by C&C of Honolulu:**

**1. C&C's 30 day minimum stay**

In 1986, the City and County of Honolulu (the "City"), ignoring the Landlord-Tenant Code, decided that no one could rent a residence for fewer than 30 days.

**1. C&C's grandfathering scheme for <30 day rentals then in existence**

But to be fair to people who were renting for fewer than 30 days at that time, they carved out a grandfathering scheme. Those who were then renting for fewer than 30 days would, upon

application, be issued a Non-Conforming Use Certificate (usually) abbreviated NUC and pronounced “nuke.”)

### 1. C&C’s NUCs

For the next 33 years, those without a NUC who wanted to start a short-term rental business with their property were left in limbo with no guidance nor permitting process. Short-term rental enforcement was nil.

#### 1. NUCs Today.

1. Close to 900 NUCs were issued. Today, they are like gold. They **run with the land**. (If you have one and sell your house, the NUC stays with it.)
2. **No matter where your house is on O’ahu**, you can rent for fewer than 30 days.
3. One testifier talked about NUCs and how there are now 103 NUCs operating outside the resort district on O’ahu. The number has diminished, because **the way to lose a NUC** is to stop using it to rent your property or to fail to pay the required fee every year (or two years.)
4. Chairman Tarnas took the data on NUCs and ran with it, saying that, **with the passage of HB1838 the City could close down the 103 NUCs outside the resort district**. The City is asking for more lawsuits.

## STATE ZONING ENABLING ACT AND EXCEPTION FOR SINGLE FAMILY RESIDENTIAL USE

### 1. CHANGING ZONING USES

The part of the State Zoning Enabling Act that deals with the legislature changing the uses for different types of zoning is HRS 46-4(a). It allows zoning authorities to change permissible uses, amortizing or phasing out the prior use, for all zoning except residential. Phasing out is allowed for residential EXCEPT for single family homes and duplexes.

#### 1. USING THE EXCEPTION FOR SINGLE FAMILY HOMES AND DUPLEXES

This exception was used in the HILSTRA v. City case to strike down the 90-day minimum stay requirement in ROH Ord. 22-7.

#### 1. TURNING THE EXCEPTION INSIDE OUT TO GIVE COUNTIES LEAVE TO BAN ALL SHORT-TERM RENTALS.

Picking up on this, the county people who want short-term rentals gone seized on the HILSTRA decision, turning it inside out and using it to have the State eliminate the exception for single family homes and duplexes and give counties power to outright ban all short-term rentals. This is what HB1838 HD1 does.

## ANALYSIS

### 1. Too wide a net

If HB1838 is allowed to go forward and succeeds in becoming law, the counties will summarily upend the lives of 30,000 short-term rental hosts statewide. Like using an atomic bomb to take out one terrorist, this bill casts too wide a net and must be narrowly tailored to the government's interest in preventing investors' buying up Hawaii's housing supply for UNHOSTED short-term rentals.

### 1. Hawaii's housing shortage

One of the main contentions of those opposing short-term rentals is that they exacerbate the housing shortage. Investors, many of them out-of-state investors, come in and purchase multiple properties, put lock boxes on them and entrust them to a management company; then return home to rake in the profits. This kind of short-term rental owner does indeed exacerbate the housing shortage.

### 1. The answer: Owner-occupied short-term rentals

However, there is a concept that is gaining traction. Owner-occupied short-term rentals. Owner occupied short-term rentals are a wholesome, grassroots cottage industry. **Hosts who live on their short-term rental property do not worsen the housing shortage.** Their houses are not on the market, and so are not available for housing, anyway. Many of these owners are elderly and need the income from their rentals. Taking away their livelihood is a cruel misuse of legislative power and will cause great hardship.

## THE AMENDMENT

HB1838 should be amended. The amendment should read:

Notwithstanding any other provisions in HB1838 D1, any zoning changes made by the State or individual counties regarding changes of use for residential properties shall not apply to single family homes which are occupied by the owner as the owner's primary residence. Such owner-occupied properties may be rented for any time period. Counties shall follow the State Landlord-Tenant Code (HRS 521).

**My ask**, other than a "no" vote on HB1838 D1, is this: If you enter the hearing room having decided to vote "yes" on HB1838 D1, we, your constituents, have a transparency concern as to how you came to this decision without having heard our oral testimony. Please elucidate the reasons for such a decision, and the reasons for intending to vote against the obvious will of the people before you take a vote.

Mahalo nui loa.

**HB-1838-HD-2**

Submitted on: 3/17/2024 9:45:51 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Tristyn Kalama	Individual	Oppose	Written Testimony Only

Comments:

I oppose this bill for many reasons. Majority of the people that use their property for short term and midterm reasons are LOCAL people, born and raised in Hawaii and it's how they pay their mortgage and survive. It is how they KEEP their property here in Hawaii. It create another stream of income for themselves and their family so they can thrive and help perpetuate financial stability and home ownership in Hawaii.

The state should not dictate how citizens utilize their property. This should be considered unlawful. To fine or state one cannot rent their home for a duration of time should be unlawful. By telling people what they can and cannot do with the real estate they worked hard to purchase in one of the most expensive places to live further contributes to financial hardships and constraints on its people. Using their home, majority of the time sections of it and they live in another section, acts as a resource to create wealth and sustainability to continue to life in Hawaii and raise their families here. It's already so hard to purchase a home here, why would the State then say you can't rent it out how you see fit and make it harder for them to cover the mortgage and provide for their family.

Removing STR and MTR will hurt working common home owners and skills trades that come to Hawaii to work - traveling nurses, contract work, students, and so much more, all contributing to Hawaii's economy. Additionally many local people work to help keep STR and MTR available through cleaning, handyman, pest control, landscapers etc. By removing them, you are also removing jobs for local people.

I fully oppose this bill.

**HB-1838-HD-2**

Submitted on: 3/17/2024 9:49:42 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Barbara. Poole-Street	Individual	Oppose	Written Testimony Only

Comments:

Aloha Committee Members ;

I urge you to follow logic and common sense to vote against HB1838, I know that the passion is high in this time of crisis following events on Maui to increase housing for residents. This bill however does not do that effectively or efficiently. It is especially onerous because it does not differentiate between greedy owners renting out many units and individuals trying to stay on top of the high cost of living in Hawaii by renting out a spare bedroom . What will happen when that income disappears? Will they move to the mainland? Or sell their home and increase the vast number of people in this state who can not find an affordable home? And where will the newly hired teachers, nurses, and other vital professionals live while they look for a residence in Hawaii? Will they be able to afford a hotel stay while they search for housing? What would this do to our ability to attract talent?

I understand that some localities feel they are overrun with tourists. A sane way to control this is to carefully monitor building in order to avoid construction of those "monster houses" and to set reasonable limits on the number of guests permitted. Make parking space a host responsibility (perhaps in those congested areas use parking permits bought by households).. I understand there are issues with short term rentals, but I do believe they enrich a community when sensibly regulated. Let's try that approach to handle the problem.

**HB-1838-HD-2**

Submitted on: 3/17/2024 9:52:52 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Gina Lawless	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Gina Lawless

**HB-1838-HD-2**

Submitted on: 3/17/2024 9:54:32 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Thomas Gourley	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Thomas Gourley

**HB-1838-HD-2**

Submitted on: 3/17/2024 10:04:38 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Terrie Easley	Individual	Oppose	Written Testimony Only

Comments:

Aloha. I write this to plead that when you make your decision on this bill you please take into consideration a person like me born in Hawaii, 5th generation, single parent, who worked two jobs all my life to be able to build a future for my children and grandchildren in Hawaii. Now at 81 years old, I have succeeded in doing so but only able to keep my property because I am short term renting to pay a monthly maintenance of \$3200. It would break my heart to have to sell because I can't pay. Even if I long term rented now, who could afford to rent a small cottage for that amount. Where would my grandchildren stay when they have vacations from school to be by the ocean where they learned to pick and eat opihi right from the rocks? Where will I now spend my summer floating in my tube fishing? If we can't short term rent in between our treasured time there, WE MUST SELL 😞 and who do you think would buy??? You know who 🙈. Please, please consider us locals when you vote 🙏🌺🎵🌴

**HB-1838-HD-2**

Submitted on: 3/17/2024 10:05:46 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Violet Dorntge-Fraser	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard, and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Violet Fraser

**HB-1838-HD-2**

Submitted on: 3/17/2024 10:13:07 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Konane Pokipala	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Konane Pokipala

**HB-1838-HD-2**

Submitted on: 3/17/2024 10:13:58 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Eliel Starbright	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely, Eliel ,Kapaa

**HB-1838-HD-2**

Submitted on: 3/17/2024 10:17:26 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Chyloe Skizewski	Testifying for Kumana Activewear	Support	Written Testimony Only

Comments:

I strongly support this Bill as is and urge you to pass it, for the future of Hawai'i and for our children.

**HB-1838-HD-2**

Submitted on: 3/17/2024 10:19:20 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Noel Shaw	Individual	Support	Written Testimony Only

Comments:

Aloha,

I am writing to testify in support of HB1838. As the Lahaina Strong movement rightfully leads the fight in ensuring affordable housing and protecting our Hawai'i communities against outside exploitation have shown us with their tireless efforts, this bill is essential to the protection of Hawai'i's people.

Please move to support it in full.

Noel

**HB-1838-HD-2**

Submitted on: 3/17/2024 10:40:27 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Richy Palalay	Individual	Support	Written Testimony Only

Comments:

As a local born and raised, I support this bill. I have no idea what problematic situations blood rooted Hawaiians can go through and may never understand. What I do though, is that these str owners and there voices in the recent testimonies and overall attitude, is proven disrespectful. How can the people of Lahaina, who they claim to love and want to be apart of, moved here because of us also don't support our movement ? It's insensitive. And the racism behind their cultural appropriation in their testimonies further proves there business and etiquette is not welcome in Hawaii. Hawaii was booming with tourism and profit before they showed up in 2008. How dare they say they are a vital part to our communities. Leasing housing to people that stay here short term and than leaving a big house that could shelter a big family, empty for periods at a time until another customer comes. Remove the minotoya list, crack down on the illegal owners, and remove them of their illegal activities. Enough is enough. Are with you the people, or against us

**HB-1838-HD-2**

Submitted on: 3/17/2024 10:41:58 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Eric Wahinehookae	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

Aloha my name is Eric wahinehookae and I am a native Hawaiian born and raised in Lahaina.

I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This bill will help our county return many of the vacation rental units in the apartment zone, district back to our full-time residence where they belong.

Sincerely,

Eric Keali'i Wahinehookae

**HB-1838-HD-2**

Submitted on: 3/17/2024 10:43:46 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Marissa Godinez	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Marissa

**HB-1838-HD-2**

Submitted on: 3/17/2024 10:47:03 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Rosalyn Garcia	Individual	Support	Written Testimony Only

Comments:

I support the intent of this Bill.

**HB-1838-HD-2**

Submitted on: 3/17/2024 10:51:07 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Zoe	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the Lahaina community who is deeply concerned about **our** community to express my support for HB1838 HD2. This is an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Zoe Gonzales

Aloha Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am a born and raised Lahaina Resident and I am writing to express my strong support for HB1838 HD2. I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Mahalo nui,

Jezelyn Gonsalves

**HB-1838-HD-2**

Submitted on: 3/17/2024 10:53:55 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Tasha Pagdilao	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a second generation member of the Lahaina Community. I was born and raised in Lahaina. As I've witnessed first hand how detrimental Short Term Rentals have divided our community, I am in **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

Short term rentals are out of control as it makes up most of what is left in my hometown. Housing has been scarce and now we are left with nothing but hotels, STR, and generational homes already overpopulated. We need to do better at taking care of our people. We need to do better at giving our people an opportunity to stay home, before letting outsiders take advantage. This is a critical point in what direction our lives will go and the future generations of our people who have been here. You have the opportunity to phase out STR and work to get everyone back on their feet. Or we continue down this steep and slippery slope of greed for profit, until there is no one left to make Hawai'i, Hawai'i.

thank you for your time,

tasha pagdilao

**HB-1838-HD-2**

Submitted on: 3/17/2024 10:57:42 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Dennis King	Individual	Support	Written Testimony Only

Comments:

Aloha, I'm writing in strong support of HB 1838. Now is the time to get the power to regulate these properties back into the hands of those communities that are aversely affected by them. If change doesn't happen now, when we can all see families on Maui still stuck in hotels or being forced to leave the island, when will it ever happen? I respectfully ask your consideration to support this bill. Mahalo.

## Testimony in Support of HB1838 HD2

To Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and the honorable members of the committees,

I am writing as a concerned member of the Lahaina community to express my **support for HB1838 HD2**, which grants counties the authority to phase out nonconforming single-family transient vacation rental units over a reasonable period.

I would like to offer a recommendation for an amendment to change the wording “single-family” to encompass all housing types, including condos and apartments. Expanding the scope to include all housing types, such as condos and apartments, ensures a more comprehensive approach to tackling the current housing crisis. This adjustment guarantees that the legislation adequately addresses the challenges posed by short-term vacation rentals, offering our county the proper means to address what protects and benefits our community most.

In our West side community, the urgent need for housing stands as our paramount concern. Over time, transient vacation rentals have encroached upon our neighborhoods, occupying units that were initially earmarked for our hardworking, working-class community. This shift has not only disrupted the fabric of our neighborhoods but has also exacerbated the already pressing housing crisis.

In Lahaina, where 25% of housing units are listed as short-term rentals, and percentages soar to 41.8% to the south and 87% to the north, we are facing a housing emergency on Maui. Providing clear authority to counties for phasing out vacation rental uses is crucial for helping residents find dignified housing, especially in the aftermath of recent wildfires.

In the aftermath of the wildfires, the scarcity of rental options, particularly north of Lahaina, presents a pressing challenge. With a staggering 87% of available properties designated as short-term rentals, this status quo is simply untenable.

During my engagement with tourists at Ka’anapali beach through Lahaina Strong, I’ve had numerous discussions highlighting the negative impact of transient vacation rentals on communities worldwide. It’s evident that the phase-out of TVRs in cities and tourist hubs globally has yielded positive results, particularly in destinations where locals have been priced out of their own neighborhoods.

The benefits are twofold: not only does this initiative pave the way to help address our immediate housing crisis, but it also fosters long-term sustainability. As TVRs are phased out and rental supply stabilizes, an anticipated gradual decline in rental prices and costs for purchasing homes paves the way for families to reclaim their roots and return to their communities.

This proposed legislation is a critical step in providing stability and security to those who have already endured significant challenges. I urge the legislature to **pass HB1838 HD2** giving our counties the power to offer much-needed relief and support to the Lahaina community and beyond.

Mahalo for your attention and commitment to the well-being of our community.

Sincerely,  
Katie Austin

**HB-1838-HD-2**

Submitted on: 3/17/2024 11:01:27 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Laurie Roberson	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings.

I am a Lahaina fire victim, forced to commute hours a day, away from everyone and everything I love, because I can't find housing on the west side. The statistics are shocking , that 87% of the housing left north of Lahaina is listed as short term rentals is unacceptable. It is forcing locals to move away every day which is tragic and our only hope is to move this bill forward to help with our critical housing crisis. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

§46-4 County zoning already allows these short-term rental businesses to be phased-out in commercial, industrial, resort, and apartment zoned areas over a reasonable period of time.I firmly believe residential zoned neighborhoods should be included.

This legislation would provide much-needed stability and security to those who have already endured so much. Please protect our community by voting yes to this bill.

Sincerely,

Laurie Robertson

**HB-1838-HD-2**

Submitted on: 3/17/2024 11:10:36 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Rachel Irving	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair, Vice Chair and Committee,

My name is Rachel Irving. I stayed in a short term rental because I'm a regular tourist to Hawaii and Oahu along with my extended family. We stay in short term rentals because of their affordability and flexibility for our growing family.

I am writing in opposition of this bill because short-term rentals are important. A hotel room is not affordable nor livable to many that have families, care for the children and need to prepare meals or need more space than one room.

This bill will hurt me, other residents and important visitors that rely on short-term rentals as temporary, furnished, affordable housing.

Let the counties enforce the laws that they already have.

I ask that you please do not move this bill forward.

Thank you for your time.

Rachel Irving

**HB-1838-HD-2**

Submitted on: 3/17/2024 11:12:55 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kamalei Ah Yuen	Individual	Support	Written Testimony Only

Comments:

I support Bill 1838 s2 because myself as a Hawaiian raising other young Hawaiians/Kanaka Maoli; I would like to leave something behind for my keiki. At this rate, our government has put the needs of our community as a lesser priority. Every decision for our state has been made based on personal profit and gain. We need to start considering the social and economic future of the people who are born and raised in Hawai'i...those who have rootd and a connection to Hawai'i. Why do we even take into consideration the opinions of people who purchase land here only to reside here maybe 2-3 times a year? They are opposing this bill to protect their "investments" and their yearly profit. But do they genuinely care about what happens on those lands and what their land is being used for? Not really as long as their rent check arrives in the mail. Hundreds of thousands of local people have no other choice but to move out of their home, in the state of Hawai'i because they have to choose either to rent for their rest of their lives or be able to purchase and afford a home they can call their own. Its a tough choice but its what things have come to since we are being priced out of options here. Please consider these points as valid points to consider passing the bill on banning short term rentals. Please put the people of Hawai'i first before anyone else looking to move and exploit this beautiful place we call home. Our decisions need to be made with ALOHA and not just cash and profit in mind. If we don't act quickly, what makes these islands so special will lose its meaning and it won't be Hawai'i anymore but just a large resort and playground for tourists; mimicking what once was authentic and extraordinary.

Malama Pono,

Kamalei Ah Yuen

**HB-1838-HD-2**

Submitted on: 3/17/2024 11:17:54 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Maile Loo	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I share this testimony as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2.**

It is an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

**Please add an amendment to include all housing types, not just single-family dwellings.**

According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This key legislation would provide much-needed stability and security to those who have already endured more than any of us can imagine.

Ke aloha no,

Maile Loo

**HB-1838-HD-2**

Submitted on: 3/17/2024 11:21:30 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Chariya Terlep-Cabatbat	Individual	Support	Written Testimony Only

Comments:

I support HB1838 HD2. I write to you as not only a resident of Hawai'i, but as an 'Ōiwi Hawai'i (Native Hawaiian). We urge you to listen to the voices of the Hawaiian people. Hawai'i already has a high cost of living thus resulting in houselessness and mental health issues. Please focus on providing affordable housing to people who actually live here. Prioritize housing for those still houseless after the fire in Lāhainā. Do not allow foreigners to make decisions about our 'āina hānau (birthplace). They do not care about Hawai'i. They do not care about the health of the land. They only care about the money in their pockets. We cannot breathe or eat money. Hawai'i already suffers alarming rates of outmigration by Native Hawaiians who can no longer afford to live here. PEOPLE OVER PROFIT. Ola.

**HB-1838-HD-2**

Submitted on: 3/17/2024 11:21:37 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Tony Irving	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair, Vice Chair and Committee,

My name is Tony Irving. I stayed in a short term rental because of affordability with having a young family.

I am writing in opposition of this bill because short-term rentals are important. A hotel room is not affordable nor livable to many that have families, need to prepare meals or need more space than one room.

This bill will hurt me, other residents and important visitors that rely on short-term rentals as temporary, furnished, affordable housing.

Let the counties enforce the laws that they already have.

I ask that you please do not move this bill forward.

Thank you for your time.

**HB-1838-HD-2**

Submitted on: 3/17/2024 11:21:40 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Tehya Gillcoat	Individual	Support	Written Testimony Only

Comments:

I support HB1838, I support because I believe in affordable house and I believe that Short Term Rentals are harmful for affordable housing, I support HB1838 because I dont want strangers in my neighbourhood, I want to feel safe in my community and I cannot do so if every other house is a short term rental housing different strangers every week. I support HB1838 because I dont want outsiders who dont even live here profiting off of our home and controlling our narrative. I can clearly see the exploitation of our home and the greed that hides behind Short Term Rentals and it past time we put an end to it.

**HB-1838-HD-2**

Submitted on: 3/17/2024 11:26:22 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Danielle Borja	Individual	Support	Written Testimony Only

Comments:

I support the intent of this bill.

**HB-1838-HD-2**

Submitted on: 3/17/2024 11:28:27 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
KEALA FUNG	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Keala Fung

**HB-1838-HD-2**

Submitted on: 3/17/2024 11:30:05 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
De Andre Makakoa	Individual	Support	Remotely Via Zoom

Comments:

Aloha Esteemed Committee Members,

In the wake of the Lahaina wildfires, I urge you to consider an important amendment to bill HB1838 HD2. While this legislation takes a step in the right direction by allowing counties to regulate non-conforming single-family transient vacation rental units, it falls short of addressing the full scope of our housing crisis and its exacerbation by such disasters.

The heart of the issue lies in the overwhelming percentage of available housing tied up in short-term rentals, with 87% of Lahaina's potential homes being diverted from long-term residents to transient visitors. This not only destabilizes our community but also strips away the resilience we need in times of disaster or economic hardship.

By broadening the authority granted by HB1838 HD2 to include all housing types, we empower local governments to implement more effective measures that protect and preserve our communities. It's essential to recognize that the significant tax revenue associated with vacation rentals primarily comes from high-end luxury units, while the numerous lower-cost condos contribute minimally and detract significantly from our housing supply.

In response to the Lahaina disaster, let's seize the opportunity to reform our policies to foster sustainable development and ensure stable homes for our residents. Amending this bill to grant broader local powers is a crucial step toward creating a more resilient, inclusive, and thriving future for Maui.

Thank you for your commitment to our community's well-being.

Sincerely,

De Andre Makakoa

**HB-1838-HD-2**

Submitted on: 3/17/2024 11:37:44 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Jacqueline Chico	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public and a resident of Hawai'i, who is deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,  
Jacqueline Chico

**HB-1838-HD-2**

Submitted on: 3/17/2024 11:37:55 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Kristen Young	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Kristen Young

**HB-1838-HD-2**

Submitted on: 3/17/2024 11:38:20 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kamanao'i'o Gomes	Individual	Support	Remotely Via Zoom

Comments:

Chair Keohokalole Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a Maui resident affected by the August 8th Fire. I am concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawai'i Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

I believe this is beneficial to the local communities especially the working families in need of true affordable housing. There is a great need for housing in Lahaina. This is an avenue to be able to help Lahaina. I hope you make the Pono choice.

Sincerely Mahalo,

Kamanao'i'o Gomes

**HB-1838-HD-2**

Submitted on: 3/17/2024 11:40:20 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jessica Bodin	Individual	Support	Remotely Via Zoom

Comments:

Aloha mai kakou,

I am testifying in support of bill HB 1838, HD2. our 'ohaha was priced out of Lahaina in 2015 and out of Maui in 2021. At the time of our departure there were only two available long term rental units on the entire island. One for \$4500 per month and one for \$14,500 per month. We were lucky enough to not have to leave Hawai'i completely with the help of 'ohana on the Big Island. However we are at risk of being priced out again. In our Hawaiian Paradise Park alone I have watched STRs and Airbnb's triple online in just our time here. Housing prices have also quadrupled. STRs reduce affordable housing options, increase average rents & erode neighborhood social capital. STRs also reduce much needed funding for public schools & after school programs for our keiki by taking the 'ohanas out of their neighborhoods. I have heard in the past the answer is to build more housing. But how do we continue to build on our islands with such limited resources. This bill could be the turning point for the future of Hawai'i by securing permanent housing for the generational families of Hawai'i. Hawai'i cannot afford to build and house more people but we can house the people we have. This bill could help make this dream a reality and start to rebuild the Hawai'i these STR owners claim to love so much. Please help our keiki thrive by passing Bill HB1838, HD2.

Mahalo,

Jess +

'Ohana Naho'oikaika

**HB-1838-HD-2**

Submitted on: 3/17/2024 11:42:11 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Lori Apo	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,  
Lori Apo

**HB-1838-HD-2**

Submitted on: 3/18/2024 12:13:21 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Lana	Individual	Support	Written Testimony Only

Comments:

Aloha, I am in support of bill HB 1838

Housing has been an issue far before the fire. Lack of housing had multiple families and multiple cars per home- this in the end was deadly. I have been asked for years by visitors "where does everyone live? We don't see any homes" and now!?!? Lahaina has lost so much as well as the people of Lahaina. I'm heartbroken that we even have to this conversation. There needs to be housing for the community that LIVES ON THE ISLAND YEAR ROUND!!! Our community is important and needs to be supported. Residents show aloha everyday.. but when will they get to receive it?!?! I can't imagine traveling somewhere and taking a bed from a community that is homeless from a devastating fire! Or taking a home from a community that i boast "caring about" A home is essential for the well being of a person. I support HB 1838

**HB-1838-HD-2**

Submitted on: 3/18/2024 12:18:38 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Kelsey Devanney	Individual	Support	Written Testimony Only

Comments:

Aloha,

I'm writing to give my strong support for HB1838. I am born and raised on Maui, and I have seen firsthand the damage the tourism boom has caused over the years. I went to St. Anthony (c/o 2006). I don't have a single friend or classmate from school who can afford to live on Maui, their home, without the help of their parents. I have so many classmates who live in their family home with their parents, or live in their parents' ohana with their spouse and children. All of them have college degrees and full time jobs, some in the hospitality industry, and they can't afford to live in the place they grew up. This is true for my Kekaulike friends, my Baldwin friends, and my Seabury friends as well. I myself am a teacher, and the only way I could afford to do teach high school was to live with my parents in my childhood home. I did that for 8 years until they built a 700sqft ohana on their property. I live there with my husband and son because we can't afford to live anywhere else. Friends and classmates who moved to the continent were able to buy homes years ago. No one who's still on Maui is a homeowner unless their parents bought it for them or they inherited it from their grandparents.

Tourism was already driving the cost of living up when I was in high school and college. The advent of websites like AirBnb and VRBO made our prices skyrocket. I don't understand how we haven't been prioritizing this crisis for years. I graduated from college in 2010 and moved straight back home. My "options" were to live in a 500sqft attached studio for \$1700/mo or live in an old single wall construction house with 8 other people for \$1000/mo. I taught at St. Anthony and made \$31k a year before taxes, so I moved back in with my parents. I know this housing crisis has been discussed around election seasons, sure, but nothing has been done to slow or stop STRs from continuing to raise the cost of living and rent and forcing our people to leave Hawai'i.

Now that the fires have left thousands of our own without homes, how is it possible that we are prioritizing STRs--primarily owned by people who don't have any real, meaningful connection to Maui--over our own people who were displaced in the worst disaster in US history?? HOW are we still entertaining this conversation while our people still are not housed 7 months later? These foreign STR owners are going on about how they can't afford their second home or potential Maui retirement without STRs--seriously? Our people don't have a FIRST home anymore! And they're still working while moving hotel rooms every few days. HOW is their lack of dignified housing secondary to someone's second or third home?! How is it secondary to their retirement?! The fact that so many of these STR owners are saying we "lack aloha" by wanting them to

convert their condos to long term rentals to house our survivors and stabilize our community just goes to show they have no place in Hawai'i, let alone in this conversation. I truly do not understand this.

A government is supposed to support its people. The state government should be supporting people of the state, not people outside the state like most of the STR owners. You should be supporting our classmates and friends who can't afford to live here anymore, who take their stories and their aloha and their futures with them when they leave. Those are people my kids won't grow up knowing, because as a teacher I can't afford to travel to see those friends, and those friends can't afford to come home to see us. Not only that, but I can't take my kids to many of the places I used to go to growing up because they're overrun by tourists, trash, and films of sunscreen on the water. This bill won't solve all of that, I know, but it will be a start.

This housing crisis already existed before the short term rental boom. Now, both the crisis and the rentals are out of control. We must pass this bill to allow for some regulation and phase these STRs out. We must restore balance and support the people who are FROM Maui, who are FROM Hawai'i, who have real kuleana and pilina to this place. We are an island. We have finite resources. We are overrun by tourists. We are overrun by people from the continent who profit from selling Hawai'i as nothing more than a destination where visitors can be free from responsibility, only to spend that profit in their home state because they only come here a few weeks a year.

We have regulated other places because they were being overrun; it's the responsible thing to do. Sunrise at Haleakalā was overloaded for years, and now you need to make a reservation. Wai'anapanapa was overloaded for years, and now you need to make a reservation. It doesn't mean people stop going. There are still tons of people at the crater and Wai'anapanapa. It doesn't solve the whole problem. It just helps restore a little more balance.

Similarly, passing this bill won't mean that all STRs are banned from every county in Hawai'i. I doubt that day will ever come. But it will be a start. Hopefully, it will help restore a little balance to our home.

Mahalo nui for reading my testimony,

Kelsey Devanney

**HB-1838-HD-2**

Submitted on: 3/18/2024 12:33:57 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kalai Hanohano	Individual	Support	Written Testimony Only

Comments:

Aloha no kaua,

To Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

My name is Kalai Hanohano. I am kanaka Hawaii. I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawai'i Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Lastly, I would encourage the members of this committee to reevaluate the core values and beliefs of the committee and its institution. We spend a great amount of time evaluating white papers, research briefs, etc, etc. to better inform us about making the "best" decision which is "allowable" based off another set of criteria which could include constitutionality. I would suggest another school of thought/approach which I believe is imperative to better decision making. What is pono and what is hewa? My kupuna and many others who are descendants of this native land. This is our home for thousands of years and our alii would use this same basic method. You have the ability to engage and be the catalyst of change that poe Hawaii need today. I speak as a Hawaiian, a descendant of those who came before me. I can clearly see what is pono and what is hewa. I don't need my formal college education, business experience, etc. to tell me which legislation would be pono or not.

Mahalo,

Kalai Hanohano

**HB-1838-HD-2**

Submitted on: 3/18/2024 1:34:57 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Lahela Kahe'e Gomez	Individual	Support	Written Testimony Only

Comments:

Dear Chair Inouye, Chair Gabbard, Vice Chair Elefante, Vice Chair Richards and Honorable Members of the Committees,

I strongly support HB 1840 HD2, which allocates funds for long-term air and water quality monitoring after the Maui wildfires on August 8, 2023. Recognizing the risks of urban wildfires is crucial, and the proposed funding for monitoring and research initiatives is essential for ongoing recovery efforts.

I urge you to pass HB1840 to safeguard our community and set a precedent for addressing environmental challenges statewide post-urban fires.

Thank you for your attention to this critical issue.

Sincerely,  
Lahela Kahe'e Gomez

**HB-1838-HD-2**

Submitted on: 3/18/2024 1:39:45 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Emily Jampel	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Emily

**HB-1838-HD-2**

Submitted on: 3/18/2024 2:34:00 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Maria Gaca	Individual	Support	Written Testimony Only

Comments:

Good Afternoon,

My name is Maria Gaca and I was born and raised in Buffalo, NY. I came to Maui in January 2017 after being recruited straight out of college by corporation to partake in a training program for hospitality and tourism. I met my fiancé, Kaliona Vierra at this job. Kaliona is born and raised on the island of Maui and TRULY comes from a long line of Kanaka Maoli. In March of 2021, we were priced out of Maui. We moved to NY to raise our 3 children.

The fires burned multi-generational homes in Kaliona's family. Our family is still displaced to this day, unable to secure long-term housing due to the number of STR's on the west side. Please put Kanaka Maoli before profit.

I understand the tourism industry, I worked in it and it's how I met my fiancé. But since meeting him, I have had an open-mind about the Hawaiian culture. I have taken time to LEARN about the culture and the oppression that happens in front of our eyes everyday. Please find it in your hearts to see through the profit. It is distributing that the owners of STRs are claiming themselves as locals. Putting their retirement plans before the livelihood of natives. I am getting married to one kanaka, I have 1 child and 2 step-kids with him, and I myself will never claim being Hawaiian, even though I am raising 3! Please put Kanaka Maoli before profit.

Please find it in your hearts to pass this bill. Thank you for your time and for keeping an open mind and fighting for natives.

**HB-1838-HD-2**

Submitted on: 3/18/2024 2:37:14 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Manuel Hernandez Jr	Individual	Support	Written Testimony Only

Comments:

**Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee**

**I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.**

**I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.**

**This legislation would provide much-needed stability and security to those who have already endured so much.**

**Sincerely,**

**Manuel Hernandez Jr**

To Those Condemning short term rentals,

This continuing pursuit to end short term rentals, in any capacity within the state is frustrating. These attempts to obliterate any type of short-term rentals are deals with the devil. Hotels, car rental agencies, and large corporate magnates and Fortune-500 companies, seem to be the winners with this proposed legislation.

I support small business owner in Kaaawa, Punaluu, Hauula, and Laie. They depend on local tourism to stay in business. There are local housekeepers that have jobs with the limited number of NUC's and resort zoned facilities. There are food truck establishments and local farms that are tourist-centric attractions. We have but a single hotel in Laie, whose nightly rate charges are so astronomical, most families can't afford to stay there and have any amount of monetary surplus to spend locally. I can imagine a state with no competition for hotels, it results in higher nightly rates for these Fortune-500 , who don't give any increased earnings back to our limited number of locals who operate these facilities. Increased revenues don't stay here in Hawai'i.

I can see how this proposed bill may be supported by large rental car agencies. Frivolously congesting our small streets and highways with higher and higher rates of vehicular traffic, carrying transients from the centralized metro to remote tourist areas.

Our limited resources for local STR operators are being squeezed, and it only hurts the local community. Our local STR's support and advertise for the local businesses. They hire local housekeepers to tend their facilities. They support our local organizations, such as the Hauula farmers market, and they donate toward our causes such as 'Battle of the Books', which supports 5 Elementary Schools on the Eastern portions of the island.

It cannot be denied that Short Term Rentals have already been restricted. And, that general restriction and regulation of the STR market was helpful, but we can't continue to choke this vessel that is the most suited in supporting our rural communities. Not all of Hawaii, and particularly Oahu, can manage to have all STR's eliminated. Our STR visitors spend more money locally when they can afford their transient housing, compared to having to spend so much on hotels and transportation.

I ,myself and my family, stay at vacation rentals in lieu of a hotel when traveling to the mainland. It seems unfair to regulate against STR's as harshly as this bill proposes, when people such as myself, and possibly even some of our legislators proposing this bill, would use a vacation rental instead of a hotel when traveling away from Hawai'i. Let's find other ways of solving our problems, in lieu of the narrow-minded thinking that increased crack-down on vacation rentals is the solution. We aren't the only state with housing issues.

I do not support this bill; it does not support enough of our small businesses, and it hurts the areas outside Honolulu metro. It will not solve problems with displaced families – we've already limited the number of places that can operate STR's as it is. I believe Hawai'i has already made its case against short term rentals; that should be loosened. A good regulative oversight would consider allowing additional places to become legal STR's to support more remote areas of the island.

**HB-1838-HD-2**

Submitted on: 3/18/2024 3:47:11 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kristina Shimokawa	Individual	Oppose	Written Testimony Only

Comments:

Mid and Short-term Rentals accommodate displaced residents, newly housed residents, residents in transition, inter-island residents coming for medical treatment or family visits, traveling nurses, emergency contractors, temporary military & students, our family & friends. Events like the Red Hill Crisis and Maui fires displaced thousands of residents. Where will residents find temporary, furnished housing if this option is limited or removed? Where will you stay when you come to Oahu to work, visit family or seek healthcare? An expensive hotel room in Waikiki?

There are many residents that need short to mid term housing as well as traveling professionals from the mainland to help the outer islands with healthcare and/or legal help. Outer islands don't have the infrastructure to provide the professionals we desperately need so having them come in from the mainland or other countries has become necessary.

Travelers (foreign/mainland/local) need varied housing options as well when they travel. Hotels mark up food and laundry where short term and mid terms have kitchen and laundry esially available especially for families with young children and who don't want to spends hundreds a day on resort food.

I know a local resident who was in a domestic violence situation and couldn't stay at the shelter as it was too far from work. She and her two young kids had a mid term rental as an option until she could find a more long term housing since that's MUCH harder to find.

As we know it's VERY expensive to live here in the islands and I have 3 jobs (one of which is providing long term/section 8 housing through a rental) and I need all 3 just be able to afford providing for my family of four on Maui. Local residents are able to utilize their assets and properties to have small short term and mid term rental businesses so they can afford to live here. Erasing this industry will have vast unintended consequences for local residents.

Are only global hotel corporations allowed to make money in the short term/mid term industry? Will their zoning be affected? Will they be responsible for housing military people, people in need of medical care, traveling professionals or displaced people? Will they drop their rates to meet the needs of local people?

I'm not from Hawai'i originally but my husband is born and raised 3 generations on Maui. If not for him I wouldn't have moved here due to lack of opportunity to do so. Meeting other Hawai'i

residents that moved to the mainland, I would here stories all the time from people in Hawai'i that they were "priced out of paradise" and had to move away from their home of origin in Hawai'i to the mainland because there just aren't enough jobs that can pay well enough for people to stay (not just working at hotels but even to be a public school teacher, a social worker, or even a doctor). I didn't understand how so many locals would want to leave Hawai'i. Why would they want to leave their generational home and leave essentially paradise? And after living here for 10+ years and now raising a family here, I now understand. I work for Hawai'i State DOE and there is such a "brain drain" here and the cost of living is so high that having a teacher salary isn't enough that there aren't enough teachers to work here. Or teachers have to work 2-3 jobs in addition to their teaching job. So what did the state do about the lack of teachers? They brought in and outsourced Filipino teachers from the Philippines to fill the gap. And where do they live until they find long term housing which can take several months? Short term and mid term housing!

I am all for migrant workers coming to the states to better their opportunities for remittance back home (my mom is a Filipina immigrant). But if there are already a lack of well paying jobs that Hawai'i residents can't get so much so they have to leave Hawai'i and the state wants to bring in foreign workers to replace them, where are those foreign born folks going to live? Do you see the trap you could get in to? By not having enough Hawai'i residents to do the things needed here for locals, you bring in non-native workers. Where will they go if they can't get short term or mid term housing? The state will be back to square one.

Most local people in need of long term housing have children and/or are intergenerational therefore needing more square footage and at least 3 bedrooms and a yard is a plus. Zoned Short term and mid term housing are mostly 0-2 bedroom condos. I know for me with a family of four and elderly parents that wouldn't be enough space. Hawai'i needs more long term single family homes with the ability to add ADUs more easily.

Limiting short term rentals will not achieve what you think it will. Adding long term single family homes is what is truly needed in this state along with local residents being paid enough to be able to either own or rent those properties. Perhaps make it easier to add ADUs? Or create a home ownership program that subsidizes/gives lower interest rates for homeownership for local residents who have Hawai'i as their primary residence? Or have local/state jobs that can keep up with the salaries commensurate to mainland salaries? Or perhaps only allow short term and mid term zoning for people who actually make Hawai'i their permanent residence? Or incentivize homeowners to provide long term housing?

If the state wants to yield different results, then the state needs to do something different. Invest in your people more (education! Maternity leave! Higher wages/salaries! Opportunities for residents to own SFH homes!) not in hotel corporations if you want local residents to thrive in Hawai'i. Don't continue the age old tale of Hawai'i residents being "priced out of paradise". I'm tired and saddened of Hawai'i being last in public education and too expensive for residents to live that they have to leave. That's how we're viewed by the country. Let local residents make a living while providing housing (short, mid, and long term), not just the hotel industry. Do what is

right and what is different so you're not maintaining the same old story of Hawai'i residents needing to leave Hawai'i.

**HB-1838-HD-2**

Submitted on: 3/18/2024 4:08:54 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kalani Ross	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Kalani Ross

**HB-1838-HD-2**

Submitted on: 3/18/2024 4:10:11 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Tarsis Rich	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Tarsis

**HB-1838-HD-2**

Submitted on: 3/18/2024 4:13:29 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Meredith Johnson	Individual	Oppose	Written Testimony Only

Comments:

I oppose this bill.

**HB-1838-HD-2**

Submitted on: 3/18/2024 4:50:48 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
april colpas	Individual	Support	Written Testimony Only

Comments:

I'm in strong support of this bill. My mind is actually blown that we as full time citizens for decades, raising our families here, have to even be here today to write this. From my grandmother, to my aunts, cousins & sibling. Our family shouldn't have to fight to survive for a place to live with visitors and pay inhumane prices that raise homelessness within our community. I have 3 daughters, 17, 15 & 8. My oldest is legally going to be on her own in the upcoming years, as a mom, I worry for her, how can she survive to be a strong indepent women when the very place she was born doesn't care about her? How do I tell my kids that their home that they have ever known, she will never be able to survive because the very community in charge cares more about tourism and money and greed over her own life in which she learned how to take her first steps, the very soil that taught her life doesn't mean anything to her? now enough about myself, my heart breaks for the native Hawaiians, the Kanaka, the multi generation families that have never even stepped foot off this Island. How come they are not first and for most? How can someone with money who doesn't even live here have more say in their future with housing which effects every aspect of their life have more say so then the very natives who make Hawaii Hawaii. The natives, The long time residents who have family born here, long time residents should have more say as this community wouldn't survive without them, without us. My Brother was 14 when he first came to Maui. Prior to that, he grew up surfing, my dad ended up moving him inland and it changed everything. He went from surfing every day, to moving to nowhere land. What that did to him changed him for the rest of his life. Yes he came here and survived on his own. Making changes like this was detrimental. My parents couldn't afford any longer to pay the rising prices of where they were from. They went from a beautiful community to a cheap ghetto town. In my mind, I see this happening here. If there isn't zoned and safe places for natives to raise their kids. It's going to change our kids and in a negative light. Why are families with this is all they know, having to move to the mainland to raise their kids Because the homes that are available are only for profit and not zoned to protect us? I mean wasn't the fire enough of a show to see how raping a community resource can cause a disaster? Now having done through this disaster and fighting to keep Hawaiian homes in Hawaiian hands is even an issue? That needs to be first and foremost. For the love of community, family, respect, trauma. Please support this bill for our next generation of families. Do it for the kids. They need to know they come first, they need a community so we can lower the chances of us all becoming homeless. It's already proven, kids who come from homes owned by their parents, have a farther success rate in their future, it provides them with security. Do our kids not deserve that?

**HB-1838-HD-2**

Submitted on: 3/18/2024 4:54:16 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Jackie Keefe	Individual	Support	Written Testimony Only

Comments:

Aloha Chairs, Vice Chairs, and Members of the Committees on Commerce & Consumer Affairs, Energy, Economic Development, and Tourism, and Government Operations,

My name is Jackie Keefe and I am a resident of Lahaina.

I am writing **in strong support of HB1838 HD2.**

I am sure that you will and have heard strong opposition to this bill, and I compel you to remember that most of those are coming from part-time or out of state short-term rental (STR) owners. It is the people of the state (who can actually vote) who you are elected to represent, and these folks do not qualify.

I was horrified to see in the last hearing of SB2919, there were folks calling themselves "Hawaiian," simply because they have purchased a rental that they live in part-time and testifying multiple times after changing their outfit in an attempt to make the opposition of the bill seem stronger. The people of Hawai'i deserve better than for our laws to be dictated by the greed of STR owners and corporations.

Before the explosion of STR platforms like AirBnb over 15 years ago, Hawai'i was a thriving tourist destination. Now, as many of these STR owners have and will continue to state, offering options like this allow for more people to be able to afford to come to the islands. It is not the budgeting traveler that we should prioritize but rather the working people of our islands. Maui and Kaua'i especially are losing housing year after year as vacation rentals have taken over our inventory.

This bill does nothing to say whether or not STRs are banned. It simply offers the counties the opportunity to make these decisions for themselves. It is something that we deserve, and we need you to pass this bill and give the counties this power. Those who are against this bill do not have an understanding of the crises that we are facing in the islands, with housing topping the list.

This housing crisis is especially dangerous for west Maui, where we lost a significant portion of the inventory that was actually still available to our local people in the August 2023 wildfires. We inherently understand that the rental prices that were available prior to the fire will be near impossible to see again, as the cost of rebuilding far outweighs that insurance coverage that most people carried on their homes. We can and should move forward with this bill, as it would allow

Maui County the decision to take back many of the areas that used to house our working people but have been slowly sold off out of state.

Since the fires, I have heard the phrase "the County couldn't afford the lawsuits" an infinite number of times when discussing the possibility of enacting a moratorium, outright ban, or even making basic structural change to the lack of enforcement surrounding STRs.

In my 7 years on Maui, I have watched rental prices increase significantly and most of the condo properties that were once long-term rentals join the STR market. When those who own these homes are incentivized only by money, this is the natural result.

The thing that these folks forget is that when you treat property like a business, this subjects you to the same sort of losses that businesses are vulnerable to. The owners of these STRs plead with you not to pass this bill as "they need to rent it out as a STR in order to be able to afford it." But what about those of us who do live here full time? Do they not understand that we are in an even worse situation, because we don't have that option? Do they not understand that when tens of thousands of units of our housing inventory are sold to those who use them to make money,

1) this leaves the working class with nowhere to rent, and therefore forces our people to move away. Who do they expect to serve their guests if our population has to move away?

2) the fact that they "need to rent out their unit part-time" means that they've actually purchased outside of their buying power, and that's not our problem?

It is time for us to put people over profit, and grants the counties the power to make these decisions for themselves. Do not let these folks testifying multiple times and pleading about their *business losses* sway you. You must stand strong against these folks who cannot even vote for you and protect those of us who can, because we will hold you accountable.

Thank you for your consideration.

Jackie Keefe

Lahaina, Maui

**HB-1838-HD-2**

Submitted on: 3/18/2024 4:54:31 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Maerica Apuya	Individual	Support	Written Testimony Only

Comments:

I support the intent of this bill.

**HB-1838-HD-2**

Submitted on: 3/18/2024 5:11:57 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Catherine Velasquez	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Catherine Velasquez

**HB-1838-HD-2**

Submitted on: 3/18/2024 5:12:50 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Sam Tamayo	Individual	Oppose	Written Testimony Only

Comments:

I want to express my view in opposition of this. I understand there are many moving parts to any housing shortage. In my view, visitors in the way of the tourism industry strengthen an economy in excess of what this proposal believes in terms of creating housing. I own a unit along the coast, that has long been used as a vacation rental. The team of vendors used to maintain the unit, rent it out, and do so in a productive manner is substantial. There are a large number of residents who've built their entire livelihood on servicing the vacation industry. We are productive contributors to the economy, help share the culture and experience of Hawai'i with the world, by using our units to rent to visitors. Hawai'i has a substantial revenue stream coming from Hawai'i visitors that are willing and have long been willing to pay additional tax fees for the privilege of visiting. This is a unique ability of Hawai'i. I can't imagine the destruction of the local economy should this segment of the economy is altered. Thank you for the opportunity to share.

Regards,

Sam Tamayo

**HB-1838-HD-2**

Submitted on: 3/18/2024 5:25:13 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kimberly Espania	Individual	Support	Written Testimony Only

Comments:

As a resident of Maui born and raised, I fully support HB1838 HD2 bill. Bring our families and friends back to the islands and assist with those that were affected by short term rentals.

**HB-1838-HD-2**

Submitted on: 3/18/2024 5:25:57 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Celeste Kubasta	Individual	Oppose	Written Testimony Only

Comments:

I oppose HB1838

**HB-1838-HD-2**

Submitted on: 3/18/2024 5:26:47 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Michael Griffo	Individual	Support	Written Testimony Only

Comments: Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee, I am writing as a member of the public and employee at Lahainaluna High school deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time. I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency. Lastly, as someone who moved from the mainland I have always felt blessed that Lahainaluna is where I ended up working. Even to just make a small positive impact on the kids who go to Lahainaluna and help them is more rewarding to me than other more lucrative opportunities in other professional fields or even other schools. I am very proud to be apart of Lahainaluna High School and its community. It is deeply troubling and hurting to me that despite the school serving as a beacon of strength and hope to the community this year, so much of the schools families who were attending will not be able to come back next year because of lack of suitable housing on the west side. This legislation would provide much-needed stability and security to those who have already endured so much. Sincerely, Michael Griffo

**HB-1838-HD-2**

Submitted on: 3/18/2024 5:31:14 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Shannon Heath	Individual	Oppose	Written Testimony Only

Comments:

My husband and I are fortunate to own a small condominium in Kuilima Estates West, Turtle Bay. We are not residents, but do have strong ties to the islands that span many decades. My grandmother was born and raised in Kukuihaele on the Big Island, later moving to Hilo. My mother was born in Hilo and the family later moved to Honolulu. My mother and father met when he was stationed there during WWII. He was a Pearl Harbor survivor. Both have their final resting place in the Punchbowl. In their retirement, they purchased a condominium in the Kuilima Estates West community which allowed them to visit often and also use the rental income to supplement their retirement. We enjoyed visiting them when they were there. I don't remember exactly when they sold their condo. After they passed, my brother and I sold their California home, allowing us to purchase our condo and feel like we were in some way continuing their legacy. We thoroughly enjoy visiting a couple of times per year and operate it as a short term rental the rest of the time. To keep our condo renting and renting well, we employ two property managers, a house cleaner, a pest control company, contractors for both small and large jobs. We purchase all furnishings, linens, supplies, etc locally. We serve a significant percentage of guests (local or visiting) who either can't afford hotel prices or prefer to stay in an accommodation where they can prepare their own meals and feel more a part of a community. While we are visiting, we spend locally - grocery stores, hardware stores, restaurants, etc. Please oppose HB1838.

**HB-1838-HD-2**

Submitted on: 3/18/2024 5:33:56 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jerilyn Chevalier	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Jerilyn Chevalier

**HB-1838-HD-2**

Submitted on: 3/18/2024 5:35:51 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Tait R Gielow	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Tait Gielow

**HB-1838-HD-2**

Submitted on: 3/18/2024 5:41:09 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Philip Hopkins	Individual	Oppose	Written Testimony Only

Comments:

This bill is very bad for the State of Hawaii. There are many people coming to Hawaii every year that can not afford hotel prices. This bill would be detrimental to many businesses in the state: restaurants and grocery stores, car rentals, gas stations, tourist businesses and all the owners and workers. Hawaii needs this income. With less money coming into the state every citizen will be hurt. Many people are looking back to COVID thinking how nice it was with less people but don't realize that without government assistance this would have been a terrible time. If this bill is enacted we will have fewer people on island yes, but standard of living will be diminished considerably. Hawaii should share its ALOHA with all, not just the rich.

**HB-1838-HD-2**

Submitted on: 3/18/2024 5:46:12 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Tiare Horen	Individual	Support	Written Testimony Only

Comments:

I support the intent of this bill.

**HB-1838-HD-2**

Submitted on: 3/18/2024 5:59:22 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Anna Evans	Individual	Oppose	Written Testimony Only

Comments:

This bill will be devastating to my family as we will no longer have a family place to stay for short term stays in Hawaii. We were Hawaii residents for 6 years and have been supporting and visiting Hawaii since 2000 on an almost annual basis. Please reconsider the impact to families who love the islands, visit and support the local economy on a consistent basis but can't afford costly hotel rooms every time.

**HB-1838-HD-2**

Submitted on: 3/18/2024 6:04:11 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Danielle Crothers	Individual	Support	Written Testimony Only

Comments:

**Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,**

**I have been a resident of Hawaii for 13 years. I graduated from University of Hawaii and my children were born and raised here. I am writing because I am deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.**

**I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.**

**Visitors to Maui currently have more options for lodging than we as Lahaina residents have for housing. Our keiki deserve to feel safe and stable on the island they grew up on without fear of having no home to live in. This legislation would provide much-needed stability and security to those who have already endured so much. Please prioritize the locals and residents before tourists, so that our community can heal and become stronger.**

Sincerely,

Danielle Crothers

**HB-1838-HD-2**

Submitted on: 3/18/2024 6:06:20 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Nicki Tedesco	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Nicole Tedesco

**HB-1838-HD-2**

Submitted on: 3/18/2024 6:09:59 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Sofia de la Sota	Individual	Support	Written Testimony Only

Comments:

We need all current residents of Maui to be able stay on Maui. All mainland owned STR owners that don't currently reside here need to stay out (for now). It's not time to move here, it's time to leave those units available for current Maui residents.

This is urgent and we need housing.

**HB-1838-HD-2**

Submitted on: 3/18/2024 6:14:09 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jill Fletcher	Individual	Oppose	Written Testimony Only

Comments:

As an owner of a condo in Honokowai, I am housing a family who lost 3 homes in the fire and none of us are using FEMA. I oppose HB-1838.

Mahalo, Jill

**HB-1838-HD-2**

Submitted on: 3/18/2024 6:16:01 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Nicholle S L Konanui	Individual	Support	Written Testimony Only

Comments:

Aloha e Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

As a member of the public truly concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Mahalo for your time and consideration.

Aloha nui,

Nicholle Konanui

**HB-1838-HD-2**

Submitted on: 3/18/2024 6:19:21 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Michele Nihipali	Individual	Support	Written Testimony Only

Comments:

**Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee**

**I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.**

**I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.**

**This legislation would provide much-needed stability and security to those who have already endured so much.**

**Sincerely,**

**Michele Nihipali**

**54-074 A Kam Hwy.**

**Hauula, HI 96717**

**HB-1838-HD-2**

Submitted on: 3/18/2024 6:25:02 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Sheila Starnes	Individual	Oppose	Written Testimony Only

Comments:

While the passage of HB1838 would most certainly be financially lucrative for Hawaii hotels, I believe it would be financially devastating for a significant portion of the Hawaii economy and population, whose livelihoods and/or decision-making -- whether to visit Hawaii; work temporarily in Hawaii; patronize the restaurants, shops and attractions in Hawaii -- would be adversely impacted by a ban on short and mid term rentals.

The notion that those seeking short or mid term rentals will pivot to expensive hotels, I believe, is inaccurate and short-sighted; they simply will make life plans in another state. The people of Hawaii would suffer as a result.

Currently, throughout the United States, elected and unelected representatives who have made decisions to hurt, if not cripple, local or regional economies, are being replaced in droves by their constituents for failing to represent the policies they value.

This bill is bad for Hawaii and should not be supported by those with the best interest of the people of Hawaii in mind and at heart.

**HB-1838-HD-2**

Submitted on: 3/18/2024 6:30:55 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Michael Shoustal	Individual	Oppose	Written Testimony Only

Comments:

I am writing to express my strong opposition to House Bill 1838 (HB1838), which proposes to authorize counties in Hawaii to phase-out short-term rentals in various zoning areas. As a recent condo owner in Waikiki who utilizes my property for short-term rentals, I am deeply concerned about the potential implications of this bill on both my livelihood and the broader community.

If HB1838 is enacted, it would significantly disrupt the short-term rental market, impacting not only property owners like myself but also the diverse range of individuals who rely on these accommodations. Currently, Oahu is already facing a scarcity of legal short-term rentals, with only approximately 2,000 units available excluding hotel accommodations. Losing more of these rental options would exacerbate the challenges faced by residents and visitors alike.

Short-term rentals play a crucial role in accommodating various segments of our community, including displaced residents, individuals in transition, visiting family members, traveling professionals such as nurses and contractors, temporary military personnel, students, and many others. In times of crisis, such as the Red Hill Crisis or the Marco Polo fires, these rentals serve as essential resources for those in need of temporary, furnished housing. If our industry is further diminished, where will these individuals turn for accommodation?

Moreover, with the potential implementation of stringent regulations or a phase-out of non-conforming properties, the availability of short-term rentals would further dwindle, leaving many without viable options for lodging. This would not only impact property owners but also have broader economic implications, as visitors to Oahu would be forced to rely on expensive hotel accommodations in Waikiki, placing additional strain on their budgets.

In conclusion, I urge you to consider the significant ramifications of HB1838 on both short-term rental owners and the broader community. Instead of further restricting this vital sector, I encourage lawmakers to explore alternative solutions that balance the needs of residents, visitors, and the local economy.

Thank you for considering my perspective on this important issue.

Respectfully,

Mike Shoustal



**HB-1838-HD-2**

Submitted on: 3/18/2024 6:36:06 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Lisa Agdeppa	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Lisa Agdeppa

**HB-1838-HD-2**

Submitted on: 3/18/2024 6:40:23 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Sandra Haff-Ignacio	Individual	Support	Written Testimony Only

Comments:

**To all chair members,**

**I am submitting my testimony in support of this bill as a long time Lahaina resident and a victim of the Lahaina fire. I lost my home, my business and my husbands business in the Lahaina wildfire. We were renters, holding leases on three spaces, now all burned. My business is an insurance based, acupuncture practice, serving the local community with pain management services. My husband, a middle school teacher, and a surfboard builder, also lost his workshop in the fire. Our home was a 480 sq ft one bedroom cottage near the ocean. We were only able to live in this space because the HOA's of the development, thankfully, did NOT allow STR's. Since moving to Maui in 2006, I have personally witnessed the housing crisis. As a small business owner, I always had office overhead to pay, and as a result, I found myself groveling to find an affordable studio or one bedroom to rent as I continued to grow my acupuncture practice. Since 2008, when Airbnb started, I have personally experienced getting priced out of the quaint, small residential neighborhoods that used to surround Lahaina. Year after year, visitors started to overtake what used to be "Local" beaches. I have also experienced living next door to an illegal STR during the pandemic, when our neighbor was quarantining people illegally during the moratorium on STR's and she didn't even have a permit. So additionally, there is zero enforcement. STR's run through programs like AIRbnb and VRBO has created opportunities for ANYONE to rent a house and throw rooms up on the STR market, illegally. Thus putting even more strain on the workforce in regards to housing. STR's do not help our economy. They solicit cheap travelers that shop at Costco, flood the beaches and do not spend tourist dollars in our restaurants or our activities. It does seem, however, that the Transient taxes paid through those that are legal, serve the county and the state, but not the people. It's time for full disclosure and transparency on how much tax dollars these programs provide to the state and counties, how these tax dollars are spent, and how it serves the local workforce. Let us define the workforce as medical professionals, teachers, firefighters, police officers, restaurant managers, servers, housekeeping, activity workers, boat crews, ferry operators, bus drivers, grocery store clerks & vehicle repair shops. Where do you expect us to live? Our neighborhoods have been completely overrun by STR's. I run a successful business, grossing \$160,000 in 2023. My husband is a teacher. With our 2 salaries combined, we still can't afford a home. We work hard and live a very frugal lifestyle. We drive older cars and have very little debt. We still can't afford to buy a home on the island of Maui. We both serve our community and we still can't afford a home on Maui. I can no longer sit back and listen to all the testimony of people that live on the**

**mainland and want to complain that they can't afford their vacation home on Maui or anywhere in Hawaii without their STR income. This system is broken. If, the only way they can afford their properties, is to vacation rent it, then they shouldn't have bought it. Meanwhile, those of us that live in Hawaii full time, pay income and GE taxes, work in jobs that require degrees and licenses, and serve our communities, are getting priced out. I fully support this bill [HB1838](#) that allows counties to enact a zoning ordinance to amortize or phase out nonconforming transient vacation rental units. Something must be done. Mahalo!**

**Sandra Haff Ignacio, LAC, LMT**

**HB-1838-HD-2**

Submitted on: 3/18/2024 6:43:04 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Liz Lees	Individual	Oppose	Written Testimony Only

Comments:

I oppose this bill. Residential use (a place to sleep) in residential areas is a congruent use regardless of number of nights. There was a reason that limiting government's power over individual residents homes was encoded in state law.

I am also very concerned that in unusual circumstances, like the Maui fire, that the government will use this new power in a knee jerk reaction for political gain. How long is a reasonable time to phase out usage???

**HB-1838-HD-2**

Submitted on: 3/18/2024 6:44:07 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Wendi	Individual	Support	Written Testimony Only

Comments:

This is vital for all displaced residence we beg of you. Please long term affordable long term housing for all fire victims

**HB-1838-HD-2**

Submitted on: 3/18/2024 6:54:11 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Ken Sim	Individual	Oppose	Written Testimony Only

Comments:

Short term rentals have existed in Hawaii starting in the 1960s with the building of tourist/resort destination zones. THESE HOMES WERE NEVER PART OF THE LOCAL POPULATION HOUSING SUPPLY.

To declare there is a crisis in housing now caused by short term rentals is not supported by a look at the history of these zones. Look at every counties' planning commission approval of these zones and dwellings throughout the decades.

Homes and condos owned by mainlanders have existed for over 50 years in zones designated for it. This is not new and has not suddenly caused a lack of housing. The lack of future planning for residential dwellings and approval of building permits is the proximate cause of today's situation.

Short term rentals operate legally, have been approved for use by county zone, pay county and state TAT and GET, and yet are a target over and over again.

Please let us live our lives in peace like everyone else is entitled to.

Respectfully, please hold this Bill.

**HB-1838-HD-2**

Submitted on: 3/18/2024 6:54:43 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Spencer Headley	Individual	Support	Written Testimony Only

Comments:

Good morning,

As everyone who is in the position of making decision at the state or county level already knows, there has been a housing crisis in Hawaii, on every island, for years. One of the primary drivers for unaffordable rents and housing prices sought by local residents, is the influx in short term rentals. The STR market has, in effect, hijacked the already anaffordable housing market, and skyrocket home prices past what the vast majority of what locals can afford. Hawaiians who are of the land, have lineal decendents, are from Hawaiian land, are now being forced to relocate across America due to this housing crisis. A literal Hawaiian Diaspora has been created in the past decade.

Short Term Rentals need to be reigned in, and giving Counties the home rule of their individual Counties the agency to enact policy that will protect locals ability to live in Hawaii is essential to keeping what is important and what is right for the community a top priority for legislators. Maui, in particular, has been bought and sold to the tourism industry... at the expense of the community. Yes, many people have jobs and live month to month with a hotel paycheck or with a second or even third job, but how is that an acceptable or sustainable path forward? The fire in Lahaina has laid bare the housing crisis which had already been at crisis level for years prior to August 8th... on every island. Putting the power to restrict STR's at the County level, instead of the State, will allow each county's community to better address how to handle the Short Term Rental issue as it best suits them, whether that is an outright moratorium, restriction to limited areas, or at the minimum out of residential neighborhoods.

Passing HB1838 HD2 allows greater agency for local communities in each County to decide for themselves how best to tackle the STR issue, and as a result, actually be able to continue to live in the place they were raised, or the place they have lived for many years and actually contribute to in a meaningful way.

The STR market is inherently exploitative, with profits leaving the islands at the expense of dwindling housing stock for long term rentals or local buyers. This issue must be addressed. All of this is common knowledge and basic logic. To have to mobilize the community just to hold the powers that be in a position to acknowledge that  $2 + 2 = 4$  shows very clearly how much special interests throughout Hawaii have gained, and how much the community has lost. Many many residents can not afford to lose anything more.

Thank you,

Spencer Headley

**HB-1838-HD-2**

Submitted on: 3/18/2024 6:57:12 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kathleen Boyle	Individual	Oppose	Written Testimony Only

Comments:

Oahu is down to 2000 legal short term rentals excluding hotel units. We can not afford to lose more. It is important to provide housing for visiting family and friends.

**HB-1838-HD-2**

Submitted on: 3/18/2024 7:02:26 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Teri Shoustal	Individual	Oppose	Written Testimony Only

Comments:

Recently my parents passed and left me with some money in a trust. I knew exactly what I wanted to do with this money, I wanted to buy a condo in Waikiki. My parents honeymoon was in Waikiki (my Dad was military and they could stay at Fort Derussy), when my Mom was pregnant with me we stayed there and when I was young we stayed there, it was their favorite place in the world. I wanted to have a place for our relatives to stay, and for me to retire. For now though I have two kids in college in California and need some extra income to pay for this so I have the condo as an airbnb. As someone who raised two kids and loved to travel I know how important short term rentals are to families. Hotels are out of the question for a family with young children, we need access to a kitchen for that late night snack, a home cooked meal for a picky eater, a quick breakfast for the jetlagged kid who awoke at 4 am. And an extra room is needed for midday naps and earlier bedtimes where parents can be right there in the living room instead of all being forced into one room or separated with two hotel rooms. I love sharing my airbnb with small families so they can love Waikiki just as much as my parents and I did. With the allowance of short term rentals, I am able to invest in a bit of paradise that I can then pass onto my children when I am gone. So I ask you to please keep our unit, The Pacific Monarch a short term rental.

**HB-1838-HD-2**

Submitted on: 3/18/2024 7:05:23 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Aulani Dusenberry	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawai'i Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Aulani Dusenberry

**HB-1838-HD-2**

Submitted on: 3/18/2024 7:08:16 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
cheryl hendrickson	Individual	Support	Written Testimony Only

Comments:

Aloha-

Please support this Act is to allow counties to enact a zoning ordinance to amortize or phase out nonconforming single family transient vacation rental units. To promote the orderly development of each county or city and county in accordance with a long-range, comprehensive general plan to ensure the greatest benefit for the State as a whole.

Many Mahalos

**HB-1838-HD-2**

Submitted on: 3/18/2024 7:09:58 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Shelsea D.	Individual	Support	Written Testimony Only

Comments:

Dear Chair Inouye, Chair Gabbard, Vice Chair Elefante, Vice Chair Richards and the honorable members of the committees,

I strongly support HB 1840 HD2, which allocates funds for long-term air and water quality monitoring after the Maui wildfires on August 8, 2023. Recognizing the risks of urban wildfires is crucial, and the proposed funding for monitoring and research initiatives is essential for ongoing recovery efforts.

I urge you to pass HB 1840 to safeguard our community and set a precedent for addressing environmental challenges statewide post-urban fires across every Hawaiian island for children and future generations. My Kanaka Maoli ancestors - all maternal and paternal bloodliens, knew this well: **WATER is LIFE.**

Mahalo,

Shelsea

**HB-1838-HD-2**

Submitted on: 3/18/2024 7:17:13 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Keila Paahana	Individual	Support	Written Testimony Only

Comments:

I strongly support this bill.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

thank you,

Keila Paahana

**HB-1838-HD-2**

Submitted on: 3/18/2024 7:17:35 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Cassie Coonradt	Individual	Support	Written Testimony Only

Comments:

Please take care of the people of maui. Stop letting greedy non residents prioritize their pocket books while our community suffers. This isn't right. Please help the people of maui!!

**HB-1838-HD-2**

Submitted on: 3/18/2024 7:18:13 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Shannon K. I'i	Individual	Support	Remotely Via Zoom

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a kupa of Lahaina directly affected by the August 8th wildfires but most especially a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2. I see this as important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to our community of Lahaina and throughout the state.

Me ke aloha,

Shannon I'i

**HB-1838-HD-2**

Submitted on: 3/18/2024 7:19:59 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jacob Petersen	Individual	Oppose	Written Testimony Only

Comments:

Testimony Opposing HB1838:

As a Maui resident, I urge you to oppose HB1838, as it threatens to exacerbate the already dire housing situation on our island. This bill overlooks the vital role that short-term rentals play in supporting our community and addressing various urgent needs.

Our family personally knows women with young children in domestic violence situations who relied on mid-term housing provided by short-term rentals. Additionally, local school social workers have shared countless stories of displaced families in need of short-term and mid-term housing options.

Outer islands like Maui, and even Oahu, suffer from a significant brain drain of professionals due to the lack of affordable housing and the high cost of living. Recently, the Department of Education outsourced Filipino teachers, who also face challenges in finding affordable long-term housing and often rely on short-term and mid-term rentals.

Local families often require intergenerational housing options, such as single-family homes with ADU potential, as they prefer not to be confined to small condos. By limiting short-term rentals, we are further restricting housing options for local families and perpetuating the issue of being priced out of paradise.

It's crucial to invest in our people by addressing education, providing maternity leave, increasing wages/salaries, and offering opportunities for homeownership. Instead of prioritizing corporations, we should focus on supporting our local residents.

Furthermore, if short-term rentals are restricted, will hotels provide the necessary amenities like kitchens, laundry facilities, and adequate space? Will zoning laws be more regulated and limited? Will hotels significantly reduce rates for locals in need of medical care, military personnel, traveling professionals, or displaced residents?

I urge you to stand with the residents of Maui and oppose HB1838. Thank you for considering my testimony.

Jacob Petersen



March 18, 2024

Chair Senator Jarrett Keohokalole, Vice Chair Senator Carol Fukunaga  
Chair Senator Lynn DeCoite, Vice Chair Senator Glenn Wakai  
Chair Senator Angus L.K. McKelvey, Vice Chair Senator Mike Gabbard

**STRONGLY SUPPORT HB1838 HD2 WITH A PROPOSED AMENDMENT**

Dear Committee Members;

I strongly support HB1838 HD2 because I believe zoning should be a Home-Rule decision. Each county has their own unique housing challenges and as such, they should be allowed to determine how many and where vacation rental businesses are located.

On Oahu, Illegal vacation rentals are using a loophole to hide their illegal vacation rental activities by creating fake 30 day contracts. HB1838 HD2 with the following proposed amendment will help the Oahu City Officials to resolve this loophole.

ADMENDMENT: "provided further that residential uses do not include transient accommodations uses".

Thank you for your consideration.

Stu Simmons  
Oahu resident

**HB-1838-HD-2**

Submitted on: 3/18/2024 7:21:35 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Carol Gaylord	Individual	Support	Written Testimony Only

Comments:

Aloha e Representatives,

I am submitting testimony today in support of phasing out nonconforming transient vacation rentals. It's obvious from owners' testimony that their primary concern lies in profitability, over the well-being of our communities. I also support adding the language:

"That transient accommodations users may be amortized or phased out in all housing types, not just single family dwellings."

Mahalo Nui Loa Kakou~

Carol Gaylord

**HB-1838-HD-2**

Submitted on: 3/18/2024 7:25:36 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Isabella groff	Individual	Oppose	Written Testimony Only

Comments:

I am a worker for short term rentals. This is the only added income I have to social security. These short term rentals supply places for family, friends, short term people in tradition to and from Hawaii, and provide extra work to hundred of workers who pay taxes to our state. Please, keep these options open to those who can not afford high hotel costs. Thank u for your time and honoring my opinions. Isabella Groff and I have lived in Hawaii since 1970's

**HB-1838-HD-2**

Submitted on: 3/18/2024 7:27:09 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Christiane Keyhani	Individual	Support	Written Testimony Only

Comments:

Aloha,

My name is Christiane Keyhani. I was born and raised on Maui, 5th generation from both lines of plantation workers. Short term rental should only be legal if you're Hawaiian or born and raised. In that case the money stays in the local economy and owners have responsibility to their community and aina. Even the hotels claim to be helping our economy, but truthly almost all of that money goes to foriegn entities, and only pays the staff wages. The only people benefiting off of tourism should be locals, and the state our island is in clearly shows we're getting snubbed out of our own home and the short end of the stick. Now with short term rentals, mainlanders are coming here to commoditize and gentrify Hawaii, capitalizing on an investment which is at the direct expense of locals. These mainlanders that are fighting for short term rentals are clearly not rooted to Maui, just invested, and they should go somewhere else! That's the reality of the situation. I don't have family anywhere else, I have no where else to go. And that is the case for almost all Hawaiians and generational families. This isn't my second option, it's my first and only option. Please protect Maui, protect the community, and do what is right.

Mahalo,

Christiane

**HB-1838-HD-2**

Submitted on: 3/18/2024 7:31:03 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Linda Pizzitola	Individual	Support	Written Testimony Only

Comments:

I support this bill. .

**HB-1838-HD-2**

Submitted on: 3/18/2024 7:29:35 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Tamra Ashlee Probst	Individual	Support	Written Testimony Only

Comments:

Aloha e commette, counsel people, and staff

thank you for addressing zoning of vacation rentals. Long overdue for residents of west Maui.

as a collective we hope "That transient accommodations users may be amortized or phased out in all housing types, not just single family dwellings."

I am a lifetime, 4th generation west Maui resident and live with my parents in napili Maui. I clean short term vacations units to help my own pocket but I am in strong opposition of vacations rentals being on the island, especially in west Maui.

These tourists who come do not invest in our local economy, they do not put money into our pockets but the pockets of the foreign owned. They go to Costco Saving money instead of our restaurants, go across the street to our beaches without knowing where they are, taking up resources while not giving back.

I grew up in my dad's restaurants, in my community seeing this first hand, and as a flight attendant for a major airline I see them coming in by plane loads.

vacation rentals should not be allowed as a business opportunity for other "non-community" members to make a profit so they themselves can have a dwelling here, nor should tourists be allowed to feed into this cycle.

owners of vacation rentals don't live, work, or care to see what their cash crop does to our community on a day to day basis.

thank you for reading,

tamra probst

**HB-1838-HD-2**

Submitted on: 3/18/2024 7:32:24 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Dogeron Meredith	Individual	Oppose	Written Testimony Only

Comments:

I strongly oppose Bill1838

Not only will this affect my livelihood together with countless other locals like myself but will directly affect others that benefit from the units we rent out.

Oahu is down to 2,000 legal short-term rentals excluding hotel units. We cannot afford to lose more.

Mid and Short-term Rentals accommodate displaced residents, newly housed residents, residents in transition, inter-island residents coming for medical treatment or family visits, traveling nurses, emergency contractors, temporary military & students, our family & friends.

Events like the Red Hill Crisis and Marco Polo fires displaced thousands of residents. Where will residents find temporary, furnished housing if our industry is further decimated?

Where will you stay when you come to Oahu to work, visit family or seek healthcare? An expensive hotel room in Waikiki?

**HB-1838-HD-2**

Submitted on: 3/18/2024 7:33:10 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Rachael Tiow	Individual	Oppose	Written Testimony Only

Comments:

There are many housing issues in Hawai'i, specifically the Big Island.

There is NO single way to fix it, but this bill will have unintended consequences that will impact many years to come.

Limiting residents to rent out their own homes and spaces is NOT constitutional. It is a home they purchased on the piece of land that they have rights to!

By providing restrictions, you are suppressing residents' rights and freedoms and also do not support free market.

Also, this bill does NOT support residents to find alternative ways to create income to continue living here and building a business for themselves to be self sufficient financially.

Cost of LIVING is so high in Hawai'i that every kanaka maoli and resident of the island is doing everything they can to stay and live here.

This bill supports the growth of hotels and large corporations in the guise of providing long term rentals for residents.

It's a crime!

**HB-1838-HD-2**

Submitted on: 3/18/2024 7:36:28 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Dianarey Talaroc-Kaniho	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Dianarey Talaroc-Kaniho

**HB-1838-HD-2**

Submitted on: 3/18/2024 7:44:57 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Cheylah	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Cheylah-Marie Uyeda

**HB-1838-HD-2**

Submitted on: 3/18/2024 7:48:55 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
cheryl burghardt	Individual	Support	Written Testimony Only

Comments:

I SUPPORT HB 1838 HD 2 which allows counties to enact a zoning ordinance to amortize or phase out nonconforming single-family transient vacation rental units over a reasonable period of time. The current situation is out of control. To date, we have been putting bandaids on breaks, fractures and gaping wounds rather than treat, fix and repair.

Again, I support this bill.

**HB-1838-HD-2**

Submitted on: 3/18/2024 7:49:19 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Keone Ampong	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Keone Ampong

**HB-1838-HD-2**

Submitted on: 3/18/2024 7:53:52 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Linda Shimokawa	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair, Vice Chair and Committee,

My name is Linda Shimokawa and I live on the island of Maui since 1980 if I didn't have my B&B permit I would have to sell because I can't afford my own house and the cost of living here and I don't want to move, Where would I go???

I oppose SB-2919 and HB1838 due to its potential negative impact on Maui's economy and affordable housing. Here are my key concerns:

**Threat to Local Businesses:** SB-2919 and HB1838 jeopardizes locally-owned small businesses, including short-term rentals (STRs), which are vital contributors to our economy.

**Economic Impact:** STRs represent less than 1% of Maui households but contribute over 40% of the county's property tax revenue, funding essential services including affordable housing.

I urge you to reconsider SB-2919 and HB1838 and explore alternative solutions that address housing affordability without harming local businesses or affordable housing.

Thank you for your support and time,

Sincerely,

Linda Shimokawa

**HB-1838-HD-2**

Submitted on: 3/18/2024 7:55:41 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Pamela Vera	Individual	Support	Written Testimony Only

Comments:

Dear Chair McKelvey, Chair DeCoite, Chair Keohokalole, Vice Chair Gabbard , Vice Chair Wakai, Vice Chair Fukunaga and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include ALL housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of the housing remaining north of Lahaina is listed as short-term rentals. With the majority of housing remaining on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Pamela Vera

**HB-1838-HD-2**

Submitted on: 3/18/2024 7:59:28 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Ann Palacios	Individual	Support	Written Testimony Only

Comments:

ALOHA ALL,

I STRONGLY SUPPORT HB1832 HD 2.

MAHALO,

ANN PALACIOS

OAHU, HAWAII

**HB-1838-HD-2**

Submitted on: 3/18/2024 7:59:57 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
hamada wahba	Individual	Oppose	Written Testimony Only

Comments:

Our Rental unit support many visitors coming back to visit their famiies on the island finidng a reasonable priced accomdation close to their family homes. We also provide jobs to housekeeping personnel, handymen and consturction and that adds up to thousands of dollars each year, also the visitors support the local economy by speding money in local resturants and shops. home prices go up everywhere in the country not becasue the vacation rentals, its becuae the inflation your \$ is losing its value period and prices will go up eerywhere overtime regardless of vacation rentals or not. what you need is vacation rental tax that help support the local economy and help the locals with home downpayments so they can afford buying a home. what this bill do is give hotels the power to raise rates and none of it will go to the locals, its striaght to wall street. this bill won't force me to sell my condo, you will have to pay unemployment for the housekeeper, handymen, the local stores empolyees that will lose their jobs and you will not get the ~18% tax revnue that help support the locals. does it make sense to you..

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:00:02 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Connie DeBord	Individual	Oppose	Written Testimony Only

Comments:

Dear Sen. Jarrett Keohokalole, Chair, Senator Carol Fukunaga, Vice Chair, Senator Lynn DeCoite, Chair, Senator Glenn Wakai, Vice Chair, Senator Angus L.K. McKelvey, Chair Senator Mike Gabbard, Vice Chair, and members of the Committees:

I **OPPOSE** H.B. 1838 HD2 for the following reasons:

My name is Connie DeBord. Thank you for the opportunity to testify about this bill

Background on Papakea

- Papakea is an ocean-front property, completed in 1978 and consisting of 364 individual condominiums.
- Papakea was initially marketed and sold as vacation rental property.
- Papakea has never been workforce housing so Papakea is not an example of a property that converted from workforce housing to transient vacation rental use.
- The majority of units at Papakea are under 600 square feet and the property has limited parking.
- Papakea is located directly adjacent to a long stretch of hotel-zoned properties and multiple commercial properties.

- Papakea's resort operations require extensive maintenance which makes the monthly maintenance dues very high, compared to properties designed for long-term housing with lower maintenance dues. Unsubsidized long-term rental rates do not come close to covering the maintenance dues, special assessments, mortgage payments, property taxes, and insurance which prevents Papakea from ever becoming a sustainable long-term housing option.

#### Papakea's Contributions to the Community

- Papakea owners have been operating legal vacation rentals for almost fifty years.
- Papakea's resort operations provide employment for approximately 35 local resident employees; some have worked at the property for over 15 years; some started in entry-level positions and worked into supervisory roles.
- Papakea supports a wide variety of local trade professionals including pest control, HVAC, plumbing, electrical, and tree trimming.

#### Individual Owner Contributions to the Community

- Many small businesses owned and operated by local residents from the Maui community rely on Papakea short-term rentals including housekeepers, handymen, on-island agents, and contractors. These service providers set their own rates, work hours, select their own clients, work conditions and standard operating procedures. Shutting down short-term rentals at Papakea means putting these folks out of business with fewer employment opportunities.

- Papakea STRs support the State of Hawaii and County of Maui through payment of property taxes (many at the short-term rental rate), Transient Accommodations Tax, General Excise Tax, and Maui Transient Accommodations Tax.
- Papakea guests support many small businesses on the island including restaurants, food trucks, tour operators, state parks, the national park, and shops.
- Papakea has a high number of returning guests that have been visiting Maui for years and have deep connections with the community.

For the reasons stated herein I OPPOSE HB1838 HD2 and urge the committee vote no on this matter.

**TO:** Chair Jarrett Keohokalole, Chair Lynn DeCoite, Chair Angus L.K. McKelvey, Vice Chair Carol Fukunaga, Vice Chair Glenn Wakai, Vice Chair Mike Gabbard and all members of the Senate Committees on Commerce and Consumer Protection, Energy, Economic Development and Tourism, and Government Operations

**FROM:** Sesame Shim

**RE: HB1838**  
**Hearing on March 19, 2024**  
**IN STRONG SUPPORT of HB1838 HD2**

Aloha mai e na poo a me na lala o ka Aha Olelo,

My name is Sesame Shim from Pukalani, Maui. I am a mother of 2 keiki and a teacher at Ke Kula Kaiapuni 'o Kekaulike, a Hawaiian Immersion high school on Maui. I am testifying in **STRONG SUPPORT of HB1838 HD2.**

**WE ARE IN A HOUSING CRISIS!**  
**WE ARE IN A HOUSING CRISIS!**

My genealogy goes all the way back to this 'āina, from the first coral to emerge from the pō. This is the same genealogy of ALL Hawaiians. 'Āina is our 'ohana, our kūpuna, it is US. Our relationship to 'āina is not remotely the same as any foreigner land speculator. It is in fact, just the opposite.

**WE ARE IN A HOUSING CRISIS!**

I am currently a renter in Maui. As a teacher, who still cannot afford to own a property, it is worrisome for my 'ohana, the future of my keiki, that we will soon be priced out. When our keiki, our youth, are already defeated when thinking of living on Maui, there is an urgent problem.

**WE ARE IN A HOUSING CRISIS!**

I do not sympathize with any of these foreigners trying to continue their short term vacation rental privileges. They have no voice here! They can't speak of aloha, because they know nothing of aloha! He mū 'oia!

Support the people OF this place. **Support HB1838 HD2.**  
Mahalo for your time.

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:02:41 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Clint Kahahane	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Clint Kahahane

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:03:00 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Herb Rose	Individual	Oppose	Written Testimony Only

Comments:

I oppose HB1838 HD2

Herb Rose

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:04:06 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jaime	Individual	Support	Written Testimony Only

Comments:

Aloha,

My name is Jaime Hoe. Born and raised on the ‘āina of my ancestors, with Hawaiian running through my koko. I am in support of bill HB1838 because I am in support of my people and of my land. In our own home, connected to our culture and kūpuna we are continuously worried about paying our next bill, eating our next meal, doing anything in order to just survive, not even live. I personally have had to move off island a year ago in order to better sustain myself in life. This is our ‘āina, it is suppose to sustain use in everyway possible because it has the means to do so. However, with tourism and capitalism, we witness everyday how we, as Hawaiians, are pushed out of our own land, our own ancestral home in order to benefit people who have no ties, no meaning, no reason to even be here. Hawaiians and all other people who are born and raised here deserve to have access to housing, a basic human need. As a Hawaiian living in diaspora due to the housing crisis we are going through, I am in complete support of this bill.

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:05:34 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Eugene A Modell	Individual	Oppose	Written Testimony Only

Comments:

Dear Sen. Jarrett Keohokalole, Chair, Senator Carol Fukuna ga, Vice Chair, Senator Lynn DeCoite, Chair, Senator Glenn Wakai, Vice Chair, Senator Angus L.K. McKelvey, Chair, Senator Mike Babbsrd, Vice Chair, and members of the committees:

I OPPOSE H.B. 1838 HD2 for the following reasons:

Thank you for the opportunity to testify about this bill.

My name is Eugene Modell and I and my spouse are condominium owners at Papakea on Maui since 1988. Papakea is an ocean-front property completed in 1978 and consisting of 364 individual condominiums. Papakea was initially marketed and sold a vacation rental property. Papakea has never been workforce housing so Papakea is not an example of a property that converted from workforce housing to transient vacation rental use. The majority of units at Papakea are under 600 square feet and the property has limited parking. Papakea is located directly adjacent to a long stretch of hotel-zoned properties and multipole commercial properties. Papakea's resort operations require extensive maintenance which makes the monthly maintenance dues ver high, compared to properties designed for long-term housing with lower maintenance dues. Unsubsidized long-term rental rates do not come close to coverigng the maintenance dues, special assessments, mortgage payment, property taxes, and insurance which prevents Papakea from ever becoming a sustainable long-term option.

Papakea owners have been operating legal vacation rentals for almost fifty years. Indeed my wife and I have been welcoming guests and visitors to Papakea and Maui for twenty-four years. Papakea's resort operations provide employment for approximately 35 local resident employees: some have worked at the property for over 15 years; some started in entry-level positions and worked into supervisory roles. Papakea supports a wide variety of local trade professionals including pest control, HVAC, plumbing, electrical, and tree trimming.

Many small businesses owned and operated by local residents from the Maui communioty rely on Papakea short term rentals including: housekeepers, handymen, on-island agents, and contractors. These service providers set their own rates, work hours, select their own clients, work conditions and standard operating procedures. Shutting down short-term rentals at Papakea means putting these folks out of business with fewer employment opportunities. Indeed, in 2007 we completed a complete interior rennovation project that required tile contractors, cabinet/carpentry craftsmen, plumbing, electrical, and painting contractors.

Papakea short-term rentals support the State of Hawaii and County of Maui through payment of property taxes (many at the short-term rental rate), Transient Accommodations Tax, General Excise Tax, and Maui Transient Accommodations Tax. Indeed, over the last 10 years our individual condo has contributed the following amounts to the State and County: Property tax-\$45,162.00; Transient Accommodations Tax-\$33,969.00; General Excise Tax-\$13,998.00; Maui Transient Accommodations Tax-\$3112.00. These amounts total over \$ 95,000.00 which the state and county would not have had to fund their respective responsibilities and projects. In addition, Papakea guests support many small business on the island including restaurants, food-trucks, tour operators, state parks, the national park, appliance stores, grocery stores, furniture stores, lighting stores, etc.

For the reasons stated herein I OPPOSES HB 1838 HD2 and urge the committee to vote no on this matter.

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:06:28 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Bennett Kalawaia	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Bennett Kalawaia

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:06:48 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
brandi corpuz	Individual	Support	Written Testimony Only

Comments:

Aloha,

My name is Brandi Corpuz and I am from Kula Kai Maui. All of Maui and across the state we have a housing shortage. We support HB1838 because we need housing for our community and workforce. Transient Vacation Rentals only add to our housing problems and should be phased out. Please support this bill by voting it into law.

Sincerely, Brandi Corpuz

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:07:56 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Akshatha	Individual	Oppose	Written Testimony Only

Comments:

Aloha ,

I strongly oppose this bill due to :

1. employment of so my people I work ( from cleaners, accountant , property managers who are all kamaaina ).
2. erase legacy of many local businesses
3. huge financial loss for home owners with the increased cost of living in Hawaii
4. take away the spirit of aloha . Spirit of aloha lies in the hosts who are local . People get to live and experience daily Hawaiian living through short term rental which is very different from the big resorts .  
these are more affordable and valuable with respect to experience. This is what makes Hawaii unique. The aloha spirit .
5. Most people who do short term rental are just making it even with the mortgages. If it goes to 90 days there will be huge financial losses for owners , employers and society.
6. Please think of our families and do not make this more hard .

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:09:15 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kamilah Jenkins	Individual	Support	Remotely Via Zoom

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing to express my strong support for HB1838, which clarifies that our counties have the clear right to phase out short-term rentals over a reasonable amount of time.

I am a resident on O'ahu, a settler, and a homeowner who chooses to rent an apartment instead of living in my purchased home. It is my civic duty to allow a family who survived the Lahaina fires to rightfully have a secure place to live while they grieve, heal, and rebuild. I believe it is our government's responsibility to recompense homeowner's expenses to provide multi-year tenancy and this bill is a closer step in that direction.

The Lahaina fires shed a clear light on the contribution that short-term rentals play in our housing crisis. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Kamilah Jenkins



**HB-1838-HD-2**

Submitted on: 3/18/2024 8:12:54 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Curren Ohama	Individual	Support	Written Testimony Only

Comments:

Pls pass this bill, great step in the right direction for the community at large.

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:13:34 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
ann williams	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,  
Ann Williams

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:15:26 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
debby hooks dejong	Individual	Oppose	Written Testimony Only

Comments:

Please vote no for bill 1838. We are residents and live in our home on North Shore. We Do not want to rent long term because we have family that visit from out of state frequently that we offer our home while they are here so they do not have cost of a place to stay while visiting. We also rent for thirty days to others that are visiting military children on island and by us renting to them they can afford to visit for thirty ddays with grandchildren. We also rent to others that are contracted to work on island for thirty days. If short term rerntal is taken away it will be a very negative impact to our island because other residents depend on us for income cleaners, yard companies. the income that would be lost by they taxes we pay and money that is spent on island by our guest will be a negative impact on our island.

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:16:38 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Sam Engel	Individual	Oppose	Written Testimony Only

Comments:

Honorable Senator Jarrett Keohokalole, Chair, Honorable Senator Carol Fukunaga, Vice Chair, Honorable Senator Lynn DeCoite, Chair, Honorable Senator Glenn Wakai, Vice Chair, Honorable Senator Angus L.K. McKelvey, Chair, Honorable Senator Mike Gabbard, Vice Chair, and members of the Committees:

Thank you for the opportunity to provide testimony regarding HB1838.

We **OPPOSE** H.B.1838 HD2 and request that it be withdrawn from further consideration by your committee.

H.B. 1838 takes a wrecking ball to the economic stability of local counties under the guise of providing housing. While well-intentioned in terms of attempting to address the supply of housing on Maui, the ramifications on the small businesses and individuals who depend on the short-term rental industry for their livelihood are tremendous and could cause further economic decline for the island.

A moratorium on the construction or permitting of new short-term rental housing until such time as sufficient replacement housing could be constructed would seem to be a more judicious approach to the problem and actually provide a path towards a sustainable housing supply over the long-term.

Our condominium, Papakea was constructed between 1975 and 1978. It was permitted, constructed and marketed as short-term rental housing, as a component of the county-adopted West Maui Community Plan to provide different types of housing and vacation accommodations and a means to provide tax revenue to the County to support services to all residents. The majority of the units are less than 600 square feet and have limited accommodations for full-time occupancy. Our location away from the residential neighborhoods of Honokowai limits our impact on our full-time neighbors, and helps maintain the residential character of the community.

At Papakea we employ 32 fulltime employees in addition to the various service vendors, contractors and small businesses needed to support our community. Each owner, in turn employees maintenance personnel and their own corps of support personnel to maintain the property, which is a significant positive impact on our community.

Sometimes the discussion about short-term rentals focuses on what is taken away, rather than on what is contributed, which is not a completely accurate picture. Many of our owners have long term connections to the island community and support local charities and many volunteer in local agencies. Our complex immediately provided emergency shelter immediately following the Lahaina fire and continues to provide transitional housing to local families through FEMA and direct rentals. These are small stories, but for an established community like Papakea, they are a vital part of who we are. In short, we have a longterm commitment as contributors to the island community.

Finally, Papakea was originally constructed as a short-term rental condominium project and has always operated as such. It has never operated as permanent residential housing, and was never removed or converted from permanent housing for use as short-term rentals. This is an important distinction for us.

In conclusion, for the reasons listed above, we would request your "no" vote on HB1838 HD2. Thank you for your consideration.

Sam and Kathryn Engel

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:16:46 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Bryson Perez	Individual	Support	Written Testimony Only

Comments:

As someone who is born and raised in Hawaii and grew up in communities that are now majority vacation rentals, I support this bill.

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:16:51 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Vlasta Hanson	Individual	Oppose	Written Testimony Only

Comments:

1. We OPPOSE this Bill. It will not create as many long-term rental units as you think. Like many others, we live in a small 1 bedroom cottage with a small Ohana, which because we need it for our family and friends, we cannot rent long term. We legally rent it when available to pay our high property taxes.
2. This will shut down North Shore surfing competitions, as there are no hotels there (other than Turtle Bay which they cannot afford).
3. We have elderly neighbors who rent their Ohana to pay their property taxes – so they don't have to sell and be replaced by a McMansion.
4. We have rented to residents in transition and inter-island residents for family visits. This bill would shut down Mid and Short-term Rentals accommodate displaced residents, newly housed residents, residents in transition, inter-island residents coming for medical treatment or family visits, traveling nurses, emergency contractors, temporary military & students, our family & friends.

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:20:16 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Miriam Keo	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Miriam-Ashley Keo

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:21:26 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Gordon Hanson	Individual	Oppose	Written Testimony Only

Comments:

1. We OPPOSE this Bill. Where will you stay when you come to Oahu to work, visit family or seek healthcare? A \$700/night hotel?
2. This will shut down North Shore surfing competitions, as there are no hotels there (other than Turtle Bay which they cannot afford).
3. We have elderly neighbors who rent their Ohana to pay their property taxes – so they don't have to sell and be replaced by a McMansion.
4. We have rented to residents in transition and inter-island residents for family visits. This bill would shut down Mid and Short-term Rentals accommodate displaced residents, newly housed residents, residents in transition, inter-island residents coming for medical treatment or family visits, traveling nurses, emergency contractors, temporary military & students, our family & friends.
5. It will not create as many long-term rental units as you think. Like many others, we live in a small 1 bedroom cottage with a small Ohana, which because we need it for our family and friends, we cannot rent long term. We legally rent it when available to pay our high property taxes.

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:26:02 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Elana Campbell	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,  
Elana Campbell

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:26:40 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Patrice Kaplan	Individual	Oppose	Written Testimony Only

Comments:

I am opposed to this bill!

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:28:30 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Tyoria Chong	Individual	Support	Written Testimony Only

Comments:

Aloha, my name is Tyoria Chong and I support HB1838 HD2. The people of Hawai'i are being pushed out of our neighborhoods and off our islands. STVR are taking away a home that a family from Hawai'i could occupy. A family who works here and contributes to our community daily.

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:28:30 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Tia	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,  
Tia Lee Klug-Wessell

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:31:22 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Michael Brant	Individual	Oppose	Written Testimony Only

Comments:

NO on this destructive and illegal proposal! This is NOT the way to regulate Short Term Rentals. The Honolulu City Council showed how it is supposed to be done, with months of work hearing from all concerned parties and drafting compromise regulations that have been working well to deal with a small number of problem cases while permitting long-term ethical operations to continue. In contrast, the State proposes to suddenly helicopter in and destroy the livelihoods of many small business people who have been operating legally for years and providing a valuable service to visitors and local people alike. The courts will not permit a "taking" like this, and they shouldn't. It is also amazing that a Finance Committee would endorse a proposal that, beside being unfair and destructive, would slash their tax revenues at a time when income is already challenging while trying to help Maui fire victims and other State projects. Try to imagine how much reduced tax revenues the State would be receiving if a ban like this was enacted, and how much the vital tourist industry would be affected! NO on this destructive, unfair and illegal bill!!

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:31:57 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Linda Crawford	Individual	Oppose	Written Testimony Only

Comments:

I am writing today in opposition of HB 1838.

Oahu is down to 2000 legal short term rentals and we cannot afford to lose more.

Short term rentals accommodate residence in transition, residence coming for medical treatment, traveling nurses , temporary military and students, our family and friends. Where will you stay if short term rentals are eliminated? Most cannot afford and expensive hotel room in Waikiki and having to eat every meal at an expensive restaurant.

This house bill will hinder tourism in our great state.

Mahalo for taking the time to read

Linda Crawford

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:33:34 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
haley van noord	Individual	Support	Written Testimony Only

Comments:

Please allow limitations on short term rentals so that the working people on the west side of Maui may have a place to live close to where they work. Allow the Lahaina community to heal from their trauma in the place they call home. Give them access to their community members and schools and the local business they are familiar with instead of forcing them to other parts of the island due to lack of housing opportunities.

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:34:47 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Josh Phillips	Individual	Support	Written Testimony Only

Comments:

Aloha,

I am writitng today cause after watching the testimonies of people in support of STRs literally made me sick to my stomach.

Me and my Fiancee lost our Newly purchased Condo in the fire. We were both pushed out of our homes before that due to them turning into a Vacation Rental.

So I will use my life as an example of how STRs affect me and my businesses.

I have lived in Lahaina for 25 years, for 13 of those years I made a home at an apartment complex called the Spinnaker in Downtown Lahaina. The Spinnaker was home to Workers in all works around Lahaina. Around 2016 the first Illegal Vacation Rental started operating, after that it was all down hill. As soon as visitors found out there were vacation rentals there the Units started selling and way above what a 500sf apartment should be selling for. They got bought up from out of state buyers and gave us no chance to win in a bidding war. by 2023 most of the units at the Spinnaker were vacation rentals with people from out of state making a lot of money off of them. All my Neighbors were now groups of sometime 6/10 people Jammed in a 1 or 2 Bedroom. How is that good for anyone or anything for a small community like Lahaina.

While this was happening Lahaina was seeing a serious staffing issue as there were no places for any workers to Rent.

Restaurants are closing at an alarming rate. Stores are cutting hours and Labor costs are through the roof because there is no more Housing. I have watched many friends and locals move away cause they could not find a place for thier family here.

This is only 1 Apartment Complex out of 100s on the Westside of Maui alone.

Listening people from the Mainland not being able to afford their 2nd Home without it being a SRT is disgusting. Plan your retirement somewhere else.

We do not need or want you in our Community. That home should be a retirement home for someone who has spent thier whole life Making and building a life on the Island.

I plan to fight every aspect of STRs going forward after seeing the Testimonies of those in support if them.

Thank you for your time

aloha

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:36:47 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Taylor Millwood	Individual	Oppose	Written Testimony Only

Comments:

Cost of living is so high, if local people are able to buy their homes it should be their right to make ends meet through STR and MTR. Removing this options from the community will only cause more financial hardship on its people. The state shouldn't dictate who and how home owners rent their homes too, it should be our right as homeowners to offset our mortgage or utilize portions of our homes to do as we please. You will be causing a detriment to the economy because traveling nurses, contract workers, students, etc that stay in STR and MTR and come to provide services for our community will have no where to stay. I am writing to keep STR and MTR available in Hawaii and if anything, keep it to only Hawaii residents being able to STR or MTR homes.

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:36:53 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Donell Thomas	Individual	Support	Written Testimony Only

Comments:

I live in Lahaina. I teach in Lahaina. My family, my son and his wahine and my granddaughter, nieces, nephews, brothers Live in Lahaina. They lost their homes and jobs in Lahaina. we support HB1838. Return Lahaina to the people that live in Lahaina. Please. Our families need to stay in Lahaina. Restore our families. We have enough hotels. Allow housing to house people who are Lahaina.  
mahalo nui loa

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:37:44 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Zane Kekoa Schweitzer	Individual	Support	Written Testimony Only

Comments:

I support this bill as I find it very important for our residents to have the opportunity to call Hawaii home in a home they own. There are far too many STRs and for way to long a housing crisis. Now more than ever after the fires of Lahaina in August 2023 is it important to support HB 1838 HD2 and support local affordable housing.

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:38:37 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Leonard Nakoa III	Individual	Support	Remotely Via Zoom

Comments:

OUR counties know more about this issue. So I support this bill

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:40:43 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Anita G. Silva	Individual	Support	Written Testimony Only

Comments:

**Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee**

**I am a lifelong resident of Hawaii and I have seen my home town of Kailua, Oahu torn apart with the out of control short term vacation rentals in residential neighborhoods. At one point my family's house was almost completely surrounded by tourists in vacation rentals who are not considerate neighbors. With owners who live on the mainland operating these “hotels” next door our concerns were ignored. A street where I once knew all my neighbors became a never ending stream of different tourists, and my family eventually moved to Hawaii island to escape from this. Overloading areas with Airbnb’s and replacing local people with tourists changes what makes these places unique. Short term vacation rentals cause the heart of the community-local people to move out and it takes away housing opportunities for people to rent long term and be part of the community.**

**I am deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.**

**I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.**

**This legislation would provide much-needed stability and security to those who have already endured so much.**

**Sincerely,**

**Anita G. Silva**



**HB-1838-HD-2**

Submitted on: 3/18/2024 8:41:10 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
tom jones	Individual	Oppose	Written Testimony Only

Comments:

Please DO NOT paint all vacation rentals with the same brush. While I FULLY agree that Maui, Kauai and some of Oahu has gotten out of hand with STVR's, East side Big Island desperatly NEEDS STVR's to survive. We have NO HOTELS OR RESORTS around Pahoehoe, yet many visitor desire coming to explore and share our island.

Not only do vacation rentals HELP OWNERS SURVIVE, but also supports farmers market vendors, artists, housekeepers, landscapers, and othe unskilled labor jobs that feed our families.

WE NEED THE TOURIST \$\$ and our county NEEDS the TAXES

Please allow Big Island, East Hawaii Island to continue to support ourselves best we can. We are poor, largely with out college degrees and we do the best we can to survive.

VACATION RENTALS ACTUALLY FILL A NEED ON EAST HAWAII ISLAND

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:41:49 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
tina ah puck	Individual	Support	Written Testimony Only

Comments:

I support this bill. Local government needs the ability to regulate their own short term rentals. We have allowed far too many in the past and need to be able to stabilize our housing situation.

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:42:14 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Nancy Fitzgerald	Individual	Support	Written Testimony Only

Comments:

I am fully in support of this measure. We need stricter zoning on str units as long term housing has become an issue on all islands.

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:44:03 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Michelle Herrin	Individual	Support	Written Testimony Only

Comments:

I support this bill

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:44:51 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Venus Gonsalves Henriques	Individual	Support	Written Testimony Only

Comments:

I am for HB1838! I have had many problems with transient strangers in my neighborhood, such as noise at all hours, trespassing in my yard to pick flowers and fruit, intrusions as if we are their personal concierges, not to mention the many rescues in our neighborhood. Neighborhoods are for neighbors, not for transient strangers. Many people I know, including 2 of my sons, had to move to the U.S. continent, because they couldn't afford housing. We have 25 STVRs in our one mile stretch of Kukuihaele. We are unable to contact the people supposedly in charge of these STVRs, to make a complaint. Please pass HB1838!

Aloha,

Venus Henriques

**COUNTY COUNCIL**

Mel Rapozo, Chair  
KipuKai Kualii, Vice Chair  
Addison Bulosan  
Bernard P. Carvalho, Jr.  
Felicia Cowden  
Bill DeCosta  
Ross Kagawa



**OFFICE OF THE COUNTY CLERK**

Jade K. Fountain-Tanigawa, County Clerk  
Lyndon M. Yoshioka, Deputy County Clerk

Telephone: (808) 241-4188  
Facsimile: (808) 241-6349  
Email: cokcouncil@kauai.gov

**Council Services Division**  
4396 Rice Street, Suite 209  
Lihu'e, Kaua'i, Hawaii 96766

March 18, 2024

**TESTIMONY OF KIPUKAI KUALII  
COUNCIL VICE CHAIR, KAUA'I COUNTY COUNCIL  
ON**

**HB 1838, HD 2, RELATING TO ZONING**  
Senate Committee on Commerce and Consumer Protection  
Senate Committee on Energy, Economic Development, and Tourism  
Senate Committee on Government Operations  
Tuesday, March 19, 2024

9:40 a.m.  
Conference Room 229

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, and Members of the Committees:

Thank you for this opportunity to provide testimony in SUPPORT of HB 1838, HD 2, Relating to Zoning. My testimony is submitted in my individual capacity as Council Vice Chair of the Kaua'i County Council and Housing & Intergovernmental Relations Committee Chair.

I wholeheartedly support the intent of HB 1838, HD 2, which would allow counties to enact a zoning ordinance to amortize or phase out nonconforming single-family transient vacation rental units over a reasonable period.

County zoning codes were created before the creation of online host platforms, and the explosion in vacation rental units statewide necessitates that Counties retract some of those Codes with the intention of reducing the total number of vacation rentals. For example, Kaua'i is losing total housing stock every year due to the proliferation of vacation rentals. Given that, Counties need all the tools possible to reduce the number of short-term rentals.

Thank you again for this opportunity to provide testimony in support of HB 1838, HD 2. Should you have any questions, please feel free to contact me or Council Services Staff at (808) 241-4188 or via email to cokcouncil@kauai.gov.

Sincerely,

KIPUKAI KUALII  
Council Vice Chair, Kaua'i County Council

AAO:slr

To Whom It May Concern:

I would like to offer my testimony for HB1838. However, I am forced to do so anomalously due to the stories many of us have witnessed and heard of how when a TAR host has attempted to voice their concerns they were then misinterpreted and suddenly became directly targeted by the Hawaii County Planning Department which became a threat to the livelihoods of those directly and indirectly involved.

Sadly, I know many TAR hosts or locals (*housekeepers, landscapers, and maintenance workers*) will not present their testimonies due to this very real fear so many of us have that the council that represents us does not listen "*don't bother trying, it will just fall on deaf ears*" is a common comment) and/or the ramifications that will happen if we do speak up regarding our concerns.

I do hope that the present Council will listen to the people they represent and review the majority of opposition this Bill has generated since its conception.

Myself and most TAR owners understand the real situation and that new strategies need to be established for a better future for Hawaii and its residents.

All we ask is to work *with* us. Not *against* us.

Please do not pass this Bill, at this time, as it is. So many residents and their families will lose BOTH immediately and long term because of it and not solve the real problem.

UPDATE: as of 3/13/24 I know of five more local families who have been here for four or more generation all have to leave Hawaii due to losing their jobs as housekeepers, landscapers etc due fear reactions from TAR closing their vacation rental prematurely due to the threat of this bill. The frustration of locals is 1) your 'solution' is causing them to lose their jobs and 2) the vacation rentals are not being converted to help locals. Due to the squatter rights in Hawaii owner such as myself will avoid renting to locals at all costs and instead 1) keep vacant 2) make available only to owner's family 3) offer only to out of state people wishing to move to Hawaii.

Please take the time to listen, really listen to what we have to offer to help you solve this problem for the long term.

A win for you. A win for us. A win for all Hawaii residents is possible.

Aloha,

*One of many concerned citizens of Hawaii.*

1. This is testimony is against HB1838
2. My TAR is in the South Kona District.
3. The income from my TAR has allowed me to maintain my property and pay taxes and establish enough supplemental income that I have been able to put money back into the local community including providing income to multiple service providers (*housekeepers, landscapers, maintenance workers etc*), so they and their families may continue to live and grow up here in Hawaii.

After speaking with my workers about how SB 2919 will significantly reduce or **eliminate TARs to make more housing available** for them... which also **means eliminating their jobs** as housekeepers, landscapers, and maintenance workers.... **they are very scared!**

HB1838 approach that is presented in an attempt to solve a problem, will instead, create many more problems in its wake. Sadly, many locals are unaware this will happen to them and/or they are scared to speak up to the Council about how this Bill directly hurts them much, much more than helps them.

4. This approach will generate more unemployment...
  - *Creating any situation that reduces TARs or require TARs to convert to LTR will immediately eliminate 1000's of local jobs (housekeepers, landscapers, and maintenance, property caretakers etc) that locals and their families depend on to survive here. Without these jobs these people will lack the ability to afford to live here and ultimately be forced to leave the island, as so many have already.*
5. This approach is attempting to force LTR prices to be reduced...
  - *which, research will show that prices will not reduce or be reduced enough to make any significant or insignificant difference to the current situation.*
6. This approach is attempting to increase the number of long-term rentals...
  - *I know I am not alone when I say a majority of us will **NOT convert from TAR to LTR**. We would rather keep our units vacant and establish other sources of income than shift to LTRs. **The list of risks including financial is just too great with LTRs here in Hawaii due to current Tenant/Landlord laws.***

**THE REASONING:**

- Originally, I had LTR. I did not want to deal with the complexities of TAR. However, after the continual negative experiences of having LTR dominating and the ongoing real threat of non-paying tenants taking advantage of the ease of leveraging Squatter Rights here in Hawaii, and tenants not respecting other basic county laws i.e sound ordinances, health, safety, occupancy numbers, and the difficulty we as Landlords face trying to enforce these due to current tenant rights... I converted over to TAR.

- Having LTRs I not only lost income, but I also still had to pay the utilities consumed by the non-paying tenants while waiting to move through the long legal and costly eviction processes. In the end I was unable to recoup any of the lost income and utility costs consumed by this financial resource. A LTR is a significant financial burden that most will not return to until the tenant/landlord laws are drastically changed.

*NOTE: Additional risks of LTR and why most will not convert their TARs and will choose vacancy instead:*

- i. From first-hand experience, the chances and risks are very high for renting to local long-term tenants who does not choose to have a standard of living that motivates them to care for their environment, follow health and safety codes, maintain construction to code nor respect the current quiet hours.
- ii. With LTR tenants I had more issues with tenants hosting unapproved parties with other local families and friends not honoring the 10pm quiet hours and disturbing neighbors. When forced to involve the police to manage the tenant. In retaliation, the tenant compromised both health, safety, and construction codes that due to current tenant laws made it almost impossible for me as a landlord to enforce until after the eviction which took many, many months to achieve.
- iii. Long-term tenants exceed, without approval, the agreed or legal number of occupants by bringing friends and/or family to live with them and compromising both health and safety codes.

The bottom line due to current tenant rights the chances of having tenants that will violate basic renter standards are too high and the ability to enforce any health and safety codes and avoid property damage or neglect is very, very difficult.

For most of us who have additional units, the risks of maintaining LTR are too high and converting is not a viable option. If forced out of TAR business these units will remain vacant, and will only produce a greater loss for everyone.

The majority of the solutions presented needs to be revisited and other options considered and presented. As currently presented it will not solve the problem. Instead, it will generate more problems in both the short and long term for both the local people it was intending to help and the long-term sustainability of the economy of Hawaii.

Thank you for your time and for considering the considerable amount of negative ramifications this Bill will present both immediately and over the long term to those it is attempting to help.

Sincerely,

*A concerned citizen of Hawaii.*

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:47:06 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Glenn Crawford	Individual	Oppose	Written Testimony Only

Comments:

I am writing to oppose HB1838. Oahu is low on STRs and we cannot afford to lose any more.

STRs accommodate our family and friends, temporary Military and Students, traveling nurses, people coming for medical treatment, and people in emergency transition.

If STRs are gone where will you stay, downtown Honolulu? Most cannot afford expensive Hotels and eating out every meal.

This Housebill will kill Tourism in our Great State.

Mahalo for your time. Glenn Crawford

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:49:54 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Emma Whitney	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Emma Whitney

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:51:59 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
C Brown	Individual	Comments	Written Testimony Only

Comments:

Aloha,

I am writing to express my concerns regarding HB1838

As a lifelong resident of Maui, I am deeply concerned that the potential economic implications of this bill have not been considered.

Housing is absolutely needed in response to the wildfire and the government should continue to provide property tax incentives to those that convert from short term to long term rentals.

That said, conversion of these properties from short-term to long-term rentals should be voluntary and should only be a short-term solution until the **county/state can build affordable housing for its residents.**

This bill may allow counties to phase out rentals without examining the broader economic impact for the community.

In a 2020 report, the HTA estimated 46,000 jobs in Hawai'i are supported by home and vacation rental guests. Taking away an entire economic sector without providing a plan of employment or creating new job opportunities will be devastating to the economy.

While I understand the intention to address the lack of affordable housing, I believe that this will not solve Maui or the state's housing crises long-term, and is not the appropriate solution for a number of reasons.

**1. STRS Have High Maintenance Fee Costs**

In Maui County's apartment zone, only buildings built prior to 1989 and meet the criteria set forth under County Code Chapter 19.12.20 can rent short term.

As these buildings were built prior to 1989 and many are on the water, they typically have high maintenance fees.

These fees are needed to maintain the buildings, many of which are along the water, and

face issues with sea level rise, along with seawalls and spalling work.

Currently looking at 180 properties for sale in the Maui MLS system that currently have the ability to do short term rentals, the maintenance fees range from \$657/mo to \$8,816/mo. The average monthly maintenance fee is \$2030/mo.

Most maintenance fees at these properties make renting long term cost prohibitive, as when combined with utilities and property taxes, the total amount to cover these expenses is often in excess of what Maui residents can afford.

## 2. **STR Properties & Insurance Costs**

In the wake of the fires, insurance costs are rising rapidly. Maintenance fees not only maintain the building and common areas, but also provide insurance for the replacement of the buildings in the event that they are destroyed.

With the increase in insurance costs, it is anticipated that these maintenance fees will increase as well.

## 3. **STRS are typically small Units without adequate parking that do not allow pets.**

The Majority of the properties that operate as short-term rentals are studios, one bedroom and two-bedroom properties.

Per county code, this means these properties can house only 2 people per room (2-6 people).

These properties have limited parking (typically one stall) and do not accommodate the parking needs for families with more than one vehicle, which is commonly needed as Maui does not have an extensive public transport system or safe bikeways.

Most of these complexes do not allow pets

## 4. **The Hotel Lobby**

This bill is supported by the Hotel Lobby. Hotels are not owned by local families, as many STRs are. They are owned by multinational corporations and the money does not stay in Hawai'i.

## 5. **Tax Revenue**

Not only are STRs taxed at a higher rate in terms of property taxes, but they also collect Transient Accommodations Tax. It is estimated that STRs generated an estimated \$347.4 million in tax revenue as of 2018. [\[1\]](#)

40% of Maui's Property Tax revenue is generated by visitor accommodations.

I agree with phasing out rentals that were originally intended to be work force housing. My concern is that this authority will be used to phase out rentals in the

apartment zones that were developed in Resort areas such as Wailea, Kaanapali and Kapalua, that were not workforce housing and were always intended to be short term rentals.

Rentals in these resort areas are amongst the top 13 properties when looking at average tax revenue generated on a per unit basis. [\[2\]](#)

#### 6. **Affordable Housing Contributions**

Over the last 5 years, short term rentals have contributed \$45M to the state's affordable housing fund. [\[3\]](#)

#### 7. **Job Loss**

In a 2020 report, the HTA estimated 46,000 jobs in Hawai'i are supported by home and vacation rental guests. These jobs include housekeepers, property managers, maintenance workers, and a variety of businesses supported by people on vacation (restaurants, shops, personal services etc)[\[4\]](#) Maui Vacation Rental Association estimates 18,000 jobs on Maui are provided by short term rentals.

I urge you to carefully reconsider the implications of HB1838 and its potential long-term effects on our state.

In short, should the state or county phase out or remove short term rentals from the apartment district, it would mean less tax revenue and have an economic ripple effect putting the livelihood of those that work in or are associated with the tourism sector at risk.

### **Long Term Solution: Build Affordable Housing that allows residents to purchase their homes**

The building of truly affordable housing for our local residents is the only long-term solution. This means building new homes, condominiums, and apartments with multiple bedrooms, yards for children and pets, ample on street parking, sidewalks, shade trees and playgrounds.

The building of new affordable housing communities prioritizes the well-being of our community and should be explored as the long term solution.

Furthermore, looking at Pulelehua, one of the next entitled projects in West Maui to be built, the developer has requested \$50,000,000 of state funds to turn the project into affordable housing rentals. These rentals will only make the developer richer at the state's expense. These properties should have a large affordable sales component for first-time homebuyers so that our residents can begin to build financial security.

If the state wants to pivot from tourism as a major economic force, the state needs to incentivize other industries to do business in the state of Hawai'i. The state will need to provide education, hire more teachers and put money into our school system relating to those industries, to our

residents so that they can obtain work in that particular sector of the economy. The state needs to develop these resources before eliminating an entire sector of our economy.

Thank you for taking the time to consider my perspective on this matter. I hope that you will weigh these concerns carefully as you evaluate the bill.

---

[1] <https://www.hawaiitourismauthority.org/media/5370/impact-of-home-rental-market-on-hawaii-2019.pdf>

[2] <https://mvra.net/Maui-Vacation-Rental-Statistics>

[3] Maui Vacation Rental Association

[4] <https://www.hawaiitourismauthority.org/media/5370/impact-of-home-rental-market-on-hawaii-2019.pdf>

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:55:49 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jasmine Asis	Individual	Support	Written Testimony Only

Comments:

Born and raised in Hawaii, I support HB1838 HD2

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:56:53 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Shauna Murphy	Individual	Oppose	Written Testimony Only

Comments:

Please vote NO on bills that restrict Property owners rights & freedoms!!

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:57:11 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jason Samson	Individual	Oppose	Written Testimony Only

Comments:

To Whom it may concern:

I am writing to oppose the HB1838 bill to outlaw short term and midterm rentals in the state of Hawaii. I am a resident of Ewa Beach and I also own and manage midterm rentals on Oahu and Maui.

After the Lahaina fires, I was blessed to be able to house a displaced multigenerational family of 12 in a midterm furnished rental for 1 year. If we did not have furnished rentals on the island, I am not sure this family would have a solution in place to live.

Mid and Short-term Rentals accommodate displaced residents, newly housed residents, residents in transition, inter-island residents coming for medical treatment or family visits, traveling nurses, emergency contractors, temporary military & students, our family & friends. Events like the Red Hill Crisis and Marco Polo fires displaced thousands of residents. Where will residents find temporary, furnished housing if our industry is further decimated? Where will corporate workers stay when they come to Oahu to work, visit family or seek healthcare? Expensive hotels that do not have the accommodations of a home are not the answer.

I strongly oppose this bill and believe the minimum stay should remain at 30 days for non-zoned homes.

Thank you for taking my testimony.

Best,

Jason Samson

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:59:38 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Christopher Breckels	Individual	Support	Written Testimony Only

Comments:

I am submitting my support for HB 1838 HD2. Please continue to support Lahaina. Mahalo, Christopher Breckels, Lahaina, Maui.

Aloha,

I am writing in strong support for HB1838 HD2.

My Name is Tiffany Quilty and although not born and raised here, I have chosen Maui to be my home for the last 13 years. I have spent all of that time working within the Lahaina community as a restaurant manager at Cool Cat Café, renting an apartment in the area known as “Shark Pit” going about life. I purchased my own small business, Westside Bagel and Bakery in January 2022, located just off Front Street in a small corner of Wainee Street. My Fiancée and I finally purchased our condo at Opukea January 2023, after years of battling the STVR market and outside investors. We overpaid, for the luxury of owning in town, close to our businesses and in a complex where STVR weren’t allowed to operate. We have since lost it all. Our condo, my business, any address we had lived or worked at, our friends and community.

To hear the testimony from outside investors, worried and concerned about their second and third homes, or their business built on a model of taking residential homes and turning them into commercial businesses for financial gain cannot be what our community values most. While I do not oppose the tourism market and have a great understanding of the economy it provides, if we keep going at this pace there will not be anyone here to work and welcome the market you so desperately want to keep. I feel this is a time to compromise, find a new way and find a path that supports the people that actually live and work here, the exact “people” that STVR owners claim to be benefitting when they purchase our homes and take the tourist dollar off our island and into they’re communities on the mainland. We are currently in the best position to start anew, reevaluate where we stand, and take back control of our communities.

Thank you for your time,

Tiffany Quilty

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:02:11 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Tamara Paltin	Individual	Support	Written Testimony Only

Comments:

Aloha e committee members,

I am testifying in support of HB1838 HD 2, and the effort to protect our communities. To say that we have a housing crisis and not do anything about the housing that has been converted into de facto hotel rooms is to not address the problem. Counties are more in touch with the areas that are significantly negatively impacting communities and housing opportunities and so this bill would make a positive impact especially since living on islands means that we are limited by land area as well as other resources such as water. We have many hotels and need to ensure that there are enough resources for housing.

Mahalo for your service and commitment to our communities,

Tamara

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:02:11 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Holden Takahashi	Individual	Support	Remotely Via Zoom

Comments:

Our family lost our home, cars and belongings in the fire and are always worried about where we might be living and always bombarded by tourists and other foreigners. The community has lost faith and trust in the government and the status quo for our living situation is insanity by definition., I have lost my patience over and over watching transient foreigners plague Hawaii and its even worse after the fire these impudent settler fiends gladly enjoy brunch on the grounds where people burned to death in their cars and fled for their lives. We watch them flood the airport parking lot into sryf vans and campers and we see those vehicles all over the highway camping in no camp areas etc. They stick their heads and phones out the windows coming over the bypass and enjoy shorelines that are in the middle of all the destruction in this particularly heinous variety of dark tourism.

U know why we gata stay hotels? Cause all the other homes of our extended ohana and their lands are occupied by settlers. Lets be clear that despite how long u been here if u displacing and affecting kanaka, reconsider your kuleana here.

Economies based on extraction and exploitation of aina, bodies and labor of kanaka and our allies shouldnt have room in Hawaii for these foreigner second home owners and these neo colonial crusaders. Americas laws and procedure is built on the corpses of native peoples.

Also to be crystal clear, just cause u move here and buy a house no make u Hawaiian. No appropriate our olelo and our customs to make money. Dont u ever forget.

On hotels lastly displaced ohana neva go dea and fema and insurance contemplating where they goin live while lahaina heal. Who goin pay the bill, it betta not be da ohana das all i know.

The american imperialist settler mindset and its beneficiaries have no room further displacing our ohana. Stop transient accomodations and strs. The capitalist wannabes that are willing to dehumanize and subject its native people to second class citizenrt is inhumane and absolutely criminal.

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:03:02 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
robin knox	Individual	Support	Written Testimony Only

Comments:

Please amend HB1838 so that transient accommodations users may be amortized or phased out in all housing types, not just single family dwellings.

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:03:43 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Keith N Keahi	Individual	Support	Written Testimony Only

Comments:

I strongly support this bill SB3381. It is imparitve that this bill passes so there can be more control of STR especially in individual counties that may be affect more then others do to demographics. It has been a growni g problem for the communities and the top contributors to the housing crisis.

mahalo for your time.  
Keith N Keahi

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:05:40 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Rosemary Alles	Individual	Oppose	Written Testimony Only

Comments:

**To whom it may concern,**

**HB1838** will authorize the counties to phase-out short-term rentals in any zoning. If passed, this Bill would change the law that was relied upon for the HILSTRA permanent injunction. In other words, the county can easily reverse the outcome and place a 90 or even 180 day minimum on all non-registered, non-hotel rentals. They will also be able to phase-out non-conforming use certificate properties as well as TVU's.

The state should be supporting small/creative business, why is it not?

I oppose HB1838.

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:09:32 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Jessica Nakamura	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a resident of Maui who is also a malihini to Hawai'i - someone without ancestry here and without an ancestral connection to the islands. I am deeply concerned about the welfare of the kanaka community and families who have lived here for multiple generations and their ability to continue to live here.

Since moving here I have learned a lot about the colonization and gentrification of Hawai'i and the housing crisis that keeps forcing Hawaiians out of the islands so that wealthy outsiders and tourists can maintain their privileged lifestyles. In the wake of the Maui wildfire disaster, the interests of gentrifiers and tourists continue to be prioritized over the needs of Lahaina's local working families. This is not acceptable.

Therefore I am expressing my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much and is what we owe those whose kuleana in these islands goes back a long way.

Sincerely,

Jessica Nakamura

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:10:09 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Kanoë Morishige	Individual	Support	Written Testimony Only

Comments:

Aloha kākou,

My name is Kanoë Morishige and I am a Native Hawaiian born and raised in Hawai‘i. I fully support this bill that allows counties to enact a zoning ordinance to amortize or phase out nonconforming single-family transient vacation rental units over a reasonable period of time. I am a marine biologist by training who has worked alongside Native Hawaiian communities for almost two decades. I have seen their tireless efforts working hard to protect their mauka to makai resources. Native Hawaiians are the first stewards of the islands we call home today and without their ability to live in dignified and permanent housing here, our lands, oceans, and streams will continue to lose their strongest advocates and caretakers. The Lahaina wildfires and the climate crisis across our islands are intrinsically linked to the ability of these Native Hawaiian and local communities to stay in Hawai‘i for many generations to come. If you care about Hawaii’s future, you will support this bill as a concrete actionable commitment to push back on foreign commercial and self-serving interests for future retirees who want somewhere nice to spend their time when they choose to.

The short term rental market needs and cries of non-Hawaiian foreigners should never ever take precedence over the urgent needs of Native Hawaiian and generational local families. Listening to short term rental owners crying and complaining about owning two homes, one outside Hawai‘i and one in Hawai‘i, does nowhere near measure up to the dire emergency situation that our Native Hawaiian and generational local families are surviving through every day. It is truly sickening to listen to the privileged and entitled voices of the short term rental self-defined "community" who clutch their pearls, express their hurt and pain, and grasp at straws to make their case built on baseless hypocritical rhetoric and reasoning opposing this bill. They have other places to go. As Native Hawaiians, we are genealogically tied to Hawai‘i, our home where our ancestors have laid their bones and we will lay our bones too. How can we continue to allow these short term rental owners to contribute to the mass forceful removal (via housing shortages and financial instability) of Native Hawaiians to move away from our sovereign lands? Again, if you care about the environment and communities of people and place, we as Native Hawaiians know as ‘aina, supporting this bill is one step to keeping the original stewards of Hawai‘i here to care for it and our Native Hawaiian and generational local communities in perpetuity.

I have listened to their testimonies and they contradict their "love" for Hawai‘i because they "fall in love" with Hawai‘i and its communities and culture, yet they choose to hold their ground that they have a right to own short term rentals where they do not live in Hawai‘i permanently year-

round to be an active contributor to local community. They claim their contributions are monetary and donating back into the tourism economy, but that fails to compare to the urgent needs of Native Hawaiian and generational local families. There are more than enough hotels for tourists to stay in and given the emergency housing situation, so their needs should never ever supercede the needs of the people and culture they claim to love and appreciate. That love for Hawai'i apparently falls short when it impedes on their ability to enjoy Hawai'i for self-serving purposes. The short term rental owners complaining that their investments are being threatened and inconvenienced should never take precedence over the voices of Native Hawaiians who have cared for Hawai'i through every environmental, social, and cultural injustices that have befallen on them through the many years of colonization. If they really loved Hawai'i, they would accept that there are Indigenous and generational local communities who have the right to be in Hawai'i and who are actively contributing to caring for Hawai'i in meaningful ways and working through blood, sweat, and tears to support their families and communities and by way of that, Hawaii's economy year-round.

The housing crisis has made it abundantly clear that the housing shortage is the major driver of Native Hawaiians and locals being forced to move outside of Hawai'i to find a decent way of living. In the wake of the tragic events of the Lahaina wildfires, the urgency of this situation challenges our lawmakers to do what is pono. "Ua mau ke ea o ka 'aina i ka pono. The life of the land is perpetuated in righteousness." I urge you to support this bill to truly align with the motto of Hawai'i. If not now, WHEN? If not you, then WHO? Please support this bill and do the pono thing to stand for the Native Hawaiians and generational local families who are the true fabric of aloha. Their ability to find dignified housing and stay in Hawai'i underpins their ability to continue to be true representations of respected community advocates, caretakers, and stewards of our 'aina, communities, and who are raising the future generations of Hawai'i who value the culture, community and environment of Hawai'i over greed and self-serving profit.

Ke aloha nō,

Kanoe'ulalani Morishige

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:10:49 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Kate Dolbier	Individual	Support	Written Testimony Only

Comments:

I FULLY support HB1838. I moved here in 2019 for college. So many others have moved here since then. It is already hard enough for people who are from Hawai`i, that have always been Hawaiians, to live on their own land because people move here. If you are Hawaiian, you shouldn't have to work three jobs along with your spouse to just barely afford a small single family home. It isn't right. Not while incredibly rich people who have already been profiting off of exploitation in other parts of the world turn their eyes to Hawai`i. *Especially* not after such a tragic distaster as what happened in Lahaina. Shame on anyone who thinks opposing HB1838 is an appropriate response to such a tragedy. Short term rentals continue to increase the cost of living. They make it more difficult for anyone to own a home *for themselves and their family*. Hawaiian land should not be available to rent on vacation *to people who have no regard for Hawaiians or Hawaiian culture*, until Hawaiian land is in Hawaiian hands. This decision should not be left up to just anyone. Especially in Lahaina. I'm not from here, and while I try to be helpful in ways I can, the best thing I could truly do to help Hawai`i is leave. If people truly respect and love Hawai`i, they will understand that renting out homes to people who are not from here just further contributes to turning Hawai`i into a touristsit destination and nothing more. A government who lets that stand should not be in charge. I mean this respectfully. Please, do the right thing.

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:14:45 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Serena Alexander	Individual	Support	Written Testimony Only

Comments:

Aloha. I am in full support of HB1838. As a kanaka wahine who has had to move off Maui due to not being able to find housing, I believe it is in the best interests of our Maui community to give our county the power to regulate short term rentals. Over 19000 STRs on island. Most of them sit empty right now while we have families and friends being bounced around from hotel to hotel or in non-congregate shelters and these STR owners are not budging to change their status from STR to LTR. This is getting ridiculous. Our residents who are here FULL-TIME, not PART-TIME, should come first and foremost. Our county should be given this power as it is taking way too long to find homes for our community members. People over profits. Always!

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:15:30 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Robert Kukahiko	Individual	Support	Written Testimony Only

Comments:

Born and Raised lahaina. I support this

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:16:55 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Heather Korotie	Individual	Oppose	Written Testimony Only

Comments:

March 18, 2024

Dear House Committees,

I am writing to express my strong opposition to Bill 1838, which threatens the livelihood and economic stability of numerous residents who rely on the vacation rental industry for their income and well-being. It is my understanding that Bill 1938 is a House Bill that will authorize the counties to phase-out short-term rentals in any zoning. If passed, this Bill would change the law that was relied upon for the HILSTRA permanent injunction and the county can easily reverse the outcome and place a 90 or even 180 day minimum on all non-registered, non-hotel rentals. The County will also be able to phase-out non-conforming use certificate properties as well as TVU's. This could be very detrimental to small farms operating short and medium term vacation rentals on the Big Island. I am writing to advocate for small farms like ours, that financially depend on owner occupied and hosted TARs to survive. This bill could end up limiting ag zoned farms from operating TARs which would basically put many of us out of business.

The reality today is that small scale farming is not a way to financially support ourselves. For many of us, it is an affirmation of our values of food sovereignty, love for the Island, and a choice of living an agricultural based lifestyle. It requires a lot of commitment, time and financial resources. Today we 100% need other sources of income to just make ends meet. Operating TARs are wonderful option for small farms who need to financially support ourselves with the land we have the privilege to live on and cultivate. I urge our council members to look deeper into how this bill can protect and encourage the future of agricultural tourism on the Big Island. Both the General Plan and CDPs specifically call out agricultural tourism as a part of a plan for a “Thriving, Diverse and Regenerative Economy” or in the Kona CDP, as a means to “Encourage a diverse and vibrant economy emphasizing agriculture and sustainable economies.” A direct quote from the Kona CDP: “Agricultural lands should be preserved in a manner that supports family farms, ecotourism, and a self-sufficient agricultural economy.”

I humbly suggest the House look at ways to protect small farms that participate in agricultural tourism and not take actions to hurt our livelihood.

Sincerely,

Heather Korotie

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:19:23 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Connor Logsdon	Individual	Support	Written Testimony Only

Comments:

Lifetime resident here. Due to short term rentals and foreign buyers, I am priced out of staying on my home island. This is very upsetting and happening to many lifetime residents. This has to stop. Something needs to be done. The housing market is being inflated out of control. Hawaii needs to be given back to the people.

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:19:24 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Christopher Alba	Individual	Oppose	Written Testimony Only

Comments:

Thank you for the opportunity to submit written testimon for HB1838. The short term rental market debate in Hawaii has been intriguing to watch. In full disclosure, I own a condominium that I have rented to short term renters. When we bought this condo we were told it was legal, and zoned properly.

We have invested a lot of money into this condo to bring it up from a 1970s, broken down unit, to something that is beautiful. This includes spending more than \$60,000 to a general contractor, and, then later more to a plumber and electrician. This money went to pay for salaries, money the owner of the company so he could pay his employees, and to suppliers.

We have also paid a manager to manage our condo, the listing, the guest issues, and cleaning. Sometimes she had contractors do the cleaning, other times she did the cleaning. We paid between \$1500 and \$2000 a month, which is another 20,000 (more or less) put back into the economy.

Imagine how much money the short term industry is investing in the local economy... just multiple my investment out by the tens of thousands of units throughout the islands (not to mention the taxes that we pay when we have renters). If you remove this money from the local economy you will see hardships everywhere.

I can't imagine how removing short term rentals will absolutely devastate so many people in Hawaii, especially the contractors and everyone involved in managing and cleaning these units. Multiply that out to include their families that are impacted and the economic hit will be one of the worst things to happen to so many people in Hawaii.

I don't mean to sensationalize this point, but the economic impact of phasing out what has become a way for many people on the islands to make a living will be castastraphic.

I understand that in some neighborhood, perhaps many neighborhoods, some houses have had a serious impact on the peaceful living of residents. It seems like there are already ordinances in place to alleviate those issues (for example, noise, parties that are out of control, etc.). Those laws should be enforced better before destroying the only possible income for so many thousands upon thousands of residents that depend on these short term rentals not to get rich but simply to buy food and be able to afford living on the island.

Gentrification is a big issue, of course. Too many properties are too expensive for many locals to afford. This cannot wholly be attributed to the short term rentals and limited supply of housing. There are many factors that impact the ridiculous rise in housing costs, and it is not a problem that is unique to Hawaii. I have friends across the United States who are wondering how they could ever buy a house anywhere, as house prices have shot up, especially through the pandemic.

Please, please allow your citizens and residents to make a living and be able to afford life in Hawaii by NOT removing their jobs of cleaning, managing, building, or other related incomes (like tourism). Short term rentals have been a part of the healthy tourist ecosystem for decades and removing them will create a domino affect that will trap residents in poverty and hopelessness, which will have an impact on every aspect of society and the family structure.

People are trying to make an honest living. Perhaps there are issues with massive companies who buy buildings and homes in bulk (like Blackstone), making it impossible for locals to buy properties, so address that. But this proposed bill will be akin to throwing the baby out with the bathwater. The affects will be devastating to too many individuals.

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:19:30 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kenna Reed	Testifying for Help Maui Rise	Support	Written Testimony Only

Comments:

**Aloha Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee**

**I am writing as a mother of two girls, a member of the community, and a founder of the organization, Help Maui Rise, that has been providing direct aid to our Lahaina 'ohana who have been displaced by the fires.**

**I was born and raised on the island of O'ahu and in the last 33 years have watched the Hawai'i I grew to know transform into something unrecognizable. The prices of food and housing have sky rocketed, family friends who used to live comfortably now struggle to meet basic needs or have moved away. We were fortunate enough to find a rental in Palolo that we've lived in as a family of four for the last 7 years. It's only 540 square feet and is the reason we have been able to live somewhat comfortably in Hawai'i as a family of four. Rentals like ours are extremely rare.**

**I understand that STRs contribute significantly to our economy. But at what cost and for how long? Will your children be able to enjoy and afford the Hawai'i you are creating for them? Will your grandchildren? I am deeply concerned about the welfare of our communities and express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.**

**I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawai'i Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.**

**This legislation would provide much-needed stability and security to those who have already endured so much.**

**I understand the complexity of this situation but our people are suffering. Lahaina is a microcosm of Hawai'i, all it's problems, and the inevitable fate of the rest of Hawai'i if we**

**don't address these issues now while we can. I hope you do the right thing. Mahalo for your time,**

**Kenna Reed**

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:19:45 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Patrice Pugh	Individual	Support	Written Testimony Only

Comments:

As a full time resident and homeowner in Maui County, I support HB1838. Maui County needs to have more control of the intended use of land and phase out short term rentals as vacation rentals in order to increase housing for our long term residents. It's better to use existing housing stock as long term housing for our residents, rather than continue to build more and more and over stretch our valuable natural resouces and land and infrastructure. Especially now, please use westside vacation rentals as long term housing and keep Lahaina residents close to the heart of Lahaina. Airbnb types of services are ruining small towns across the world and driving real estate markets out of control and creating houseless populatios. This is especially significant on an island and difficult to access destinations. It's up to you to help our people maintain their homeland and have vacationers stay in places zoned for their vacations and neighborhoods that are meant to be zoned for residents. Mahalo, Patrice

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:20:22 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jordan ng	Individual	Support	Written Testimony Only

Comments:

S.T.R's is the the S.T.D's in our communities state wide especially in Lahaina and most is non locals with multiple homes

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Carlie-renea Galeng

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:24:09 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Eve Hogan	Individual	Oppose	Remotely Via Zoom

Comments:

My name is Eve Hogan and I am testifying against bill SB2919

My husband and I have been contributing members of the community on Maui for decades. I taught school here and run a non-profit and we were both self-employed with our own businesses until COVID.

We are both in our 60's. I am a cancer survivor. My husband has heart challenges.

Our LEGAL vacation rentals are now our only income to see us through our senior years.

WE request that you find a solution to the housing problem that is a WIN/WIN instead of a *wishful* win and a definite Lose, Lose Lose Lose.

If you stop allow the County's to stop the legal STR's you will cause a:

HUGE LOSS in revenue to the Counties and State.

A Loss of Employment to the 1000s of single mom's and other cleaners, local yard care providers and maintenance crews.

A loss in business to the last remaining few mom and pop businesses that survived the Covid shutdown.

A loss in Hawaii's reputation in the already shaky travel industry due to cancellations.

A loss of Trust in Hawaii's government for issuing LEGAL business permits that you then take away.

And you will cause devastation to people like my husband and I who are now "elders" and relying on this income for our welfare, our families welfare and others that we are able to

provide for. We are currently housing 5 displaced people for free (which we wouldn't be able to do if we didn't have our vacation rentals.)

In essence, you will severely damage the lives of many law abiding, tax paying small business residents in an attempt to help the lives of others.....BUT WILL IT??

The "WIN" you are seeking, affordable housing, is unlikely to be the actual result.

Shutting down LEGAL STRs will NOT LIKELY RESULT IN AFFORDABLE HOUSING....

because the properties were not affordable in the first place. Instead, more people with money will move here to buy or rent those highly desirable and expensive properties.

Lives will be ruined, but other lives will not actually be helped.

This plan is ultimately a LOSE IOSE LOSE LOSE with no winners. This isn't just my opinion, we saw these results during former Maui Mayor Charmaine Tavares attack on Strs, we saw the devastation during COVID and again in the immediate aftermath of the fires.

IF you want to go after vacation rentals, go after the illegal ones that the law is already in place to address. This bill mentions "enforcement" repeatedly....and yet, if Hawaii can't enforce the already existing Laws, creating new ones that target legal business owners is clearly not the solution.

Thank you. Eve Hogan 808-280-5294

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:24:19 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Christine M Cunningham	Individual	Oppose	Written Testimony Only

Comments:

Aloha,

My name is Christy Cunningham and I am a local resident of Hawaii. I am in opposition of HB1838 due to the effect it will have on me and my family but also on the local economy and the cleaner I hired who owns her own startup small business cleaning airbnbs specifically. This will affect my family because of the income it provides for being able to pay for out first home (we are one year in on our mortgage) . We need these side gigs just to get by on the cost of living here in Kona in addition to my full time regular job as an engineer and my husbands job as a construction worker.

Airbnbs are not the problem. It has been shown that people who stay at airbnbs tend to spend more locally and keep the money here on the island then to some large business on the mainland. We also provide cultural knowledge and information to visitors so they are well aware of things like coral bleaching from sunscreen, where to learn more about Hawaiian culture, what to do in the event of a tsunami, why plastic bags are banned. This isn't something that I see large hotels doing and I believe it's better to incorporate local knowledge into visitor stays to better our land and help others learn the meaning of Aloha.

Mahalo for the opportunity to share my words and thoughts.

Christ & Eric

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:25:55 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Julia Marrack	Individual	Support	Written Testimony Only

Comments:

**Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee**

**I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.**

**I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.**

**This legislation would provide much-needed stability and security to those who have already endured so much.**

**Sincerely,**

**Julia Marrack**

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:26:02 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Paul Byron	Individual	Oppose	Written Testimony Only

Comments:

March 18, 2024

Dear House Committees,

I am writing to express my strong opposition to Bill 1838, which threatens the livelihood and economic stability of numerous residents who rely on the vacation rental industry for their income and well-being. It is my understanding that Bill 1938 is a House Bill that will authorize the counties to phase-out short-term rentals in any zoning. If passed, this Bill would change the law that was relied upon for the HILSTRA permanent injunction and the county can easily reverse the outcome and place a 90 or even 180 day minimum on all non-registered, non-hotel rentals. The County will also be able to phase-out non-conforming use certificate properties as well as TVU's. This could be very detrimental to small farms operating short and medium term vacation rentals on the Big Island. I am writing to advocate for small farms like ours, that financially depend on owner occupied and hosted TARs to survive. This bill could end up limiting ag zoned farms from operating TARs which would basically put many of us out of business.

The reality today is that small scale farming is not a way to financially support ourselves. For many of us, it is an affirmation of our values of food sovereignty, love for the Island, and a choice of living an agricultural based lifestyle. It requires a lot of commitment, time and financial resources. Today we 100% need other sources of income to just make ends meet. Operating TARs are wonderful option for small farms who need to financially support ourselves with the land we have the privilege to live on and cultivate. I urge our council members to look deeper into how this bill can protect and encourage the future of agricultural tourism on the Big Island. Both the General Plan and CDPs specifically call out agricultural tourism as a part of a plan for a “Thriving, Diverse and Regenerative Economy” or in the Kona CDP, as a means to “Encourage a diverse and vibrant economy emphasizing agriculture and sustainable economies.” A direct quote from the Kona CDP: “Agricultural lands should be preserved in a manner that supports family farms, ecotourism, and a self-sufficient agricultural economy.”

I humbly suggest the House look at ways to protect small farms that participate in agricultural tourism and not take actions to hurt our livelihood.

Sincerely,

Paul Byron

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:28:02 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Lahaina fire victim	Individual	Support	Written Testimony Only

Comments:

Born and raised on Maui, from Lahaina and a victim to the Lahaina fire, I am in support of this bill. Counties should have full control on short term rentals. STR's are out of control pushing locals like myself and my family to relocate. What is Maui with no locals? NOTHING. I beg of you to please consider if not a band of STR's then to give counties the power to regulate short term rentals. Do it for the future of Maui please.

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:28:06 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Brendorcha Keliikipi	Individual	Oppose	Written Testimony Only

Comments:

Oahu is down to 2,000 legal short-term rentals excluding hotel units. We cannot afford to lose more.

Mid and Short-term Rentals accommodate displaced residents, newly housed residents, residents in transition, inter-island residents coming for medical treatment or family visits, traveling nurses, emergency contractors, temporary military & students, our family & friends.

Events like the Red Hill Crisis and Marco Polo fires displaced thousands of residents. Where will residents find temporary, furnished housing if our industry is further decimated?

Where will you stay when you come to Oahu to work, visit family or seek healthcare? An expensive hotel room in Waikiki?

Domestic violence situations use mid term rental housing. MANY displaced families are in need of short term/mid term housing options.

Recently the DOE outsourced Filipino teachers, And where do these outsourced teachers live because finding affordable long term housing take several months? They live in short term and mid term rentals!

Local families have children or elders making housing more needed for intergenerational homes therefore single family with ADU potential.

Priced out of paradise is what Hawaii is known for. By eliminating the small businesses us local residents have as rental owners, the state is just perpetuating that unfortunate claim to fame Hawaii has.

Are hotels going to provide more kitchens, laundry, space? Are there zoning laws going to be more regulated and limited? Are hotels going to significantly reduce rates for locals in need of medical care, military, traveling professionals, or displaced residents???

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:29:38 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Rona Martin	Individual	Support	Written Testimony Only

Comments:

Dear Chair Inouye, Chair Gabbard, Vice Chair Elefante, Vice Chair Richards and Honorable Members of the Committees,

I strongly support HB1840 HD2, which allocates funds for long-term air and water quality monitoring after the Maui wildfires on August 8, 2023. Recognizing the risks of urban wildfires is crucial, and the proposed funding for monitoring and research initiatives is essential for ongoing recovery efforts.

As a Native Hawaiian, my heart hurts. For years, our voices have been silenced over the all-mighty dollar. When will our people be placed over profits? Enough is enough. This needs to stop NOW.

I just received a phone call from a friend who lived in Lahaina. She and her family just returned from Las Vegas where they went to look for a place to live. They were forced to do this ONLY because there is nowhere available here. I asked myself, why is this happening? How can we continue to allow our Native Hawaiian families to be forced to leave the only home they have ever known?

I urge you to pass HB1840 to safeguard our community and set a precedent for addressing environmental challenges statewide post-urban fires.

Thank you for your attention to this critical issue.

Sincerely,

Rona Martin

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:31:06 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Roshelle Butihi	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a born and raised resident of Lahaina and a mother who is deeply concerned about the welfare of our communities like my home Lahaina and would like to express my **strong support for HB1838 HD2.**

My daughter and I lost everything on 08/08/23 just like 10,000 other folks and we believe HB1838 is an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those like me and my daughter who have already endured so much.

Sincerely,

Roshelle Butihi

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:31:59 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kaisie Alba	Individual	Oppose	Written Testimony Only

Comments:

With great respect I add my testimony and please ask that you vote 'NO' on HB 1838 HD 2. It is of the utmost importance that the Hawaii state government preserve the small business owner and their right to do business. Regular people cannot own a hotel but they can rent a room, parking space, condo or house. Protecting the small business owner, the regular Joe or Ioe to be able to rent their home gives another good option to pay their bills.

The ripple effect of this bill is enormous. For one small business nightly rental owner, this bill will take away the incomes and opportunities for local managers, the local cleaners, the local general contractors, the local plumber, the local electrician, the local shops of all kinds that support these smaller businesses. Please vote no on this bill and say yes to a healthy economy that all citizens can engage. It's OK for hotels to exist. I'm glad they do. It's OK for the average citizen to run a smaller nightly rental business, too. All can exist. The freedom for locals to have these businesses should have support from the government.

One small, nightly rental can give a modest family a residual income, a decent retirement, a family can go in on one of these nightly rental businesses by renting part of or all of their home to survive Hawaii's prices. Let us preserve the right to life, liberty and the pursuit of happiness. Please empower and protect the small business owners to have equal opportunity like that of the big corporations by simply letting the right to do business exist.

STRs serve a very wide variety of needs namely, displaced citizens, medical urgent needs, traveling medical personnel, temporary military, students, missionaries and humanitarians, traveling professionals of all kinds, visiting Ohana and friends, especially those with food allergies that need a full kitchen that only STRs accommodate. I please ask again, vote 'NO' on HB 1838 HD 2. Mahalo!

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:35:11 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Noelle Bali	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include ALL housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Noelle Bali

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:35:37 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kanoelani Steward	Individual	Support	Written Testimony Only

Comments:

Aloha nui kakou,

I am writing in strong support of HB1838. Born and raised in Lahaina, our ohana is one of thousands that have been displaced from the Lahaina fire. Throughout this time, we have learned more about our housing crisis and how short term rentals has adversely affected Lahaina as well as our entire pae aina, further displacing our ohana from our home and from the place we have been for generations. This bill will enable our counties to focus on their people, our local community, instead of people that live outside of Hawaii that contribute to the extractive tourism industry. Please prioritize our people over profits and pass HB1838.

Mahalo nui,

Kanoelani Steward

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:38:19 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Madison Owens	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Madison Owens

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:38:38 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Nani	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Tarnas, Vice Chair Takayama, and the honorable members of the committee,

There is a housing emergency on the island of Maui and all of Hawaii and something MUST be done. The People are speaking, please hear our voices!

Giving the counties the clear authority to phase out vacation rental uses has been identified as a key policy tool for helping Maui residents find dignified housing in the wake of the wildfires. This should them be moved forward to the other islands to help keep generational hawaiians in our islands.

This is a critical step in providing stability and security to those who have already endured so much. We urge the legislature to pass HB1838 HD1 to provide much-needed relief and support to the Lahaina community and beyond.

Sincerely,

Nani Be

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:39:30 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
kai nishiki	Individual	Support	Remotely Via Zoom

Comments:

- Support with amendment to include all housing types, not just single family.

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:39:43 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Marirai Tauotaha	Individual	Support	Written Testimony Only

Comments:

Aloha, I am in strong support of caring for our full time residents who do not own a home over anyone, especially those who do not live here in Hawai'i full time, who feels entitled to owning a home, or multiple homes. Some of the testimony of those opposing this bill from this last Friday's hearing was absolutely disgusting. This is what made me offer testimony. I support our Lahaina families and our Hawai'i 'ohana who are struggling but still contributing to this place, our collective home. Time for extractive people had passed.

mahalo,

Maui Tauotaha

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:40:46 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Autumn Parker	Individual	Support	Written Testimony Only

Comments:

I strongly support zoning to support our family having housing avails to all.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:42:15 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Amy Parsons	Individual	Support	Written Testimony Only

Comments:

I fully support this measure.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:44:48 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kainalu Steward	Individual	Support	Written Testimony Only

Comments:

Aloha, as a Hawaiian born and raised in Lahaina, I strongly support this bill that allows counties to enact a zoning ordinance to amortize or phase out nonconforming single-family transient vacation rental units over a reasonable period of time. Please do not allow foreigners who only care about greed and money to take advantage of our people who have lost so much during this time. Mahalo for your time.

March 18, 2024

Re: SB HB1838, Relating to Zoning

**LATE**

### **Testimony in Strong Opposition**

Aloha,

Short term rentals provide over 13,000 living wage jobs that support property managers, cleaners, contractors and their families. These provide critical housing for residents and vacationers. Short-term rentals on O`ahu provided \$46 million in taxes and fees toward the state's budget in 2022 and contributed \$165 million toward the County budget.

HB1838 would give the counties authority to enact ordinances to eliminate, or phase out short-term rentals in any zoning classification.

This bill would give each County the ability to eliminate existing property rights without compensation, which is unconstitutional. The most likely result will be confusion, litigation, and illegal attempts by county officials to eliminate productive, legal businesses.

This bill creates fear for some of our most vulnerable residents and would hit them hardest: on O`ahu, 80% of the short-term rental owners are residents and also *kupuna*. 70% of them own 1 unit that provides income to subsidize the high cost of living in Hawaii.

Short-term rentals provide furnished, temporary housing to residents as well as visitors. It is likely that if you live on another island, you have stayed in a short-term rental on O`ahu.

Some who often stay in short or mid term rentals:

- Inter-island neighbors visiting for work, health procedures or family events
- Residents displaced from emergency events such as the Red Hill Crisis and the Marco Polo fires
- Residents needing temporary housing due to life's transitions
- Newly housed residents that cannot qualify for an annual lease
- Residents needing a vacation or place to gather for events
- Thousands of Traveling Nurses and other medical personnel
- Temporary military and emergency contractors
- Film and sporting event participants
- Family & friends visiting for various life events

These residents and important visitors cannot afford the average hotel rate of \$700/night.

**By passing this Bill, the counties will further eliminate mid and short-term rentals creating another housing problem for residents and important visitors.**

Our industry provides living-wage jobs, flexible housing and vacation options, opportunities for residents to own, live, and rent, and keeps spending in the communities.

Please do not pass this Bill that would allow the County to further erode an essential right and component of housing for our residents and important visitors.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:47:12 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Pamela Small	Individual	Oppose	Written Testimony Only

Comments:

Aloha,

My name is Pamela Small, and I am a local resident of Hawaii. I am writing to express my strong opposition to HB1838. As a 100% disabled individual, the income generated from my vacation rental property is essential for me to afford medical fees and co-pays. Without the income from this short-term vacation rental, I would face significant financial challenges in meeting my medical expenses and continue to afford to live in Hawaii, one of the most expensive places to live in the country.

Moreover, my participation in the tourist economy through the operation of a short-term vacation rental is crucial for my financial stability. It is the sole industry on our island and allows me to make a living despite my disability. HB1838, if passed, would jeopardize my ability to sustain my livelihood and access necessary medical care.

I urge you to reconsider the potential impact of HB1838 on individuals like myself who rely on short-term rentals to make ends meet and participate in Hawaii's vital tourism industry. Let us work together to find solutions that balance the needs of the community while preserving opportunities for citizens to live and thrive in Hawaii.

Mahalo for your consideration.

Warm regards,

Pamela Small

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:47:36 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Elizabeth Neal	Individual	Oppose	Written Testimony Only

Comments:

Aloha,

My husband and I oppose this bill as the revenue we make from the rental of a room in our house is crucial to our household budget. Having to register with the County, pay the fee, and have certain restrictions, rules, etc. would be very detrimental to us. Many people that stay with us are here on the island for a week just for work. We oppose this bill. Mahalo for your consideration.

Elizabeth Neal

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:49:01 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Kaiulani Iaea	Individual	Support	Written Testimony Only

Comments:

**March, 18 2024**

**Ka'iulani Iaea  
STRONG SUPPORT  
41-204 Kanehunamoku Place  
HI , 96795**

**Dear Chair Tarnas, Vice-Chair Takayama, and honorable committee members,**

**I am writing to you as a student at Hālau Kū Māna, a Hawaiian Focused Charter School, deeply concerned about the mismanagement of land and water in Maui, particularly in the context of the recent devastating fire that has affected the community of Lahaina.**

**Through my studies, I have learned about the interconnectedness of land, water, and community in Hawaiian culture. I have also learned about the importance of responsible stewardship of these resources for the well-being of both current and future generations. It is with this understanding that I urge the Lahaina Town Council to take decisive action to address the issue of short-term rentals in Lahaina, as it contributes to the mismanagement of land and exacerbates the housing crisis.**

**The proliferation of short-term rentals not only disrupts the delicate balance between land use and community needs but also perpetuates a cycle of exploitation that undermines the values of aloha 'āina. As stewards of this land, it is our kuleana (responsibility) to prioritize the needs of the local community and to ensure that the land is used in a way that respects its cultural significance and sustains its resources for future generations.**

**I am heartened by the introduction of HB1838, which seeks to address the issue of short-term rentals in Lahaina. I believe that this bill represents an important step towards restoring balance and harmony to our community and our environment.**

**I urge the Lahaina Town Council to support HB1838 and to take meaningful action to address the mismanagement of land and water in Maui. Let us work together to honor our kuleana and to create a future where our land, water, and people thrive in harmony.**

**Thank you for your attention to this important matter.**

**Sincerely,**

**Ka'iulani Iaea  
Grade 11, 2025  
Hālau Kū Māna  
41-204 Kanehunamoku Place  
Honolulu, HI, 96795  
(808)650-0815 - [kailee-ann.iaea@halaukumana.org](mailto:kailee-ann.iaea@halaukumana.org)**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:51:11 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Ramsey Fiorello	Individual	Support	Written Testimony Only

Comments:

**3/18/24**

**Aloha,**

**My name is Ramsey Fiorello and I am a kumu at Hālau Kū Māna, a Hawaiian Focused Charter School, I am writing to you with a deep sense of responsibility and concern regarding the mismanagement of land and water in Maui, particularly in the aftermath of the recent devastating fire that has impacted the community of Lahaina.**

**Through my teachings, I strive to instill in my students a profound respect for the land and its resources, rooted in the cultural traditions and values of our ancestors. It deeply troubles me to witness the continued exploitation and degradation of our land, exacerbated by the proliferation of short-term rentals in Lahaina.**

**Short-term rentals contribute to the housing crisis and perpetuate a cycle of environmental degradation and cultural erosion. The unchecked proliferation of these rentals disrupts the delicate balance between land use and community needs, undermining the values of aloha ‘āina that are central to our cultural identity.**

**I am heartened by the introduction of HB1838, which seeks to address the issue of short-term rentals in Lahaina. This bill represents a crucial opportunity for the leaders of government to demonstrate their commitment to responsible stewardship of our land and resources.**

**As a kumu, I urge the Legislation to support HB1838 and take bold and decisive action to address Maui's mismanagement of land and water. Let us work together to honor our kuleana (responsibility) to the land and to create a future where our cultural traditions thrive in harmony with our natural environment.**

**Thank you for your attention to this important matter.**

**Sincerely,**

**Ramsey Fiorello**

**Kumu (Teacher)**  
**Hālau Kū Māna**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:52:02 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Haunani Ford	Individual	Support	Written Testimony Only

Comments:

Aloha, my name is Haunani Ford and I was born and raised on the island of Hawai'i. I support this bill because I am in support of keeping more Hawaiians and more locals here in Hawai'i. Allowing these short term rentals takes away the opportunity for locals to be able to do so. We are in a housing crisis. If short term rental operators cannot see this as a problem, then they aren't here long enough to know the struggles that the locals here go through. Or they simply do not care about the locals that live here. Housing is a basic need, short term rentals are just a luxury to make money off of while the local people cannot even find a place to live. And for those operators that live here only part time, how much of what they make even stays here to help our economy here in Hawai'i? In my opinion, this is one step in the right direction to help keep locals housed and to help keep locals in Hawai'i. Mahalo for your time and consideration.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:56:17 AM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Mai Hall	Individual	Support	Written Testimony Only

Comments:

Aloha,

I support this bill. I feel we need to regulate short term vacation rentals. There are too many of them popping up all over our islands, pushing out our residents, further impacting the rental market, and also brings in budget tourists who do not contribute positively to the economy. Stop catering to tourists and malama our residents! Mahalo

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:58:15 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Lexi Kinoshita	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:59:26 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Mariko Reed	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Mariko Reed

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 10:01:25 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
U'ilani Tevaga	Individual	Support	Written Testimony Only

Comments:

I urge our leaders to what is PONO and not side with profitting out side intrests. Our communities need to be TRUE communities where we can have safety, connection and live freely without being pushed out of our neighborhoods. The tourism industry will forever thrive in Hawai'i. Let us not be tricked into thinking STRs provide any solutions for the people of then place. It is a purely extractive model.

Please give the county the power to have the community say. This is critical to the future of all islands!

mahalo for your time. U'ilani Tevaga

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 10:12:30 AM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
heidi kreul	Individual	Support	Written Testimony Only

Comments:

Aloha,

thank you for the oppertunity to submit testimony in support of HB1838.  
Too many Kanaka and Kamaaina have bern forced to relocate due to raising rental costs.  
Preditory investory are buying up our residentisl neighborhoods and disttoying the rich fabric of our community. Changing neighborhoods into a transiet zone ( mini waikiki)  
Please allow the counties to protect our neighborhoods.  
mahalo nui

heidi

**HB-1838-HD-2**

Submitted on: 3/18/2024 10:12:58 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

**LATE**

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Mr and Mrs John McComas	Individual	Support	Written Testimony Only

Comments:

Strongly Support

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 10:15:03 AM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Gena Whitten	Individual	Support	Written Testimony Only

Comments:

Short Term Vacations need to Regulated by Counties and local communities. The proliferation of STVR's has destroyed neighborhoods. Our previously residential neighborhood at Turtle Bay has become nothing but daily rentals. The need for affordable housing is accute. We have lost neighbors and our comfortable neighborhood. Short term rentals has made the cost of owning or renting a home less affordalbe. Many Hawaii residents have left the state because of the high cost of housing. This leaves business without employees to run their businesses. These business should not be allowed to run rampant without controls and adherance to zoning regulations. Please support HB 1838.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 10:24:00 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Kristi Desaucido	Individual	Support	Written Testimony Only

Comments:

**March 18, 2024**

**Aloha,**

**I am Kristi Desuacido, a teacher at Hālau Kū Māna, a Hawaiian Focused Charter School. I am deeply concerned about the mishandling of land and water in Maui, particularly following the recent destructive fire in Lahaina.**

**My teachings emphasize respect for the land and its resources, rooted in our cultural heritage. Witnessing the ongoing exploitation and degradation of our land, which is worsened by the proliferation of short-term rentals in Lahaina, is distressing.**

**Short-term rentals worsen the housing crisis and harm our environment and culture. Their uncontrolled growth disrupts the balance between land use and community needs, undermining our aloha ‘āina values.**

**I am encouraged by HB1838, which aims to address short-term rental issues in Lahaina. This bill offers government leaders a chance to demonstrate their commitment to responsible land kuleana.**

**As a teacher, I urge legislators to support HB1838 and take decisive action to address Maui's land and water mismanagement. Let us fulfill our kuleana to the land and create a future where cultural traditions flourish alongside our environment.**

**Opposing testimony argues that this bill may disrupt the finances of individuals with second homes. This perspective overlooks the reality that many residents in Maui and Hawai'i struggle to afford even a single dwelling. It fails to support the needs of our community. Also, I believe it is imperative to prioritize housing solutions for our residents over the needs of tourists visiting the islands.**

**Thank you for your attention to this matter.**

**Sincerely,**

**Kristi Desuacido**



**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 10:24:13 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Derinda L Thatcher	Individual	Oppose	Written Testimony Only

Comments:

As a long-time resident of the Big Island of Hawaii, I strongly oppose HB1838 and SB2919. Having lived here for 35 years, my family has relied on the opportunities provided by the short-term rental industry to sustain our livelihood. The proposed bills threaten not only our means of living but also the availability of temporary housing for many residents in emergency situations. As a local resident, I am baffled by the impact of these bills on our community and the government's focus on legislation that could harm locals rather than providing solutions.

1. bill reaches far in limiting travelling medical personnel, which we, including the Governor, all know we need desperately. My own family has medical needs that have us travelling inter island for extended periods of treatment. Our choices have already been severely limited by previous bills passed, the threat continues and becomes real if you pass HB1838 and SB2919.

It also poses an undo burden on displaced and new residents in Hawaii, it is a bad bill.

There are far more serious matter to attend to in Hawaii, Leave this alone!

Sincerely, Derinda Thatcher

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 10:28:56 AM  
Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Victoria Fallas	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Victoria Fallas

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 10:36:11 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Amber Coontz	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Amber Coontz, full-time Maui resident

**HB-1838-HD-2**

Submitted on: 3/18/2024 10:38:36 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

**LATE**

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Camille Barcoma	Individual	Support	Written Testimony Only

Comments:

I support HB1838. I want the County of Maui to

phase out nonconforming transient vacation rental units.

Maui should be visited and enjoyed, not a pub for investors to maximize their investing.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 10:43:35 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Carmen Yu	Individual	Oppose	Written Testimony Only

Comments:

Chair Luke Evslin, Vice Chair Micah Aiu and other respected committee members,

My name is Carmen Yu, I am testifying in opposition to HB1838. I'm a new owner of a condo in Maui, my family and I love visiting Maui and recently made the decision to purchase a condo as our 2nd home so we could have a home away from home when visiting our favorite place. Owning a property in Maui is outrageously expensive, we could only afford to keep this home if we could rent it out as a short term rental to help offset our costs when we're not there. This bill will force us to lose our home, our ability to visit, and support local communities.

In addition, the property tax and transient tax that STR pays provide 40% of the real property tax revenue for Maui. How will the loss tax income be replaced? STR also helps create job opportunities and are the main source of income for many cleaner, property managers, contractors, handyman, and many more work forces that service the STR industry. Forcing out STRs will not only hurt Maui's economy, it will eliminate job opportunities and quality of life for local residents. This is a huge negative impact if this Bill is allowed to progress.

This will also impact the larger tourist industry as many visitors who couldn't afford expensive hotels will stop visiting Maui. In addition, it'll also deter tourists traveling with large families who need more spacious accommodations to house them. Getting multiple small hotel rooms will not meet their needs or budget. Mid and Short-term Rentals not only accommodates tourists, they also help provide temporary shelters for displaced residents, residents in transition, inter-island residents coming for medical treatment or family visits, traveling nurses, emergency contractors, temporary military & students, our family & friends. Events like the Lahaina Fire displaced thousands of residents, where will residents find temporary, furnished housing if our industry is further decimated?

Having less STR/Mid term rentals will only hurt Maui. I strongly urge you to continue working on housing issue without disrupting the lives of so many people living in the community. Thank you for the opportunity to testify my opposition to Bill SB 2919.

Carmen Yu  
Owner at Kamaole Sands

**HB-1838-HD-2**

Submitted on: 3/18/2024 10:46:23 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

**LATE**

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
melissa tomlinson	Individual	Support	Written Testimony Only

Comments:

Disgusting the way Hawai'i has been exploited this can at least put some protective measures in place. I support phasing out short term rentals.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 10:48:51 AM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Nalei Pokipala	Individual	Support	Written Testimony Only

Comments:

Aloha,

I'm writing in support of this bill. The short term rentals is making a negative impact to our communities by taking away housing and allowing for influx of visitors into residential neighborhoods. Please prioritize our residents and support HB1838.

Mahalo,

Nalei Pokipala

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 10:55:43 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Yvonne Haxton	Individual	Oppose	Written Testimony Only

Comments:

I oppose this bill. Cost of living is so high and when local people are able to buy their homes it should be their right to make ends meet through STR and MTR. Local people born and raised here own STR and MTR's. They use portions of their home to offset income and pay their mortgage, raising real property taxes, homeowners insurance, electricity, etc...It is appalling that you are restricting an individual or family to use the largest asset they have helping them to retain ownership in their property. Additionally these homes are well maintained and employ small businesses and individuals like house cleaners, yard service, handyman, pet control, pool service, etc. on a regular consistent basis. Removing this option from the community will only cause more financial hardship on its people and businesses. STR and MTR are one of the vehicles that help local families stay in Hawaii. It is difficult to own a home in Hawaii on a 2 person income so supplementing it using the THEIR ASSET, the largest purchase they will probably ever make should NOT be restricted. Hawaii's economy is based on tourism - we need STR and MTR to sustain a healthy economy. Removing them will have damaging and long reaching effects. This bill could be forcing local families to sell, go into mortgage default and/or let the properties deteriorate because they can't afford to maintain them. Don't touch what isn't broken.. This bill will not fix the problem but create more problems.

**HB-1838-HD-2**

Submitted on: 3/18/2024 10:57:21 AM

Testimony for CPN on 3/19/2024 9:40:00 AM



Submitted By	Organization	Testifier Position	Testify
Andrew Williamson	Individual	Oppose	Written Testimony Only

Comments:

Aloha,

My name is Andrew Williamson, and I am writing to express my strong opposition to HB1838. As a local resident of Hawaii, my vacation rental has been instrumental in providing me with financial independence for the first time in my life.

I have witnessed the immense impact of short-term rentals on the lives of local residents, including myself and others like Kris Adair, Marbella Alford, Karen Anderson, Quentin Andrews Parker, and Philip Andriano [\[11†source\]](#) . These rentals have not only supported our livelihoods but have also enabled us to contribute to the community and pursue our passions.

The restrictive measures proposed in HB1838 jeopardize our ability to maintain our financial stability, impacting our ability to support ourselves and our families. Additionally, the bill may lead to the elimination of numerous jobs and opportunities for local residents, exacerbating the already challenging economic landscape in Hawaii.

I implore you to reconsider the potential ramifications of HB1838 and to seek solutions that balance the needs of the community while preserving opportunities for local residents in the vacation rental industry.

Mahalo for your consideration of my concerns.

Warm regards,

Andrew Williamson

**HB-1838-HD-2**

Submitted on: 3/18/2024 11:05:07 AM  
Testimony for CPN on 3/19/2024 9:40:00 AM



<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jacqueline Hudson	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard, and Honorable Members of the Committee

I have lived for over twenty years just north of Lahaina and have been involved daily with the residents most affected by the Lahaina wildfire.

I wish to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. This legislation would provide much-needed stability and security to those who have already endured so much.

Thank you for your hard work and, in advance, for prioritizing the welfare of the Lahaina community, now in dire need of stable housing.

Sincerely,

Jacqueline Hudson

6 kiohohu Lane Unit 8

Lahaina, HI 96761

(808) 269-0295

**HB-1838-HD-2**

Submitted on: 3/18/2024 11:09:30 AM

Testimony for CPN on 3/19/2024 9:40:00 AM



Submitted By	Organization	Testifier Position	Testify
Sara Patton	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Sara Patton

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 11:15:22 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Nalani	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,  
Nalani Abellanida

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 11:16:00 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Nanea Lo	Individual	Support	Written Testimony Only

Comments:

Hello,

**Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee**

**I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.**

**I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.**

**This legislation would provide much-needed stability and security to those who have already endured so much.**

me ke aloha ‘āina,

Nanea Lo, Mō‘ili‘ili, O‘ahu

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 11:16:20 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
John `Miller	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chairs DeCoite and McKelvey, Vice Chairs Fukunaga, Wakai, and Gabbard, and Honorable Members of the Committee,

As a longtime community member actively engaged in clean energy initiatives, environmental protection, and other critical issues, I write to you today displaced with my family by the Maui wildfires and the unsustainable practices of the transient vacation rental industry. These interconnected crises have severely impacted my family of seven, including my granddaughter Hokulea. It is imperative that we seek policy solutions to address the problems undermining our islands' economy, unity, and cultural integrity.

I strongly support HB1838 HD2, which would empower counties to phase out non-conforming single-family transient vacation rental units. I urge you to consider an amendment to extend this authority to all housing types. The University of Hawaii Economic Research Organization's findings regarding the overwhelming concentration of short-term rentals north of Lahaina make this amendment critical for effectively addressing the West Maui housing emergency.

This legislation offers essential stability and security to those of us who have already endured significant hardship.

Very Respectfully,  
John Miller

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 11:20:08 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Janet Iliahi Curtis	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair, Vice Chair and Committee,

My name is Iiahi Curtis and I live on the island of Hawaii.

I am writing in opposition of this bill because it will threaten my ability to make a living along with the other cleaners, electricians, maintenance workers, and small businesses like me, who live and work in my community.

I own/work for a small business that services short-term vacation rentals on my island. I am paid good wages, create my own schedule and work very near where I live, reducing my commute time.

This bill will hurt me and put at risk my ability to pay for my own housing and bills.

Let the counties enforce the laws that they already have.

I ask that you please do not move this bill forward.

Mahalo again for your consideration.

Iiahi Curtis Property Manager

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 11:24:25 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Isikeli Tafea	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,  
Isikeli Tafea

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 11:26:44 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Glenn Choy	Individual	Support	Written Testimony Only

Comments:

My name is Glenn Choy, from HONOLULU. I STRONGLY SUPPORT THIS BILL.

**HB-1838-HD-2**

Submitted on: 3/18/2024 11:30:57 AM

Testimony for CPN on 3/19/2024 9:40:00 AM



Submitted By	Organization	Testifier Position	Testify
Namelelani Kekuewa	Individual	Support	Written Testimony Only

Comments:

Aloha,

My name is Namele Kekuewa. I was born in Hilo and raised in Kea’au of Puna on Hawai’i island. Mahalo nui for the proposal of enactment on bill HB1838. I am testifying in support of said bill.

The short-term rental business in Hawai’i is very attractive to foreign owners who want a piece of paradise and profit for themselves. Some owners of short-term rentals may disguise their entitlement and greed by twisting the definition of the word “aloha” to suit their selfish agendas. The uprising desires and, for lack of a better word, fantasies of owning short-term rental properties in Hawai’i are extremely detrimental to the housing crisis in Hawai’i for Native Hawaiians and generational locals, and not to mention the people of Lahaina who are currently in desperate need of housing due to the devastating fires that occurred recently.

While the culture and beauty of Hawai’i is something that should be shared with the world, the things that make Hawai’i beautiful need to be protected. Most importantly, this includes affordable housing for Native Hawaiians and other generational local families in Hawai’i. Hawai’i wouldn’t be all the allure that the tourism industry promotes if Native Hawaiians are not thriving in Hawai’i.

Native Hawaiians are simple people who want to live simply, to care for our families and care for the ecosystem that nurtures us. We do not ask for much except that we get to continue living our lives as our ancestors did without worry of being priced out and forced to leave. We give so much aloha to visitors, but we historically and still receive so much abuse in return. How can Hawai’i have any aloha if there is no more aloha to give?

I ask that, in support of this bill, we put protections in place for not only Native Hawaiian families but also true aloha that should be shared with the world.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 11:32:11 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Roy LeBlanc	Individual	Oppose	Written Testimony Only

Comments:

I strongly oppose this Bill. Not only do i beilve it will not help with creating more affordable housing for residents, I believe it will significantly impact County and State Tax revenue as well as have a significant negative impact on local employment.

Furhermore such a change will dramatically reduce the monetary value of effected properties resulting in a government caused property loss and most likely a resulting Class Action Lawsuit.

And lets not overlook the unfairness of trying to change the rules after the game is already underway.

Hawaii has a housing problem, however trying to change the past is not the fix. Smart controls over future encouraged development is the path forward.

For my wife and I, if our STR property was rezoned to not allow vacation rentals, like many others, we would not turn it into a long term rental. We would keep it solely for our personal use. This would result in the lost tax revenue, lost fees to our management company, no pay for the cleaning contractor, no frequent handyman services hired..... All lost with no benefit to Maui.

Thank you,

Roy LeBlanc

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 11:35:17 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Adriana E. Duerr	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

Aloha. I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Mahalo,

Adriana E Duerr

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 11:36:26 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Carlyn Gresham	Individual	Support	Written Testimony Only

Comments:

I support the intent of this bill.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 11:41:37 AM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Diana Tevaga	Individual	Support	Written Testimony Only

Comments:

I support this bill in hopes that it'll aid efforts toward remediating the housing situation for our kamaaina/local residence.

**HB-1838-HD-2**

Submitted on: 3/18/2024 11:42:47 AM

Testimony for CPN on 3/19/2024 9:40:00 AM



Submitted By	Organization	Testifier Position	Testify
Sheena Lopes	Individual	Support	Written Testimony Only

Comments:

Illegal short term rentals are kicking natives out for the profit of outsiders that have no connection to the communities they are in. It's time for our government to care about our house less families and the native and local families that are trying to find their permanent homes. Enough catering to the outsiders, please pass this bill !

**HB-1838-HD-2**

Submitted on: 3/18/2024 11:49:57 AM

Testimony for CPN on 3/19/2024 9:40:00 AM



Submitted By	Organization	Testifier Position	Testify
Stephanie A	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Stephanie A

**HB-1838-HD-2**

Submitted on: 3/18/2024 12:10:32 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

**LATE**

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
robert Petty	Individual	Support	Written Testimony Only

Comments:

I support changing to no short term rentals

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 12:21:27 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Elizabeth Schusser	Individual	Support	Written Testimony Only

Comments:

Please let each county council elected by long term residents decide whether and where to zone for SVRs.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 12:21:49 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Joy Dillon	Individual	Oppose	Written Testimony Only

Comments:

Aloha members of the CPN, EET & GVO Committees.

I strongly oppose this bill. The short term rental business in this state contributes so much to visitors and to the Hawaii economy in general. Why would you want to curtail this much needed industry or phase it out? It is like killing the goose that lays the golden eggs. Without this much needed industry and all that it provides visitors will not visit and workers will lose jobs. And mid and short term rental accommodations serve many more than just visitors. Displaced residents, residents in transition, residents needing temporary stays for medical treatment and more all depend on this industry. Millions of dollars are contributed to our economy by the short term rental industry. Do not kill this this much needed segment of our economy.

I strongly urge you to vote NO on this bill. Thank you for your consideration.

Thank you for this opportunity to provide testimony in SUPPORT of HB 1838, HD 2.

University of Hawaii Economic Research Organization (UHERO) states that eliminated short-term vacation rentals (STRs), home prices could drop by as much as 6% and rent could fall by as much as 8%. It is estimated that roughly 5% of local housing are operating as an STR<sup>1</sup>. Phasing out STRs would help kanaka and locals with affordability with purchasing a home or rent.

According to Title Guaranty's Buyers Report for 2023 Quarter 3, 23.83% of property sales, were that of out of state buyers and 2% were that of foreign buyers<sup>2</sup> -thats over 25% of Hawaii's property sales for 2023 Q3 by non-residents or foreign investors.

I believe this bill would help local families and kanaka to be able to afford a home by making more housing available and affordable due to the phasing out of STR's.

**LATE**

---

<sup>1</sup> UH News (2023) *Short-term vacation rentals driving up home prices, rents*, University of Hawai'i System News. Available at: <https://www.hawaii.edu/news/2023/04/19/short-term-vacation-rental-effects/> (Accessed: 18 March 2024).

<sup>2</sup> <https://www.tghawaii.com/wp-content/uploads/Buyer-Stats-Oahu-Q3-2023.pdf>

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 12:36:20 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Gretchen Losano	Individual	Support	Written Testimony Only

Comments:

Aloha Honorable Committee Members,

Please support HB1838. Giving the counties the power to enact our own zoning ordinances is an incerdibly important step towards phasing out illegal short term rentals, and beginning to recalim our local community spaces. Especially in the wake of the Lahaina fires, our community who have lost their homes and have been able to relocate to housing nearby should not have to go through the grieving and healing process surrounded by tourists just out here oblivious to all the pain and suffering our community has endured. We need to keep tourists in the hotels where they belong and out of our residential neighborhoods. It was far too soon to open west Maui to tourism, but it's already done. Now our community has to go through this healing process with the niele tourists trying to get photo opps and still access beaches that were the site of many deaths of our own Lahaina people. It's sick. We need to at least keep them contained in hotels and in places designed for their enjoyment rather than in our community spaces where they can further traumatize our community. We've been through enough!

I'm sure you can see through selfish cries of the people opposed to this bill, most are out of state people with investment properties who dream of one day retiring here. Gross. Moving to Hawaii for your own self enjoyment while we have communities already suffering is truly disgusting. Those people who are so oblivious to that fact, who would show their faces and testify in opposition to these bills, that are merely meant to keep our local people from having to move off island in the wake of this tragedy, are truly deplorable humans and don't belong here anyway. Please protect our local communities and pass this bill.

Mahalo nui,

Gretchen Losano

Lahaina, Maui

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 12:39:20 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Erin Cuelho	Individual	Support	Written Testimony Only

Comments:

Aloha! I am against vacation rentals being in residential areas because we need more houses for local people. People born and raised here have no where to go while these transplants make lots of money renting to tourists. There needs to be a cap on rent also! All the people from everywhere else buying and renting out for insane amounts. If we don't do something about the vacation rentals now, there will be no real locals left 🙏

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 12:48:41 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Patti Souza	Individual	Support	Written Testimony Only

Comments:

We the people of Lahaina and Maui are tired of always getting the short end of the stick. We need to be the priority! Have you ever traveled somewhere and thought, "wow, these people really care about their place and the people of their place"?

Well, I assure you no one thinks that when they see what's going on here. Please help us!

Put the people first,

mahalo nui

Patti Souza

**HB-1838-HD-2**

Submitted on: 3/18/2024 12:50:23 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

**LATE**

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
N/A	Individual	Support	Written Testimony Only

Comments:

I support bill HB1838

**HB-1838-HD-2**

Submitted on: 3/18/2024 12:51:01 PM

Testimony for CPN on 3/19/2024 9:40:00 AM



Submitted By	Organization	Testifier Position	Testify
Kathleen Harvey	Individual	Oppose	Written Testimony Only

Comments:

I am a single widowed mom (of 13 years) and legal mid-term property owner. I am licensed, rent 30+ days always, and most importantly pay all my Hawaii taxes for all these years since purchasing at KoOlina Kai when the subdivision was first built in 2005-2006. This is the income we need to live on as I am a caretaker. The income is also used to financially help support my local Hawaii ohana. My late husband's large ohana lives locally and are of native Hawaiian decent. Some are 62% native Hawaiian. Your proposed zoning changes in our case would negatively financially effect multiple of our local family members that this income assists are the same people that you have said you are trying to help. This bill would help do the complete opposite. In addition, other local people will also be financially hurt including the potential effect on local jobs such as house cleaners, handyman, etc. and guests coming to the island temporarily to do critical-need jobs such as nurses, electricians, and also those coming for medical treatment, etc. For these reasons and so many, many others, I strongly oppose this bill.

HB1838 is a severe violation of our property rights, by authorizing counties to phase out nonconforming single-family transient vacation rental units, infringes upon the fundamental property rights protected by both the United States Constitution and the Hawaii State Constitution.

Article I, Section 5 of the Hawaii State Constitution guarantees property owners due process and equal protection, both of which are jeopardized by this illegal proposed legislation. Contravention of Established Legal Precedents is clearly a violation of precedence and law.

Aloha for your time and attention to my testimony.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 12:53:10 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Robert Topic	Individual	Support	Written Testimony Only

Comments:

I support this bill to remove vacation rentals from residential zoned properties. We have experienced to many visitors near us reducing our standard of living, creating loud parties and being disruptive within the neighborhood. They do not care about the local residents and feel like every day is a party with no regard to those of us who must work every day. Do not let vacation rentals exist in zoned residential areas.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 12:58:30 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Erica Gale	Individual	Support	Written Testimony Only

Comments:

I support hb1838 because Short term rentals take inventory out of housing for locals and we need locals to be able to stay on island to preserve the culture and economic workforce. If there nowhere for locals to live businessss will be forced to shut down due to no labor, and business all-around will suffer.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 12:59:23 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Nancy Harter	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely, Nancy Harter

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 1:02:07 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Chris McKeown	Individual	Support	Written Testimony Only

Comments:

I support bill hb1838.

**HB-1838-HD-2**

Submitted on: 3/18/2024 1:04:22 PM

Testimony for CPN on 3/19/2024 9:40:00 AM



Submitted By	Organization	Testifier Position	Testify
Carson Chihara	Individual	Support	Written Testimony Only

Comments:

I am in support of HB1838.

**HB-1838-HD-2**

Submitted on: 3/18/2024 1:06:04 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

**LATE**

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Hueina Hemaloto	Individual	Support	Written Testimony Only

Comments:

Counties should have the power to regulate short term rentals in their county. Support this bill.

Mahalo,

Hueina Hemaloto

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 1:06:05 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Vicki R. Belluomini	Individual	Support	Written Testimony Only

Comments:

CHAIRS AND COMMITTEE MEMBERS OF THE HOUSE CPN / EET / GOV:

IN STRONG SUPPORT OF HB1838

I am a 20 year resident of Hawaii and am testifying in favor of HB1838.

I have always rented because I cannot afford to buy in Hawaii as is the case for many who were born and raised in the islands. Since the August 2023 wild fires 30% of our local people have relocated because they had no where to go. Most of the local people I know live in generational homes and that is the only way they have been able to stay in the islands.

I have nothing against tourists, however, people who do not live here should not be allowed to buy up family homes and then turn them into short term rentals for profit when our local people have no where to live. Hawaii is no longer Hawaii without the aloha of the local people.

My name is Vicki belluomini and I am in strong support of HB1838.

Mahalo for the opportunity to testify.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 1:09:59 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Josephine Carson	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Josephine Carson

**HB-1838-HD-2**

Submitted on: 3/18/2024 1:10:31 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

**LATE**

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Brendi Simpson	Individual	Support	Written Testimony Only

Comments:

I support HB1838.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 1:18:39 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Isaiah Luahiwa-Rossil	Individual	Support	Written Testimony Only

Comments:

I support bill HB1838. There is too much advantage being taken on stolen land.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 1:18:52 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Emmy Chen	Individual	Oppose	Written Testimony Only

Comments:

I am submitting the opposition to HB1838.

First of all, there are less than **5%** of the properties are vacation rentals. 95% of the properties are regular residences. There are plenty of houses for people to live in.

HB1838 is a severe violation of our property rights by authorizing counties to phase out nonconforming single-family transient vacation rental units and infringes upon the fundamental property rights protected by both the United States Constitution and the Hawaii State Constitution.

Article I, Section 5 of the Hawaii State Constitution guarantees property owners due process and equal protection, both of which are jeopardized by this illegal proposed legislation. Contravention of Established Legal Precedents is clearly a violation of precedence and law.

No other states in our country have restrictions on vacation rentals, but Hawaii tries to pass this unfair law only to destroy our economy. This bill does more harm than good. Here is why.

I am the owner of many vacation rentals in Kailua-Kona. I have been in this business for more than ten years. I pay hundreds of thousands of taxes to our government, which allows the government to build more affordable housing. My vacation rentals and business benefit the local economy and provide many job opportunities to local residents, housekeepers, gardeners, pool service, and local contractors and handymen. Not only does my business provide job opportunities to our local people. I also contribute to the local stores by purchasing supplies, hardware, appliances, furniture, etc. My spending on maintaining my business from Lowes, Walmart, Target, and Costco, on average, is above 20K monthly.

Not only does my business support the local economy, but I also host thousands of tourists on a yearly basis. My guests also contribute to the local economy. They come to Hawaii to purchase food, attend all the tourist activities, rent cars, etc.

We respect the local laws, and I have strict rules for all my guests that they cannot have parties and events on my property and cannot be loud to disturb the neighbors.

If this bill passes, I can see 20-30% of the people on our island will lose their jobs.

I think restricting the vacation rental will only harm our island; there is nothing good about it.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 1:22:56 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Hoolaiikeao Cabanilla	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Hoolaiikeao Cabanilla

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 1:22:57 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Lisa Jones	Individual	Support	Written Testimony Only

Comments:

I support Bill HB1838!  
Lahaina fire survivor, Lisa Jones

**LATE**

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Chiara La Piana

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 1:27:10 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Johann Lall	Individual	Support	Written Testimony Only

Comments:

I strongly support HB1838 HD2. I spent 3 years working for the Maui County Planning department, and the consensus among those educated and knowledgeable in actual urban planning is that the "Minatoya Opinion" in Maui County was a mistake. I recognize it as a product of plantation politics and the Hawai'i "way of doing things". Apartment zoning was meant for housing, and somehow lack of zoning enforcement lead to hotelization of apartments as a de facto accepted use and semi-codification into policies. The Counties, in particular Maui County, should be given the right to reverse their blunder and instead join the rest of the country in restricting residential zoning (which includes apartment 1 and apartment 2) to actual residential use. The 7000+ units on Maui alone would put a big dent in the housing crisis, if they are eventually required to be used as housing rather than hotels. More generally, I encourage our Democratic legislators to start acting like Democrats rather than Republicans. I get that most of your parents and your grandparents were conservative, I get that they signed on when the Democratic Party was the Jim Crow Party. But it's time to move on, progress, and serve the people rather than moneyed interests.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 1:27:27 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Lareesa Butters	Individual	Support	Written Testimony Only

Comments:

I support HB1838. The long time disregulation and disregard for the local community in the name of profits has run its course. It's time for the community to own and run the community. Not out of state investors. Not off island corporations. Removing the outside influence that has no kuleana, no roots, and no interest besides profiting off of the location is imperative to the wellbeing, affordability, mental health and safety of those that are here.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 1:27:40 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Athena Roebuck	Individual	Support	Written Testimony Only

Comments:

Aloha,

Please pass bill HB1838 so that each county in Hawaii can enact zoning ordinance to phase out STR's.

This is imperative for the local Hawaiin people to stay on island and take care of their Aina!

Mahalo,

Athena Roebuck and Family

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 1:28:41 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Katie Kealoha	Individual	Support	Written Testimony Only

Comments:

Tuesday, March 19, 2024

RE: HB 1838 HD2 Relating to Zoning

Aloha Chairs, Vice Chairs and Members of the Committees,

My name is Katie Kealoha and I am writing in support of HB 1838 HD2, which would allow counties to enact a zoning ordinance to amortize or phase out nonconforming single-family transient vacation rental units over a reasonable period of time.

As someone born and raised in Makaha, I have witnessed the ways in which short-term rentals can completely change the composition of a neighborhood. In my childhood I remember a street full of neighbors, some families with kids I could play at the beach with, others with elderly neighbors whose names we knew. Now the same street is scattered with empty homes, for sale signs, and rotating occupants. The beaches I grew up at are now frequented by more and more tourists, most of whom are staying in short term rentals. I also work at Wai‘anae High School, and I have seen many students and their families struggle to make ends meet here, with a few each year moving to the continent for a chance at home ownership.

It is absolutely necessary for state, city and county governance to phase out short term rentals across Hawai‘i, and this bill is a good start. Though it will take more than this to get our housing situation under control, the recent focus on reducing and ultimately eliminating short term rentals is hugely important. I have not seen a single local family in my neighborhood benefit from the presence of these rentals, rather it is clearly the opposite. Please consider providing our counties with the tools to insure that our residential areas do not function as resorts to the gain of non-residents or part time residents. I hope that this rule will be enacted in support of local families.

Mahalo for your consideration,

Katie Kealoha

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 1:30:38 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
jaimee n	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals.

With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Mahalo,

Jaimee Namahoe

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 1:31:50 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Daniel Hills	Individual	Support	Written Testimony Only

Comments:

Aloha,

I am submitting testimony in support of bill HB1838. As a long term resident of Lahaina and victim of the fire, the STR's on Maui has gone unregulated long enough. The lack of regulation on STR's has victimized the residents of this island. Driving up rental costs has forced many residents to leave Maui. Many other vacation destination areas have seen this exact type of victimization of its residents due to lack of regulation of STR's. They have imposed regulations that have been successful to the success of the working class community in those areas. Why is Maui catering to the rich, out of state owning few, versus their own community? It is appalling especially after such an immense tragedy that his hit our community. I am in support of HB1838 and hope that the legislature see's it the same way.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 1:32:19 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Puakenikeni Kepler	Individual	Support	Written Testimony Only

Comments:

Aloha Committee,

My name is Puakenikeni Kepler. I am a born and raised kanaka resident of Maui. Thank you for your time and attention to this testimony.

First, I would like to emphasize that being Hawaiian is not dependent on purchasing or owning land in Hawaii. Contrarily, my people do not believe in privately owned land. Being Hawaiian is an ethnicity.

As a life long resident of Maui, I can say with confidence that short term rentals are an absolute detriment to our local communities. Foreigners come to our land, taking, and not giving back. Folks from the mainland have resources that locals do not. Foreigners come from spaces of privilege, as evidenced by their entitlement to land ownership, and overwhelming presence in our land.

I would like to submit personal testimony that short term rentals are the problem- not the solution. Our people need permanent housing, not short term rentals that line pockets that operate outside of our local economy.

It is no secret that our people cannot afford to purchase homes. Locals cannot compete with those from the mainland. We do not make the amount of money they have. Our economy is not as strong as the continent's.

Short term rentals are not the solution. All they do is offer foreigners another opportunity to exploit locals. Our people are struggling at the benefit of foreigners who do not contribute back to our economy. Locals owning homes helps our economy. Foreigners owning land, charging our people rental fees, and then pumping that money back into their own home's economy is not what we need. We need our resources to stay in Hawaii. The housing crisis in Hawaii will only get worse. As a young person, I've seen almost all of my born and raised friends leave because of lack of access to affordable housing. To keep our state alive we need our locals to stay. In order for locals to stay, living needs to be feasible. Right now, it is not. For many, the only option is to leave. We cannot afford to lose more of our people at the hands of foreign exploitation.

Our locals need to be heard before any out of state land owners. We need protection, and we need it now. You have the power to help bring solutions to problems that have plagued our locals for decades.

I have watched family members and friends, local and kanaka, struggle to find housing. The housing crisis is directly linked to the number of foreigners that own land. Our people are being forced to leave the state. Hawaii will not be Hawaii without Hawaiians- a population that is disproportionately under housed. We need action now. We've needed action for decades.

Rest assured that us locals, voters, are watching. History is being made- I urge you to be on the right side and pass HB 1838 HD2. This partner bill will allow for affordable housing to be built for locals, benefiting all of us and creating much needed change.

Thank you for your time. I hope you will do what is best for our locals that have struggled for far too long.

Mahalo for your kokua,

Puakenikeni

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 1:33:16 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Stephanie Austin	Individual	Support	Written Testimony Only

Comments:

Please support this important bill so that residents are not constantly being crowded out and priced out of their neighborhoods!

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 1:35:01 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Lauren Palakiko	Individual	Support	Written Testimony Only

Comments:

Aloha e Chair and Commissioners,

I am a born and raised resident of Lahaina, in full support of regulating short term rentals. Our limited inventory of long term rentals in Hawai'i, namely Lahaina is passing our people out of the west side and out of state.

This unbalanced and mismanaged inventory will surely effect our economy starting with the limited amount of workers who live here, and atrocious traffic commuting in and out of our one working road, on top of all the tourists adding to it.

The health of our residents is the wealth of our state. We need to put our residents' basic needs before the pockets of few condo investors.

Thank you for your time and attention to this matter.

Me ka ha'aha'a,

Lauren Palakiko

**HB-1838-HD-2**

Submitted on: 3/18/2024 1:38:15 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

**LATE**

Submitted By	Organization	Testifier Position	Testify
CHELSEA U LAANUI	Individual	Support	Written Testimony Only

Comments:

I support Bill HB1838. PLEASE LISTEN TO THE KANAKA AND GENERATIONAL FAMILIES OF HAWAII.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 1:45:55 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Danielle Friezner	Individual	Oppose	Written Testimony Only

Comments:

I greatly oppose this bill for my home the island of Maui. The local people (myself included) need freedom to invest freely in real estate and advance their financial freedom by owning and managing tourism rentals on their own terms. I want to be able to Live and raise my family on Maui by creating income from vacation rentals, not slaving away my days at a 9-5job. This is not the way to help local families, this hurts our ohana.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 1:51:45 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Cheyenne Meadows	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Cheyenne Meadows

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 1:51:51 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
TERI HILL-MCINTYRE	Individual	Oppose	Written Testimony Only

Comments:

I am writing to voice my opposition to HB1838. I feel that this bill will not only affect myself and my family but will also affect the overall economy of the island. I feel that terminating all STRs is very short sighted and is not going to solve the housing crisis that Maui County is facing.

I have been coming to the Hawaiian Islands since the mid-80's I have had the opportunity to visit Oahu, Kauai, the Big Island and Maui, and Maui stole my heart. We were fortunate to have the ability to use short term rentals when we came to the islands over the years. This has allowed us to travel with family and friends and not break the bank. The two times we stayed in hotels the cost was exorbitant.

We made the decision in 2017 to purchase a property that had been in the short-term rental market for almost 40 years in South Kihei, Kamaole Sands. This complex was built in the early 80's with the plan of being a "resort" complex. We rent our unit for approximately 8 months of the year, and we stay there for 4 months of the year. The rental income pays for the general upkeep of our unit, property taxes, HOA fees, Hawaii Electric, Hawaii, GET, TAT and Maui TAT and on island property management (including housekeeping). Without this income we would not be able to cover our expenses. We have been happy to pay double the property tax with the understanding that this money would be helping the residents of the island. We were also happy to see the extra 3% tax for Maui with that money going to housing for residents. However, we have been very disheartened to see that that is not what has been happening.

Since purchasing our unit, we have worked with a cadre of local businesses to upgrade our unit and furnish it as well as on island property management. Some of the businesses include IQ Construction – who subcontracted with local plumbers, electricians, drywallers, painters, etc., Certified Air, Lifestyle Maui Furniture, Exclusively Yours & Ceramic Tiles Plus, U'I Gallery, Valley Isle Lighting, Arrow Glass and Mirror, Jurassic Stone, Pacific Source, and many other businesses over the years. Our on-island management is Vacation Maui, which is locally owned and operated, not a management company that is part of a national conglomerate.

With the bill that have been introduced regarding the abolition of STRs the hotel industry has been all in on supporting these bills. I have sat in Zoom meetings that have taken place at both the State and County level, and in one of the hearings a hotel representative talked about if short term rentals were abolished, they would be able to pay their employees more and guarantee more work. I find this interesting. In the time we have owned here we have met a couple of different hotel managers, and they were new to the island, not a local who has worked in the industry and then put in that position. Hotels are large corporations that are worried about their bottom dollar, not about hiring local people and tradespeople and paying a fair wage. They have a lot of big dollars behind them for media campaigns and the promise of support of local politicians. Short term rentals are based on supporting the local economy. We work with small business owners and promote local family-owned restaurants and businesses to our guests.

This bill would negatively impact my family. We purchased our unit as part of our retirement planning. Without the ability to use our unit at a STR it would become almost impossible to pay the large monthly HOA fee and the doubled amount of property tax that we pay. Also as an investment if STRs are terminated, the value of our property would fall significantly.

I am opposed to HB 1838 for the above stated reasons.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 1:54:42 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Mahealani Medeiros-Criste	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard, and Honorable Members of the Committee,

I am writing as a concerned member of the public deeply invested in the welfare of our communities to express my strong support for HB1838 HD2. This crucial legislation grants counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I believe that this bill represents a significant step towards addressing the pressing housing crisis in our communities. However, I would like to suggest an important amendment to expand the scope of the legislation to include all housing types, not just single-family dwellings.

According to the University of Hawaii Economic Research Organization, a staggering 87% of the housing inventory left north of Lahaina is listed as short-term rentals. Given the dire shortage of long-term housing options in this area, it is evident that granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

By including all housing types in the scope of this legislation, we can ensure a comprehensive and equitable approach to addressing the housing crisis. This amendment would provide much-needed stability and security to those who have already endured so much.

Thank you for your attention to this matter and for your commitment to the well-being of our communities.

Mahalo,

Mahealani Medeiros Criste

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 1:55:39 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Greg Vieau	Individual	Oppose	Written Testimony Only

Comments:

To Whom it may concern. I am writing to you in opposition to Bill SB1838. I believe this Bill will have a horrible impact on the people you are trying to help. STVRs account for 49k jobs throughout the state. Ranging from Property Managers, Accountants, Cleaners, maintenance providers and many more. What happens when they lose their only source of income? The loss of STVRs will also have a major impact on countless other businesses such as Restaurants, Retail Shops, Furniture Stores, basically every business on the islands are affected by STVR business. What happens to these jobs that are eliminated or cut back do to the loss of business brought by STVRs ? We have not talked about the loss of taxes the counties will be bringing in . How many cuts to essential programs will be made? How many more job losses without the revenue? What happens when all these job losses compounded the loss of local businesses as the newly unemployed can't spend at local businesses? It's a domino affect. Is it not lost on the representatives that the only ones who support the Bills are the Hotels? I guess money always wins over the hard working little people. Do you think the Hotels buy local? Do they furnish their business with local products? Every one knows they don't. The \$ come into Hawaii and out of Hawaii to the corporations. Maybe I'm naive but I would hope one time representatives would help the little people over the Hotel corporations.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 1:55:45 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Annalise Johnson	Individual	Support	Written Testimony Only

Comments:

As a Maui County citizen and someone who was directly effected by the Aug. 8 wildfire I am in support of this bill. It is vital for community members to have access to more housing options so they can continue to live where they work. Phasing out short term rentals would provide locals more long term housing options that we NEED. Hotels are here a plenty on the west side of Maui and are a great option for visitors to enjoy Maui and support our economy. The ripple effects of this bill could potentially be huge.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 2:00:19 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Marvin Tevaga	Individual	Support	Written Testimony Only

Comments:

<p>Marvin Tevaga, 373 Komo Mai Street, Lahaina (Destroyed by the Lahaina Fire) 808-276-0089</p> <p>I am writing in full support of HB 1838, which aims to regulate short-term rentals in our community. In the face of unprecedented challenges, we must prioritize the needs of our residents above profit-driven interests.</p> <p>With the recent fire displacing many of our community members, the urgency to address housing insecurity has never been clearer. We have a responsibility to ensure that those affected have access to safe and stable housing options. HB 1838 provides a critical opportunity to enact regulations that protect our residents and promote equitable access to housing.</p> <p>It is evident that our community already has an ample supply of hotels available for visitors. By implementing regulations on short-term rentals, we can redirect focus towards meeting the housing needs of our residents, particularly those who are currently without homes due to the recent disaster.</p> <p>In these challenging times, we must think outside the box and prioritize the well-being of our people. Supporting HB 1838 is a crucial step towards achieving this goal. By advocating for regulations that prioritize people over profit, we can create a more resilient and compassionate community.</p> <p>I urge you to join me in supporting HB 1838 and working towards a future where housing security is a reality for all members of our community.</p> <p>Thank you for your attention to this important matter. Marvin Tevaga</p>

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 2:05:30 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Karyn Wynne	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing this as a member of my community deeply concerned about the welfare of our island to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

Personal testimony :

I am currently living in Kihei. I moved here as a permanent resident in 2019. I purchased my STR at the Shores of Maui in 2012. A 2-bedroom upstairs unit, overlooking the Cove. For me, this was a dream – I could have a place to stay when I visited Maui while saving enough money so that I could eventually move here. The easiest thing for me to do, I used it as a Vacation rental with a listing on VRBO.

Finally, when I did move, I kept my STR, and another one I had been able to purchase, and that became my income.

I was on a plane when the fire happened. As soon as I could, I contacted my friend who had lost her home, whose parents had lost their home, and offered my home to them. I also refunded all upcoming reservations through November 1st. (I had long term guests who would arrive on that date, and thought that if I had to, I could cancel them as well). I stayed away from home, and with the help of my friends here, was able to set up an Airbnb account and assist some survivors of the fire in my STR's, while housing a family in my own home. My experience with the people in my short-term rentals was not good, they were not honest, and it just hurt my spirit that there were local people who would take advantage of anything they could at that time.

I came home at the end of October, and it was around that time that the first discussion of turning STR's to LTR's started happening. I started reaching out as to how I could get involved, how I could make my places available to families who had lost everything.

I called FEMA, or at least the property managers they had listed, and was SHOCKED when I was told they would give me \$6000 plus my HOA fees for one year for the 1-bedroom apartment. I knew that was the first of many steps that would work to destroy the economy of the island I call home. I was appalled and sought out any options available other than FEMA. I finally found CNHA and have successfully arranged leases with them for both apartments at a rate that is sustainable for a local family. Both leases began on March 15th.

I do not understand the greediness and arrogance of the testimonies I have heard in opposition to this bill. It hurts my heart when I hear the audacity of someone who feels that they need to have a second, or even a third home and that is why they want to keep their rentals. That they are doing

“the Island” a favor by adding to the economy.

I have been reticent to testify. I have not heard one testimony from someone like me who has turned their vacation rental into a long term rental and did not take the ridiculous offer of money from FEMA. For what FEMA would pay for a 2 bedroom, I have taken for 2 apartments. This is the right thing to do. This is my KULEANA for living here. This is PONO. I do not speak Olelo, I am not Hawaiian, but I do know those words.

I want to be a productive, responsible member of my community. Not on the outside looking in, but a part of my community. My chosen ohana.

I hope that more people come forward and do the right thing. **You** can do the right thing by passing this bill, with the following amendment:

To include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With most of the housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency. And not only on the West side but Island wide.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely  
Karyn Wynne  
Kihei

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 2:06:38 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Amanda Barnett	Individual	Support	Written Testimony Only

Comments:

Time to say no more. Our problem is not that there is not enough housing there are plenty of homes they are just filled with the wrong people. I strongly support bill HB1838.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 2:07:07 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Michelei Tancayo	Individual	Support	Written Testimony Only

Comments:

Aloha!

I'm writing in support of HB1838 HD2. We need our tourist to go back to the resorts where tourists needs are taken cared of at the responsibility and expense of the resorts. And at these resorts where thousands of our Community members are employed. We need our tourist out of our residential areas, out of our long term rental inventory so that we can continue to live in our Community as Community members. HB1838 HD2 supports the mass population of all of Hawaii Community members and I thank you also for your support of HB1838 HD2.

Mahalo,

Michelei Tancayo

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 2:09:52 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Cody kahahane	Individual	Support	Written Testimony Only

Comments:

I support bill HB1838.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 2:10:55 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Sarah Catugal	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public, Lahaina born and raised citizen with generations of family rooted here, that I am deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Mahalo,  
Sarah Catugal

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 2:12:16 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Susan Veno	Individual	Support	Written Testimony Only

Comments:

Please do the right thing. People over profit. Aloha‘Aina. Mahalo for your service.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 2:13:07 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Amanda Kuhns	Individual	Support	Written Testimony Only

Comments:

Aloha

My name is Amanda. I enthusiastically support this bill and the regulation of short term rentals in Maui. Housing shouldn't be an opportunity for people to make profit when locals can't afford to stay to work. What do these people think will happen when they lose the workforce? Surely they think their guests and there selves need to be doted on and cared for when they take the dream vacation or retirement?

The aloha spirit requires those that seek to own here act in alignment with the land and her people. It's insane- literally insane that privileged folks who have been blessed enough to be able to purchase multiple homes testify to their right to be here.

the west side is collapsing from a business standpoint. Housing is the issue. No one that is not a multimillionaire can afford to live here right now. But surely you all want us to keep working.

do the right thing.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 2:14:56 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Wai'ala Ahn	Individual	Support	Written Testimony Only

Comments:

Aloha,

I urge the council to Support HB 1838 HD2 in regards to short term rentals and the long time housing crisis in Hawai'i. As a native Hawaiian, a life long resident born and raised in my ancestral homeland, a parent, a mother and a future kūpuna who has watched the gentrification of our island home, the lost of sacred places, the lost of access, the lost of homes/culture and the lifestyle of ancestors be replaced by corporations, exploitation, snow births and part time residents not invested in our collective community, in what it means to be apart of this land and community or the first thing it means to live aloha.

Our neighbors are being replaced with foreigners and foreign interests looking at profit to sustain a lifestyle here in Hawai'i part time or in the future as retirements - when our own native people, our own communities can't afford to live here. Live in tents, live as salves in multiple services jobs, have no houses and being forgotten in their home lands.

People are moving here because they love our culture not just the beauty, beautiful tropical places are everywhere - but the aloha spirit, the spirit of these islands live in its native and local people; and when we loose them, and we're all pushed out. This will not be the Hawai'i of our ancestors or one for our keiki.

The government can't make any more accommodations for "part time residents" that want our culture but don't want our people to have places to live in their homelands. That want the government to make it easier and affordable for them to live/own here; that isn't the government's responsibility. If they can't afford it and their scared at the cost their just getting a small taste of what native and local families have feared and delt with for generations. What a luxury to have multiple homes in multiple places and expect the government to make it a easier for you to profit and afford, when our kūpuna and keiki are houseless, struggling to even make rent and live in a spiral of insecure temporary housing, and living the reality, tragedy and despair that the Lahaina fires brought to our island home.

Now is time for to support this bill that supports the people of this land and take care of them when we need it most. Short term rentals are destroying our communities and culture; don't let

this become the legacy of our home. Protect Hawai'i by protecting our communities, Support HB 1838 HD2.

Mahalo,

Wai'ala Ahn

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 2:21:42 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Brooke	Individual	Support	Written Testimony Only

Comments:

I support bill HB1838! Implementing regulations on short-term rentals can help address issues such as noise complaints, property damage, and community disruptions. These regulations can ensure that hosts adhere to certain standards, promoting a more peaceful and harmonious environment for both residents and visitors.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 2:25:15 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Haweookalani J	Individual	Support	Written Testimony Only

Comments:

Short term rentals has eaten up our land and our resources. There's a reason why there are no more hotels being built on the West side because of the amount of cluster and suffocation not only the land is feeling but also the people of Maui. A neighborhood community should be filled with relatives, people we are familiar and know.. not strangers and outsiders. If the ideology is set on financial gain and removing native Hawaiians out of Hawaii, we are setting ourselves backwards and causing a huge gap in connection for our future generations to have a place of home here.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 2:28:28 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Piliialoha Teves	Individual	Support	Written Testimony Only

Comments:

I support HB1838

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 2:28:36 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Aria Juliet Castillo	Individual	Support	Written Testimony Only

Comments:

Please support long-term sustainable housing and put the interests of residents and local families before investors.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 2:32:58 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Mariko Higashi	Individual	Support	Written Testimony Only

Comments:

**Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee**

**I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.**

**I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.**

**This legislation would provide much-needed stability and security to those who have already endured so much.**

**Sincerely,**

**Mariko Higashi**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 2:34:14 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Kanani Higbee	Individual	Support	Written Testimony Only

Comments:

Aloha CPN, EET, GVO Chairs and Committees,

I, Kanani Higbee, Maui 'oiwi, **strongly support HB1838 HD2** to give more power to the counties in phasing out short term rentals that are not owner occupied. I am displaced from the Lahaina wildfire, along with all of my extended family of Native Hawaiians. We currently live in the hotels of West Maui because there are no long term housing for us to rent; the inventory is only short term housing. We are waitlisted for so many apartments and condos, but these waitlists are very long; hundreds of applicants long. We can feel the effects of outside investors from the mainland renting out condos that I once grew up in as a baby in Honokōwai. Those condos were affordable for blue collared working class families with many babies in diapers. However, the monthly prices of those condos rent out at \$600 a night and \$18,000 a month, far too high for any local family to afford. These real estate investors from others states have hijacked all our working class housing that I once lived in as a baby in the early 1980's. Now my extended Native Hawaiian family is homeless with no way to stay on Maui if these short term rentals continue to take over our housing opportunities. According to the United States Census 2020, most Hawaiians live outside Hawaii than in Hawaii. What is Maui without our Native Hawaiians? My mom is one of the last pure Native Hawaiians who have only lived on Maui. For her to have to leave Maui because she is being replaced by tourists renting out short term rentals that she once lived and raised her babies in is a tragedy. A crime against humanity to the few pure Native Hawaiians that still exist in the world.

In addition, I wish to add an amendment that includes apartments and condominiums as well.

Thank you for taking the time to read my testimony. I hope that you will think about the Native Hawaiians, local families, workforce, and many others who have lived here for multiple generations and are being forced to leave Hawaii. Most of the money made in short term rentals doesn't benefit the community. If we housed these people in owner occupied units, the owners live on island and will spend the money they make on Maui. Or invest in our community. The people who work in these jobs don't make much money compared to the loss of housing and increase in prices for real estate and rent this causes. We need housing for the workforce and short term rentals are displacing our workforce.

With Aloha,

Kanani Higbee

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 2:35:39 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Nathan Kahaialii	Individual	Support	Written Testimony Only

Comments:

I am in support of bill HB1838. It is important that there are regulations in place for short term rentals not just for the immediate future but also for the long term future of Lahaina AND Hawai'i as a whole. Not giving rules and regulations to short term rental owners is basically giving out of state owners free reign to do whatever they want to do without consequence except maybe just a slap on the wrist. The future has been looking more and more bleak for the Hawaiian community and keeping the REAL aloha spirit and Hawaiian culture alive and STRONG. This bill being passed could be the beginning of making that future a little more positive for those who really LIVE on these islands and call it HOME.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 2:36:15 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Walker Crichton	Individual	Support	Written Testimony Only

Comments:

I support bill HB1838

**HB-1838-HD-2**

Submitted on: 3/18/2024 2:38:10 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM



Submitted By	Organization	Testifier Position	Testify
Carlos Lamas	Individual	Support	Written Testimony Only

Comments:

Aloha,

My name is Carlos Lamas, and I am a resident of Lahaina, Maui. I am writing to express my strong support for House Bill 1838 HD2, which relates to zoning and specifically addresses the challenges posed by nonconforming single-family transient vacation rental units in our communities.

The essence of this bill, which allows for the phased regulation of vacation rentals, is a critical step toward addressing the housing crisis that grips our islands, exacerbated by the 2023 Maui wildfires. The loss of housing to short-term vacation rentals not only diminishes our available stock but also drives up the cost of living for every resident.

As noted in the bill's findings, up to forty percent of homes in certain communities are being operated as short-term rentals, a situation that is unsustainable for those seeking stable and affordable housing. The wildfires have further highlighted the acute need for housing, making the timely enactment of HB1838 HD2 not just beneficial but essential for the recovery and future resilience of our community.

By granting counties the authority to phase out nonconforming vacation rentals, this legislation provides a vital tool to ensure that our neighborhoods remain vibrant and accessible to those who call them home. It's about balancing the needs of our tourism-based economy with the equally important need for residents to have access to affordable, stable housing.

I urge you to pass HB1838 HD2. This bill is a necessary step to protect and prioritize the housing needs of Hawaii's residents over short-term rental profits. It is a move toward sustainable tourism

that respects and preserves the communities that make our islands unique and desirable places to visit and live in.

Mahalo for reading testimony in strong support of HB1838 HD2.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 2:38:13 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Cara Sawai	Individual	Support	Written Testimony Only

Comments:

I support this measure. We should be prioritizing Hawai'i residents and their right to live here.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 2:40:40 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Lo Martinez	Individual	Support	Written Testimony Only

Comments:

Aloha - I am in support of HB1838 to ensure Maui County phases out short term rentals.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 2:47:07 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Beau Bayne	Individual	Support	Written Testimony Only

Comments:

I am in support of HB 1838 and we need to end companies and others from Continental US profiting off short term rentals while local people are suffering.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 2:47:09 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Sarah Lee	Individual	Support	Written Testimony Only

Comments:

Aloha,

I STRONGLY SUPPORT bill HB1838 HD2.

enough is enough. Let us locals be able to afford reasonable paid homes and rent!

mahalo,

Sarah lee

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 2:47:18 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Devon Steck	Individual	Support	Written Testimony Only

Comments:

Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely, Devon Steck

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 2:47:36 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Emily Kunz	Individual	Comments	Written Testimony Only

Comments:

Short term vacation rentals are taking up way too much of our housing. Lack of housing is the number one problem in our community. I support this bill

**HB-1838-HD-2**

Submitted on: 3/18/2024 2:47:56 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

**LATE**

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Adelene Faleofa	Individual	Support	Written Testimony Only

Comments:

I support bill HB1838.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 2:48:38 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Sanna Ka'uhane	Individual	Support	Written Testimony Only

Comments:

I support Bill HB1838!! So many of our friends and family are still without housing! We should not be putting transient rentals above our people!

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 2:48:48 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Grace Delos Reyes	Individual	Support	Written Testimony Only

Comments:

I am writing to express my wholehearted support for bill HB1838, which seeks to regulate short-term rentals across our beloved state. I stand with those who have watched, with growing concern, the transformation of our residential neighborhoods into transient tourist zones. This bill represents a critical step towards balancing the needs of both our local communities and our valued tourists.

The recent Lahaina Fire tragically highlighted the urgency of this issue. The blaze illuminated an undeniable fact - the proliferation of short-term rentals is not just an inconvenience; it is a danger to the very fabric of our community. Residents are being squeezed out, forced to make way for a transient economy while struggling to find affordable, stable housing. This is unacceptable.

The discrimination against local residents in favor of high-paying tourists has also become a glaring injustice. This runs counter to the spirit of aloha that we cherish and upon which our state prides itself. Our kama'aina should not be treated as second-class citizens in their homeland.

Furthermore, as rental rates skyrocket due to dwindling inventory, we see the stark disparity between tourism-driven profit and the quality of life for the people of Hawaii. This cannot be the legacy we leave for future generations. Strong oversight and regulation are not merely warranted—they are necessary.

I would also like to draw attention to the fact that the majority of short-term rental owners do not even call Hawaii home. Their interests lie not in the wellbeing of our islands, but in the financial returns their properties yield. We must act to ensure that the voices of our residents are heard over distant investors.

Thus, I urge you, to honor the commitment you made to serve the constituents of Hawaii. Listen to the chorus of voices calling for change. Support us in creating a sustainable future where both tourism and local life can flourish in harmony.

Please stand with the people of Hawaii and pass bill HB1838. It is time to prioritize the wishes and well-being of our island's residents. I trust that you will do what is right for our community and support this crucial piece of legislation.

Mahalo for your time and consideration.

Warm regards,

Grace Delos Reyes

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 2:50:32 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Chanel Souza	Individual	Support	Written Testimony Only

Comments:

Aloha Leaders,

I urge you to listen to the people of Hawai'i. The kama'aina. The people who work, live, support this place. Not the wealthy investors whose only interest is their own. Within the last 72 hours, 2 of my friends are being kicked out of their homes due to their lease ending and are now looking for a place to stay. They are hardworking born and raised Hawaiians over the age of 55. The problem is there is no housing inventory. They are even contemplating living out of their cars. Should we phase out STR's locals could actually have a place to stay.

Mahalo for your time,

Chanel Souza (Born and Raised in Hawai'i)

**HB-1838-HD-2**

Submitted on: 3/18/2024 2:51:36 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

**LATE**

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Coring Serna	Individual	Support	Written Testimony Only

Comments:

Aloha,

I STRONGLY SUPPORT BILL HB1838 HD2.

Mahalo,

Coring Serna

**HB-1838-HD-2**

Submitted on: 3/18/2024 2:53:29 PM

Testimony for CPN on 3/19/2024 9:40:00 AM



Submitted By	Organization	Testifier Position	Testify
Ravi Bugga	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include ALL HOUSING TYPES, NOT JUST SINGLE FAMILY DWELLINGS. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals - mostly condominiums, not single family homes. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely

Ravi Bugga

Lahaina

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 2:55:56 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Sandi Rabaca	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,  
Sandi Rabaca

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 2:56:00 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Leshan Vasquez	Individual	Support	Written Testimony Only

Comments:

I support bill HB1838

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 2:57:34 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Lori Vandermeer	Individual	Support	Written Testimony Only

Comments:

I'm in favor of HB1838. Please take into consideration the state of our county at this time.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 3:00:43 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Ashley Garza	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Ashley Garza

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 3:01:10 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jessica dos Santos	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Jessica dos Santos

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 3:02:51 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Susan Lee Yu	Individual	Oppose	Written Testimony Only

Comments:

I strongly oppose HB 1838H2. Oahu is a beautiful island, which attracts visitors from all over the world. Not everyone can afford expensive hotels on the island and the short term rentals allow these travelers to visit/enjoy Oahu at a reasonable cost. If the hotels were the only option for travelers, I would imagine that they would choose other options and places to visit. Oahu is down to 2000 legal short term rentals and we cannot afford to lose more!

Further, mid and short term rentals accommodate displaced residents and residents coming for medical treatment. Further, it helps the traveling nurses, temporary military and students. I also know of people who visit Hawaii for a month to regain their mental health to escape the busy life in the cities. Getting a hotel room for 1 month would be costly. The recent tragic incident in Maui left a lot of people homeless and short term rentals is the key for a backup living space.

Thank you for reading.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 3:02:53 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Damien Awai	Individual	Support	Written Testimony Only

Comments:

I would like to put my people before profit. Personally would like to see the end of short term rentals. Make our people a priority

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 3:03:15 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Steve Harris	Individual	Oppose	Written Testimony Only

Comments:

Your time and consideration in reviewing these comments is greatly appreciated. I am opposed to HB1838 HD2. I think this bill would be catastrophic, for businesses trying to rebuild, and to also the ones that have rebuilt, and are back open. I know there was testimony from several groups referencing HB1838 HB2, on how this would impact the budget, since millions of dollars could be lost. One fact was that STR's paid over 45 million dollars to the affordable housing fund from 2019-2013. In 2024, STR's are expected to pay out over 13.5 million. STR's account for over 40% of the money that is collected. STR's support businesses such as management companies, repair companies, maintenance companies, house keeping companies and restaruants. Along with these businesses come jobs, not to mention jobs that are in the STR's resort. Owners of STR's are often involved in their communities by giving back through financial donations to charities of their choice, volunteer work and donations of physical items such as furniture, appliances, etc. A perfect example of community involvement was just after the devistating fires in Lahaina. Owners and guests stepped up to buy local for the holidays, adopted keiki at Christmas so that those impacted could enjoy gifts and made thousands of dollars in donations to different charities in hopes of making a difference and allowing the people of Maui know they are special, loved and supported. I know the budget is very tight this year due to the disaster. To rezone an area, to phase out STR's, millions of dollars would be lost in a time where money is needed badly to help out the not so fortunate victims of Maui. That amount of money lost would greatly hamper the businesses trying to stay open and keep jobs for their employees. I understanding housing for the residents of Maui is crucial. But with that said, in my opinion, there are better ways to go about this and taking significant money out of STR woud long term be a huge mistake.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 3:05:01 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Ali Miller	Individual	Support	Written Testimony Only

Comments:

I am in support of HB1838 and the idea of phasing out short term rentals on Maui.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 3:05:50 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Gurudarshan Khalsa	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Gurudarshan Khalsa

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 3:08:19 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Kekuulani Haake	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,  
Keku‘ulani Haake

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 3:08:47 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Charis Wahinehookae	Individual	Support	Written Testimony Only

Comments:

I support bill HB1838!

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 3:08:54 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Anahera Tevaga	Individual	Support	Written Testimony Only

Comments:

My name is Anahera Tevaga, I am born and raised in Lahaina as so is the land of my ancestors. I support bill HB1838! Do the right thing for our people, our Lahaina community. Put us locals first, those who lost to much. As a young native Hawaiian who has been affected by the wildfires, I am deeply disappointed at these STR owners who expect the "aloha" spirit from our people who are homeless! As their second home, it is insulting for them to be as selfish as they have are, expecting none other than there own selfish needs on there 2nd homes, meanwhile our people are going homeless living on the beaches. It enrages me to see how much we are getting taken advantage of these past couple of months, how much we have been let down. To conclude, being born and raised here, as my ancestors have come from Lahaina, this is our birthright lands and our community needs to come first. This is our ONLY HOME. Do what is right and pass Bill HB1838. House our people!

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 3:10:04 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jennifer Noelani Ahia	Individual	Support	Written Testimony Only

Comments:

I support bill HB1838.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 3:11:02 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Nameaaea Hoshino	Individual	Support	Written Testimony Only

Comments:

Aloha kakou

My name is Nameaaea Hoshino. I support HB1838

**HB-1838-HD-2**

Submitted on: 3/18/2024 3:11:21 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

**LATE**

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
ANDREW ISODA	Individual	Support	Written Testimony Only

Comments:

I support this biill HB1838

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 3:11:34 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jacob van Almelo	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Jacob van Almelo

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 3:12:19 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
wyonette wallett	Individual	Support	Written Testimony Only

Comments:

A legal u.s.resident and a native Hawaiian I support hb1838..control the strangulation that outside investors have on our homes and controlling our housing and economic market.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 3:13:40 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Tiffany Teruya	Individual	Support	Written Testimony Only

Comments:

I SUPPORT HB1838!!!

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 3:15:24 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Les Moy	Individual	Oppose	Written Testimony Only

Comments:

Dr. Sir/ Madam,

I oppose this bill due to the hardship on each investor. Many have written in how it will effect them. So will not go into lenght on this. Just that I oppose this bill.

Thank You,

Les Moy

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 3:15:54 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Stacey Alapai	Individual	Support	Written Testimony Only

Comments:

I support HB 1838. Put the needs of housing our people over profits.

It is so disheartening to hear people who live elsewhere speak as if their financial investments are more important than housing our people. The housing crisis has been worsened since the rise of Airbnb and short term rentals. If residents keep being forced to move away because of the increasing cost of living, there won't be enough workers to service these STRs anyway.

It is time to get STRs under control and ensure that our HOUSES are used to house residents. Let the hotels and many other accommodations built for tourism house the tourists.

As our representatives you are elected to represent the people who live here, not the financial interests of investors. Please support this bill.

Mahalo,

Stacey Alapai, Makawao 96768

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 3:16:41 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Ricky Murray	Individual	Support	Written Testimony Only

Comments:

I support this bill

Aloha as a local of west side Lahaina I support this bill there are too many air bnb and short term rental properties in neighborhoods all over and what's happening right now this needs to happen to help the housing crisis.

I'm born and raised in Lahaina lived front st for 46 yrs

Please 🙏 Mahalo Ricky

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 3:20:05 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Julia Noelle Hall	Individual	Support	Written Testimony Only

Comments:

Aloha,

My name is Julia Noelle Hall and I reside on Hawai'i Island in Hilo.

I'm writing in support of HB1838.

Our state has a serious housing crisis and the Maui fires have now amplified this crisis to a dire situation. We need to something drastic and it seems this is the only feasible option as of right now. The people of Hawai'i have been slighted for generations. Please take action to show your constituents that you care about their basic need for housing above foreigner's investments and/or passvie income.

Mahalo,

Julia Noelle Hall

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 3:24:05 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Shannon Kajihira	Individual	Support	Written Testimony Only

Comments:

I support bill HB1838.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 3:25:54 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Sandra Auwelo	Individual	Support	Written Testimony Only

Comments:

Too many STR's have taken over and push out local families for far too long. People over profits.

**HB-1838-HD-2**

Submitted on: 3/18/2024 3:30:21 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jonelle Davis	Individual	Support	Written Testimony Only

Comments:

I support HB 1838. Housing on Maui is ridiculous! Especially since the fire, rental amounts are astronomical. People are getting kicked out of their rentals because their landlord doesn't want to renew their leases due to being able to get paid more rent from others.

**HB-1838-HD-2**

Submitted on: 3/18/2024 3:36:02 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

**LATE**

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Todd Straka	Individual	Support	Written Testimony Only

Comments:

I support HB1838.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 3:44:18 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Gracie Flores	Individual	Support	Written Testimony Only

Comments:

Choose the people of Hawai'i over profit!

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 3:45:32 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Ashlan Austin	Individual	Support	Written Testimony Only

Comments:

I support bill HB1838

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 3:48:46 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
DUANE CHASE	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair and Committee,

My name is Duane Chase.

I am writing in opposition to this bill because it will threaten my ability to make a living in HI.

This bill would hurt me and put my ability to pay my housing and expenses.

I vote to let the counties enforce the laws that are already in place.

Therefore I respectfully ask that you please DO NOT move this bill forward.

Thank you for your consideration and time.

**HB-1838-HD-2**

Submitted on: 3/18/2024 3:48:57 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Emmaline Padeken	Individual	Support	Written Testimony Only

Comments:

I strongly support this bill and urge all lawmakers to support this bill.

**HB-1838-HD-2**

Submitted on: 3/18/2024 3:51:06 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kanoelani Delatori	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,  
Kanoelani Delatori

**HB-1838-HD-2**

Submitted on: 3/18/2024 3:54:36 PM

Testimony for CPN on 3/19/2024 9:40:00 AM



Submitted By	Organization	Testifier Position	Testify
Blake Jones	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard, and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much. Our government must prioritize Native Hawaiians and local residents over tourists as its kuleana.

Mahalo,

Blake Jones

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 3:57:17 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Chelsea Ching	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Mahalo,

Chelsea Ching

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 4:02:22 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Leslie jaramillo	Individual	Support	Written Testimony Only

Comments:

i support this bill HB1838 HD2 ... Allowing counties to enact a zoning ordinance to amortize or phase out nonconforming single-family transient vacation rental units over a reasonable period of time... Amem....Let's keep fighting Lahiana!!!!!!

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 4:04:48 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
smita Paul	Individual	Support	Written Testimony Only

Comments:

I live on the west side of Maui. We have a very typical story - we came here and 'fell in love,' and bought a house. When we were looking to buy, we considered a STR to be honest because we were not sure if we could afford to move, but after realizing the significant problem they cause, we knew it was the wrong choice. Hawaii is only Hawaii if it keeps it's native population. I really do not understand how Hawaii as a state continues to let STR destroy it's culture - the most valuable asset it has. STR do nothing for the local population except drive up rents and create over-tourism. All the problems with tourism started with the introduction of Airbnb and VRBO in Maui. THIS IS NOT UNIQUE to Hawaii. If you look at any beautiful tourist spot in the world - the local governments have outlawed STRs because it creates a housing crisis. Even the massive city of NY does not allow them - because it causes massive issues for the people who live and work there. It makes the city unlivable and less desirable as a place to work. We already have a massive housing issue, which translates into a work force issue, which translates into a slump in the economy. Why do you take the needs of people who are rich enough to invest in a second or third or fourth home over people who make these islands rich in culture and warmth? You don't work for them, you supposedly work for the people who live here. I find it the most unattractive part of Maui - this complete disregard for local people. I have never lived in a place or even visited a place which has so little regard for its local population. Maui is FAR behind ANY tourist based place. Almost ALL Of them have banned STRs and yet, we are still debating the merits of this. I would LOVE to get rid of all the STRs in my neighborhood - and have actual neighbors instead of a ghost town with the occassional (usual) super loud tourist. I also think the permit method only serves to make rich people richer and creates resentment among neighbors. Please review how other tourist areas deal with this topic, this should be a no-brainer. Don't let moneyed people bully the county...we have already seen how greed - even when given an hawaiian name - takes over. Haven't we had enough?

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 4:08:05 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Marisa Pangilinan	Individual	Support	Written Testimony Only

Comments:

We need to phase out short term housing and prioritize the families trying to find homes in Hawai'i over vacation rentals. Thank you.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 4:12:12 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Sarah Begley	Individual	Support	Written Testimony Only

Comments:

I support HB1838.

Sarah Begley

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 4:12:26 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
jose miramontes jr	Individual	Support	Written Testimony Only

Comments:

I am full support of this housing bill!

**HB-1838-HD-2**

Submitted on: 3/18/2024 4:13:17 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

**LATE**

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Anthony Grise	Individual	Support	Written Testimony Only

Comments:

Aloha,

I'm writing to you in strong SUPPORT of HB1838 as housing a crucial need for residents that should not be exploited by foreigners and wealthy investors.

Mahalo,

Anthony Grise

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 4:13:54 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
jeffery Robert Ramos	Individual	Support	Written Testimony Only

Comments:

Strongly support HB1838

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 4:26:53 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Anna Enomoto	Individual	Support	Written Testimony Only

Comments:

I support HB1838

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 4:34:10 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Anna Matsui	Individual	Support	Written Testimony Only

Comments:

Dear Leaders, Your support of HB1838 is crucial in this fight. Short-term rentals not only deplete resources for locals but also exacerbate the housing market's inflation and cost of living. They divert business from hotels, which employ local families. Affording a primary residence in Maui is increasingly challenging due to the influence of second homes and vacation rentals owned by off-island individuals. HB1838 is vital in addressing these issues and safeguarding our community's well-being. Leaders, I urge your support for HB1838 to protect the County of Maui from exploitation by those profiting from our islands.

Thank you for your attention to this matter.

Sincerely,  
Anna Sable

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 4:40:06 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Cathy Kapua	Individual	Support	Written Testimony Only

Comments:

I am in strong support of HB1838.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 4:37:11 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Tiare whitehead	Individual	Support	Written Testimony Only

Comments:

I support bill HB1838

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 4:45:04 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Elissa-Marie Brown	Individual	Support	Written Testimony Only

Comments:

I support HB 1838 HD2.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 4:46:54 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Consuelo Apolo-Gonsalves	Individual	Support	Written Testimony Only

Comments:

I am from lahaina generational ties we all know lahaina is expensive and no one can afford living on the westside it's a great opportunity to have our county start phasing out STRS I am 50 years old and as time went on I have seen Drastic changes in our community I can go on and on but for now please hear what we are telling you all LET LAHAINA LEAD you will be surprise what our community can do Mahalo for letting me have a voice please don't let it fall on Deaf Ears



TO: Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

DATE: Tuesday, March 19, 2024

**LATE**

**LATE**

FROM: AF3IRM Hawai'i

RE: HB 1838 SD2 RELATING TO ZONING

Aloha Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

Thank you for the opportunity to present testimony. AF3IRM Hawai'i is in strong **SUPPORT OF HB 1838, SD 2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time. We would like to suggest an amendment to include all housing types, not just single-family dwellings.

According to the University of Hawai'i Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency. This legislation would provide much-needed stability and security to those who have already endured so much. The people of Lahaina know what is needed for a just recovery and we have the opportunity to provide the support for Lahaina to heal and make right the conditions that led up to the wildfires.

The wildfires showed the compounding impacts of the illegal occupation of Ko Hawai'i Pae 'Āina with 100+ years of water diversion for plantations and land being used for settler plantation economy and tourism. With the explosion of short-term rentals are another manifestation of entitlement of profitable interest at expense of 'āina and people. Unfortunately, this housing crisis is felt on all the islands.

Take a look at who opposes this bill. There are owners of short-term rentals fueled by protecting profits of their second, third, or more homes. These homes and units could instead be long-term housing for the people of Hawai'i. Realtors, developers, and landlords make clear that their priorities are to cater to visiting tourists and outside investors who have no vested commitment to Hawai'i except to exploit and/or extract. Local working class families are suffering from the economic strain and there are no relief and options except to leave. Some of the opposition claim that they provide jobs, though it is these local people who the opposition claim to care about, who need long-term, affordable, and secure housing.



Lahaina has been showing Hawai'i and the rest of the world what it means to take care of community, land, and waters. The housing crisis has exacerbated and now is the window to change. The people are demanding change. Every place has unique opportunities and needs, so each county can best come up with their own solutions with their intimate understanding of what is going on in their communities.

We need our people home, especially Kanaka families, thriving in their ancestral homeland. We need to stop the displacement and continued erasure of Native Hawaiians. There are more Native Hawaiians living outside of Hawai'i today. There is no Hawai'i without Hawaiians. It is time to take care of the people of Hawai'i. Pass HB 1838.

Mahalo for the opportunity to testify on this measure.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 4:51:01 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Liam Wilmott	Individual	Support	Written Testimony Only

Comments:

I strongly support Bill HB1838

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 4:51:23 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Virginia lopez	Individual	Support	Written Testimony Only

Comments:

I am in support of this bill. Hawaii is facing a housing crisis and short term rentals only harm the local people of Hawaii. We have hundreds of hotels for tourists so short term rentals are not a necessity. What needs to be the center of concern is that more and more Native Hawaiians and local people are forced out of their homelands due to the rising cost of housing or lack there of. The people do not care about someone's second vacation home. We care about housing for those that choose to permanently live in Hawai'i. Opposing this bill only further supports the oppression of Hawai'i and supports foreign interests rather than those who live, work, and are trying to raise families in Hawai'i. If you continue to put the needs of foreigners over Hawaiians their will be no Hawaiians left in hawai'i. Please do what's right ! We will be watching and will never stop fighting for our homeland.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 4:51:27 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Makana Fronda	Individual	Support	Written Testimony Only

Comments:

I strongly support this bill

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 4:51:49 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Heidi M Beltz	Individual	Support	Written Testimony Only

Comments:

I support bill HB1838.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 4:51:55 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Cameron kama	Individual	Support	Written Testimony Only

Comments:

I am in strong support of HB1838

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 4:52:01 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Audrey Kaneshiro	Individual	Support	Written Testimony Only

Comments:

Aloha, I support HB1838 to allow counties to enact a zoning ordinance to phase out short term rentals. Short term rentals are abundantly overcrowding West Maui and there is still not enough homes to support displaced families still living in hotels. Now is the time to transform all TVR's/STR's to long term rentals to support our local families. Enough of catering to outside investors for their 2nd homes and utilizing them as a business at the same time. IT'S TIME TO CARE FOR OUR KAMAAINA especially our keiki and kupuna. Tax monies on STRs were made and it's time for government leaders to shift the mindset of what was. Looks what's happened...we are losing our neighborhoods. Stop STR's now!!!!

Mahalo

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 4:52:21 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Edward Klaneski	Individual	Support	Written Testimony Only

Comments:

In strong support of HB1838.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 4:52:24 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Taulia Tuua	Individual	Support	Written Testimony Only

Comments:

I support Bill HB1838

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 4:52:55 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Christopher Cook	Individual	Support	Written Testimony Only

Comments:

In strong support of HB1838

**HB-1838-HD-2**

Submitted on: 3/18/2024 4:53:11 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

**LATE**

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
William Campbell	Individual	Support	Written Testimony Only

Comments:

I strongly support HB1838

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 4:53:50 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kekoa Bruhn	Individual	Support	Written Testimony Only

Comments:

I support bill hb 1838

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 4:53:50 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Marianne Fisher	Individual	Support	Written Testimony Only

Comments:

Aloha,

I am in **STRONG** support of this bill HB1838. We are in a major housing crisis and one way out is to phase out existing STVRs and stop permitting new ones.

Please consider this for the good of the Maui residents.

I am reading that investors and others feel this is unfair. I say, times have changed, and this road is no longer what is good for Maui going forward. .

PLEASE SUPPORT HB1838.

Mahalo for your consideration

Marianne Fisher

Maui 808 269 5077

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 4:54:06 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Wade Terlep	Individual	Support	Written Testimony Only

Comments:

In strong support

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 4:54:30 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jonovan Tuinei	Individual	Support	Written Testimony Only

Comments:

In strong support of HB1838.

**HB-1838-HD-2**

Submitted on: 3/18/2024 4:54:41 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

**LATE**

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Walter Walker	Individual	Support	Written Testimony Only

Comments:

I strongly support

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 4:54:43 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Hunter Mako Morton	Individual	Support	Written Testimony Only

Comments:

I support this

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 4:54:57 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Luke Shinsato	Individual	Support	Written Testimony Only

Comments:

I support

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 4:55:14 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Collin Mansanas	Individual	Support	Written Testimony Only

Comments:

In support of HB1838

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 4:55:22 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Anapuni Coleman	Individual	Support	Written Testimony Only

Comments:

In strong support.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 4:56:37 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Stephen Paling IV	Individual	Support	Written Testimony Only

Comments:

Strong support of SB1838

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 4:56:44 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Tyler Yuu	Individual	Support	Written Testimony Only

Comments:

In strong support of HB1838

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 4:56:46 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Keoni Mendiola	Individual	Support	Written Testimony Only

Comments:

I Keoni Mendiola, is in strong support of Bill HB1838. Mahalo!

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 4:57:35 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Justin Dunhour	Individual	Support	Written Testimony Only

Comments:

In strong support of HB1838

**HB-1838-HD-2**

Submitted on: 3/18/2024 4:58:04 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

**LATE**

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Michael Yamaguchi	Individual	Support	Written Testimony Only

Comments:

I strongly support HB1838.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 4:58:12 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Logan Werschky	Individual	Support	Written Testimony Only

Comments:

I am a upcountry Maui resident and I support bill HB1838.

**HB-1838-HD-2**

Submitted on: 3/18/2024 4:58:36 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

**LATE**

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Lowen Tynanes	Individual	Support	Written Testimony Only

Comments:

Strongly support this bill

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 4:58:58 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Grant Kawamoto	Individual	Support	Written Testimony Only

Comments:

In strong support of HB1838

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 4:59:11 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
anthony padilla	Individual	Support	Written Testimony Only

Comments:

I support hb1838

**HB-1838-HD-2**

Submitted on: 3/18/2024 4:59:21 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

**LATE**

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Ashlyn de la Cruz	Individual	Support	Written Testimony Only

Comments:

I support for Bill HB 1838

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 4:59:25 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Robert Enriquez	Individual	Support	Written Testimony Only

Comments:

In strong support of HB1838

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 4:59:48 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jarred Burns	Individual	Support	Written Testimony Only

Comments:

I strongly support HB1838

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 5:00:15 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Ashley McShane	Individual	Support	Written Testimony Only

Comments:

I am in strong support of this bill and giving counties the ability to phase out short term rentals. Please put our communities and people over profits. These out of state owners are funding their retirements and second homes with their short term rentals while us locals can't afford a home and are barely making it. Please pass this bill and give counties the autonomy to phase out short term rentals. Thank you

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 5:00:31 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kenneth	Individual	Support	Written Testimony Only

Comments:

Support!

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 5:00:41 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Leila Morrison	Individual	Support	Written Testimony Only

Comments:

I support HB1838 HD2. Counties should be able to regulate and phase out transient vacation rentals in order to support and protect their communities which are primarily made up of people and families who can no longer afford to live in the extremely limited available housing due to the price being driven up substantially by transient vacation rentals. As a resident who was born and raised in Hawai'i who understands that transient vacation rentals have an enormous harmful effect on Hawai'i in general, but especially on the people of Hawai'i who deserve to have a future in their home. These same people are who are consistently being priced and forced out of their home in the name of profits for people who are greedy and do not remotely benefit our communities at large.

Please support HB1838 HD2 to move toward protecting and supporting the communities and families of Hawai'i. Mahalo.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 5:01:06 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kaleo Buck	Individual	Support	Written Testimony Only

Comments:

I support HB1838

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 5:04:18 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kapukonakona Bagood-Makanui	Individual	Support	Written Testimony Only

Comments:

In STRONG support of HB1838

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 5:04:52 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Blossom Jean FLORES	Individual	Support	Written Testimony Only

Comments:

I am in FULL SUPPORT of HB1838!

Sincerely,

Blossom Jean Flores

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 5:04:59 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jason Yoshimura	Individual	Support	Written Testimony Only

Comments:

I strongly support HB1838

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 5:06:39 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
joshua demello	Individual	Support	Written Testimony Only

Comments:

In full support.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 5:07:27 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Sam	Individual	Support	Written Testimony Only

Comments:

I'm in full support of this bill

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 5:08:05 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jay Amina III	Individual	Support	Written Testimony Only

Comments:

I strongly support HB1838.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 5:08:24 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kia Kapana	Individual	Support	Written Testimony Only

Comments:

In strong support of HB1838

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 5:08:36 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Deidre Ruiz-Rockett	Individual	Support	Written Testimony Only

Comments:

I am in support of HB 1838 HD2. It is important to protect the residents of our community. Housing is a basic right. We are in favor of enacting a zoning ordinance to amortize or phase out nonconforming single-family transient vacation rental units before it is too late.  
mahalo nui loa

Deidre Rockett

**HB-1838-HD-2**

Submitted on: 3/18/2024 5:09:02 PM

Testimony for CPN on 3/19/2024 9:40:00 AM



Submitted By	Organization	Testifier Position	Testify
Sierra Revilla	Individual	Support	Written Testimony Only

Comments:

In strong support of HB1838

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 5:09:10 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Elijah Gambol	Individual	Support	Written Testimony Only

Comments:

I support HB1838

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 5:10:28 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Dona Takamori	Individual	Support	Written Testimony Only

Comments:

I am in strong support of HB1838.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 5:11:46 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kendell Flavin	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Kendell flavin

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 5:12:14 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
B. Hansen	Individual	Support	Written Testimony Only

Comments:

Strong **SUPPORT** for HB1838! Empower the counties to regulate TVRs so that we may take a positive step toward housing solutions.

Mahalo.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 5:13:51 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Kris Batalona	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Kris Batalona

**HB-1838-HD-2**

Submitted on: 3/18/2024 5:15:32 PM

Testimony for CPN on 3/19/2024 9:40:00 AM



<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Joshua Mueller	Individual	Support	Written Testimony Only

Comments:

In support of HB1838

**HB-1838-HD-2**

Submitted on: 3/18/2024 5:18:13 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

**LATE**

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Lisa Goo	Individual	Support	Written Testimony Only

Comments:

Support

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 5:21:44 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Hubert Pruett	Individual	Support	Written Testimony Only

Comments:

I support

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 5:25:02 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Edward Andres jr	Individual	Support	Written Testimony Only

Comments:

I support this bill

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 5:25:36 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
noah	Individual	Support	Written Testimony Only

Comments:

I support this bill

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 5:27:38 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kalae Calderon	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Kalae Calderon

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 5:27:56 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Alfred Horner	Individual	Support	Written Testimony Only

Comments:

I Alfred Horner support hb1838

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 5:33:04 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
louise rockett	Individual	Support	Written Testimony Only

Comments:

I am in support of HB 1838 HD2. It is important to protect the residents of our community. Housing is a basic right. We are in favor of enacting a zoning ordinance to amortize or phase out nonconforming single-family transient vacation rental units before it is too late.

Thank you.

Louise Rockett

P. Box 12183

Lahaina, HI 96761

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 5:34:57 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kaulani Akina	Individual	Support	Written Testimony Only

Comments:

I support HB1838 especially in Maui County.

All of Hawai'i but especially the Lahaina community who have lost their homes need our support in finding sustainable living arrangements. Those who oppose HB1838 only do so because it is their way to make an income & keep part time vacation homes instead of doing what the community needs and providing more long term rentals for local tenants.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 5:35:00 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Travis Haxton	Individual	Oppose	Written Testimony Only

Comments:

I Strongly Oppose HB1838

The fact that majority of STR and MTR owners are local people born and raised here - they use portions of their home to offset income and pay their mortgage etc.

The state shouldn't dictate who and how home owners rent their homes too, it should be unlawful.

Cost of living is so high and the fact that that local people were able to buy their homes it should be their right to make ends meet through STR and MTR. Removing this options from the community will only cause more financial hardship on its people

By passing this bill you will be causing a detriment to the economy because traveling nurses, contract workers, students etc that stay in STR and MTR and come to provide services for our community will have no where to stay other then high priced hotels

Also By passing this bill you would also be contributing to unemployment because a lot of local people work to service STR and MTR - cleaners, landscapers, contractors, handyman, fumigation, etc

Oahu is down to 2,000 legal short-term rentals excluding hotel units. We cannot afford to lose more.

Mid and Short-term Rentals accommodate displaced residents, newly housed residents, residents in transition, inter-island residents coming for medical treatment or family visits, traveling nurses, emergency contractors, temporary military & students, our family & friends.

Events like the Red Hill Crisis and Marco Polo fires displaced thousands of residents. Where will residents find temporary, furnished housing if our industry is further decimated?

Where will you stay when you come to Oahu to work, visit family or seek healthcare? An expensive hotel room in Waikiki?

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 5:35:24 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Cole Kashimoto	Individual	Support	Written Testimony Only

Comments:

In strong support of HB1838

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 5:35:30 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Seth Holck	Individual	Support	Written Testimony Only

Comments:

In strong support of HB1838

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 5:36:56 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kiana	Individual	Support	Written Testimony Only

Comments:

I support HB1838 HD2

mahalo.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 5:37:13 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Robert Hewlen	Individual	Support	Written Testimony Only

Comments:

Stongly support

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 5:39:26 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Julia McGrath	Individual	Support	Written Testimony Only

Comments:

**Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee**

**If things don't change about STRs, then it stays the same.**

**We don't have housing for our families and workforce on Westside Maui !  
Please help!**

**I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.**

**I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.**

**This legislation would provide much-needed stability and security to those who have already endured so much.**

**Sincerely,**

**Julia McGrath, Lahaina**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 5:40:36 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Machelle Forshee	Individual	Support	Written Testimony Only

Comments:

Aloha

I am in support of HB1838. Hawaiians and locals have lost their homes and as a result it is imperative that STR be turned over to long term for their inhabitants. Prices of rentals and homes need to be set at affordable rates. Its the humane thing to do.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 5:41:42 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Melissa Awai	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Melissa Awai

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 5:42:59 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Nathan Dudoit	Individual	Support	Written Testimony Only

Comments:

I fully support HB1838 empowering counties to regulate TVRs on their island. I strongly urge our legislators to pass this bill into law.

Thank you

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 5:44:25 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Ryan Dolan	Individual	Support	Written Testimony Only

Comments:

I am in strong support of HB1838.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 5:45:28 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Dave Chew	Individual	Support	Written Testimony Only

Comments:

Aloha,

I am in strong support of HB1838.

Thank you

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 5:45:45 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kelsey Beck	Individual	Support	Written Testimony Only

Comments:

In strong support of HB1838

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 5:46:05 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Keenan Luke	Individual	Support	Written Testimony Only

Comments:

I am in strong support of hb1838

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 5:46:59 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
courtney o'kief	Individual	Support	Written Testimony Only

Comments:

Aloha,

Thank you for your time in reading my testimony. I strongly support HB1838 because for one, the people in my community that are still living in hotels deserve more than that. I spoke with my kids teacher last night and he doesn't even have a microwave in his hotel to warm up food. They have to eat out every single meal. Put yourselves in their position. They are members of this community. They work in this community and they give back to this community, so when people that own short term rentals as a means of earning retirement income say that the aloha spirit means letting them continue to operate, have these people given a thought what their aloha spirit is when they are renting to tourists and not opening up their 2nd, 3rd, 4th property up to people living in hotels for 8 months now. Secondly, everyone knows that the housing crisis is completely out of hand, and it was before the fire. People that work and contribute to a community should be able to live in that same community? I would think most would agree with this. Well, obviously its not the case and if short term rentals were phased out, more real estate would be open to community members to actually live in the community they contribute to. Please make decisions based on what the people want, not what the investors living on the mainland want. take care of our own first before we take care of anyone else. Mahalo

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 5:50:11 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Genesis Purdy	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Mahalo,

Genesis Purdy

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 5:51:51 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Theodore Anderson	Individual	Support	Written Testimony Only

Comments:

I support HB1838. Short term rentals have created an unsustainable rental crisis in Maui and has shifted the sale price and rents out of most residents price range.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 5:57:59 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Matthew Coleman	Individual	Support	Written Testimony Only

Comments:

Strongly support

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 5:58:13 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Conan K Donahue	Individual	Support	Written Testimony Only

Comments:

In strong support of HB1838

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 5:59:15 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Burton Chun	Individual	Support	Written Testimony Only

Comments:

I strongly support HB1838

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 5:59:43 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Shana Kanani Benz	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Shana Kanani Benz

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 6:00:29 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Konaneakamahina de la Nux	Individual	Support	Written Testimony Only

Comments:

People over profit! We need to stop allowing greedy foreigners who own 2 or 3 homes to control our quality of life.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 6:02:09 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kaipo Bee	Individual	Support	Written Testimony Only

Comments:

I Kaipo Bee strongly support HB1838! Thank you

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 6:03:32 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Chauncey Dunhour	Individual	Support	Written Testimony Only

Comments:

In strong support.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 6:03:38 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Mika akamine	Individual	Support	Written Testimony Only

Comments:

Strongly support hb1838

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 6:04:37 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Dillon Hullinger	Individual	Support	Written Testimony Only

Comments:

I am in strong support of HB1838.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 6:04:42 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Kepuhi Purdy	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Mahalo,

Kepuhi Purdy

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 6:04:49 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Clarence k chun	Individual	Support	Written Testimony Only

Comments:

I support this bill

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 6:15:02 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kerry Long	Individual	Support	Written Testimony Only

Comments:

I'm in strong support of this bill. Align with Hawai'i's people. Please support.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 6:19:04 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Keone Bee	Individual	Support	Written Testimony Only

Comments:

I strongly support this bill

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 6:19:33 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Chris Harlien	Individual	Support	Written Testimony Only

Comments:

The fact the we even have to submit testimonials for this is absurd. Maui has had a housing shortage for decades. Giving the county the authority to regulate and or phase out these programs is the right, just, moral thing to do. The natives have been exploited for generations. Their government needs to take their side for once!

**HB-1838-HD-2**

Submitted on: 3/18/2024 6:22:12 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

**LATE**

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Alison Law	Individual	Support	Written Testimony Only

Comments:

I support bill HB1838. Supporting this bill means supporting the people who live here - born and/or raised so our families can continue living here. Having housing is a basic human need, having a vacation home is NOT. It is a luxury. Our Aloha is not for sale.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 6:30:31 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Rob Kron	Individual	Support	Written Testimony Only

Comments:

I support bill HB1838 housing is much needed and we need to take care of the people of Lahaina and make sure housing is and will always be available.

I've heard of people who own a 10-20 and even 30 STR units and that is just wrong and makes no sense.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 6:33:51 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Samantha Tanuvasa	Individual	Support	Written Testimony Only

Comments:

I support HB1838 and the regulation of short term rentals.

Prioritize kānaka maoli and kama‘āina FIRST.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 6:36:39 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jordan Hocker	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Jordan Hocker

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 6:49:49 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kristen saez	Individual	Support	Written Testimony Only

Comments:

I support HB1838. This will give more mana to the people of Hawai'i and by passing this, will show that there is more support to the people over profits. These STR owners coming out of the woodworks claiming that since they bought a house, it means they are Hawaiians are not true. They are only coming out to protect their means of exploitation. By passing this, it will show the support that the government shows to our people.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 6:54:09 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jena Rivera Sanchez	Individual	Support	Written Testimony Only

Comments:

It is no secret that short-term rentals have had a negative impact on housing, not only in Hawai'i, but in other states and other countries. In fact, some places, like L.A., NYC, & Las Vegas have already enacted major restrictions on STR. We also see it in other countries like Australia, Japan & Singapore.

Hawai'i, like all of the places I've listed are already experiencing a housing crisis. With the destruction of Lahaina, that crisis is beyond dire. It should be a no-brainer, that our elected officials would want to do everything in their power to help our own people, first and foremost. Now is not the time to put the desires of non-residents and foreign-investors above the life or death situation of Kama'aina. Please show your constituents that the Aloha spirit is alive and well and that Hawai'i people take care of their own.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 6:55:10 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Robynn Takayama	Individual	Support	Written Testimony Only

Comments:

My family has lived on Maui for generations. We are lucky to still have the family home my grandpa bought. It's a plantation home, much like the houses destroyed by fire in Lāhainā.

While I understand that making money off of housing can be tempting for kama'āina and outsiders who love Maui, there has to be a limit. The needs of kama'āina, especially during a tragedy like the August 8 fires, must be prioritized.

We see this happening all over the continent. Communities are saying no more to prioritizing short term housing for visitors. Native Hawaiians and kama'āina are critical to the fabric of Hawaii. Let's make sure they have some where to live.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 6:56:51 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Marti Fish	Individual	Support	Written Testimony Only

Comments:

I absolutely support limiting all short term rentals. I support Maui and all of the neighboring islands being able to create rules to limit short term rentals and regulations that are desperately needed. It's time for change, it's time to protect what is left for the future to come. Vacationers won't stop coming, there are plenty of resort and hotel properties, with more planned in the future, so the travel industry won't be diminished by restrictions on short term rentals.

In fact, the only people potentially harmed by these losses are the owners who may not make their exorbitant large income potentials. In reality if these owners rented their properties as long term rentals, they would still earn large profits. The properties in question have gained so much value in the last 5 to 10 years that their long term rental valuation would equal large profit and help the community at the same time, short term rentals only help the property owners not the community.

Please make the right decision, please support the people, the community, and the island, over the investors, the visitors, and the short term profiteers. If not... the impact will be severe and the islands will keep losing all the things that make it a tourist destination. The aloha, the people, the culture, and the life, the mana of the islands... only Hawaiians can be called Hawaiians, mainlanders like myself, married to a Hawaiian can never call themselves "Hawaiian" and be respected.

Lastly, I thank you for your time, and I hope you choose the people who need homes, who are losing their homes, and the ones who are out of housing options... the ones who truly deserve to stay where they were raised. Housing should never be a luxury, a second home, an investment opportunity when so many have nothing. This is an opportunity to be the example and to be the change that is needed. Mahalo.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 7:02:46 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Pamela Singlehurst-Kapisi	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

I live on the other side of Maui, but teach students from all over the island and I have seen first hand so many issues affecting Maui families and keiki due to the housing crisis which is 1000% exacerbated by the legality of short-term rentals. We must put in place policies that will allow for residents of Hawai'i to have affordable, long-term, stable housing. This is a step in the right direction.

This legislation would provide much-needed stability and security to those who have already endured so much.

Mahalo,

Pamela Singlehurst-Kapisi

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 7:07:28 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Serena Takahashi	Individual	Support	Written Testimony Only

Comments:

In strong support of HB1838.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 7:09:07 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Jordan Kapisi	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Mahalo,

Jordan Kapisi

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 7:09:54 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Corin kekua	Individual	Support	Written Testimony Only

Comments:

I strongly support this bill.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 7:11:08 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Cisco Valeho	Individual	Support	Written Testimony Only

Comments:

I strongly support HB1838

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 7:12:34 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Belinda Ayson	Individual	Support	Written Testimony Only

Comments:

The hotels need the business so that people have jobs. If there are tons of vacation rentals no one will stay at hotels and that would take jobs away.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 7:12:47 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Kelsey Mapa	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Mahalo,

Kelsey

**HB-1838-HD-2**

Submitted on: 3/18/2024 7:12:52 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

**LATE**

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kona Makaula	Individual	Support	Written Testimony Only

Comments:

Strong support of HB1838

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 7:16:59 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Neill Amasaki	Individual	Support	Written Testimony Only

Comments:

I support this bill.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 7:17:54 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Rhonda Alexander-Monkres	Individual	Support	Written Testimony Only

Comments:

Aloha kākou, I am writing in support of hb1848 to allow counties to enact a zoning ordinance to amortize or phase out nonconforming single-family transient vacation rental units over a reasonable period of time. I am in favor of significantly reducing and then removing short term rentals. The priority should always be to focus on providing housing for our local community.

mahalo, Rhonda

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 7:23:57 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Hiiaka Jardine	Individual	Support	Written Testimony Only

Comments:

Aloha Chairs' and Committee Members,

I strongly support HB1838 as it will significantly impact and help residents displaced from the Maui wild fires. I urge you to consider passing this bill to help our local people stay in Hawai'i.

Mahalo for your working to keep our local people home.

Me ka mahalo,

Hi'iaka Jardine

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 7:27:19 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Catherine Seemann	Individual	Support	Written Testimony Only

Comments:

I support HB1838! Restricting short-term rentals will hopefully make more housing available to those who call Hawaii home, including those fire survivors who are desperately trying to stay.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 7:28:22 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Cindy Masterson	Individual	Support	Written Testimony Only

Comments:

We lost our home in the fire in Lahaina. I now work at the Red Cross as a temporary disaster employee helping people like myself transition from hotels to long term housing. The problem is the lack of long term rentals available in Maui. So much of the market is owned by people on the mainland buying up properties and using them as short term vacation rentals. Every day I talk to another family that is having to leave the island because they can no longer afford housing here. Where is the care and concern for the citizens that make this island a jewel that everyone in the world flocks to? Please stop letting wealthy people that Nicedevwn live here come in and essentially rape this land

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 7:28:43 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Crystal Theriault	Individual	Support	Written Testimony Only

Comments:

I fully support HB1838. In a world where so much is going wrong, do the right thing and protect these lands, Hawaiian people. Hawaii will not be the great attraction it is today without the people and culture.

Mahalo.

Crystal

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 7:37:08 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kalena	Individual	Support	Written Testimony Only

Comments:

Aloha, my name is Kalena Shim. I am a native to Lahaina with generational ties going back centuries. I am writting in support of bill HB1838. It's time we prioritize long term housing for the locals and natives as we are what make Hawaii, Hawaii. By keeping our culture alive through cultural practices, lifestyle and true aloha. Short term rentals contribute to the vast amount of locals who have and are moving off island. Without the natives who else will keep the culture alive? And what will Hawaii even be in 20,50,100 years from now if there's no regulation on STRs? Enough is enough and it's time to put a cap on it!

Mahalo.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 7:40:09 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Paele Kiakona	Individual	Support	Written Testimony Only

Comments:

I am writing to voice my strong support for HB 1838 HD2, a pivotal bill that empowers our counties to manage and gradually eliminate nonconforming single-family transient vacation rental units throughout Hawaii. This legislative action is of paramount importance, as the proliferation of these rental units has significantly impacted our housing market and cultural landscape, making it increasingly difficult for local residents, particularly native Hawaiians, to secure affordable housing in their own communities.

The pressing need for such legislation has been further highlighted by the devastating aftermath of the 2023 Maui wildfires. The dire housing situation exacerbated by this tragedy has brought to the forefront the essential role that phasing out vacation rentals could play in aiding recovery efforts and addressing the housing needs of those affected. The house of representatives shelter working group has specifically underscored this approach as a crucial component of our state's response to housing crises .

HB 1838 HD2 seeks to amend Section 46-4 of the Hawaii Revised Statutes, focusing on the phased elimination of nonconforming rental units. This approach is measured and considerate, as it does not impact existing residential (single-family or duplex) or agricultural uses, ensuring that the primary target remains the transient vacation rental units that contribute to housing scarcity and inflated costs .

The bill's commitment to thoughtful zoning and land use planning is evident. It acknowledges the complex challenges faced by our counties in maintaining community integrity and sustainability while navigating the pressures of development and tourism. By reinforcing the importance of zoning within a comprehensive land-use strategy, HB 1838 HD2 ensures that our development efforts are aligned with the long-term well-being of our residents and the preservation of Hawaii's unique cultural identity .

In supporting HB 1838 HD2, I urge you to recognize the critical juncture at which our state stands. This bill offers a path forward to address the housing affordability crisis, protect the rights and interests of our local communities, and safeguard the essence of what makes Hawaii truly special. It is a call to action for the betterment of our state and its people.

I implore you to pass HB 1838 HD2, affirming our collective commitment to a just, equitable, and sustainable future for all Hawaiians.

Thank you for considering my testimony.

Sincerely,

Paele Kiakona

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 7:41:34 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Sonja Corrigan	Individual	Support	Written Testimony Only

Comments:

I support HB1838. It's long overdue to prioritize residents!!

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 7:41:54 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Aaron Miyashiro	Individual	Support	Written Testimony Only

Comments:

In strong support of HB1838.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 7:45:20 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Dino Rivera	Individual	Support	Written Testimony Only

Comments:

I Dino Rivera fully support bill HB1838

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 7:45:45 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Philamer Felicitas	Individual	Support	Written Testimony Only

Comments:

Aloha,

I am writing to remind our senators that the only interests our government should have should be interest in our communities safety, wellbeing, and developing a more diverse economy that is not solely reliant on tourism. STA owners have made it even more evident that THEY do not have the interest of the local and native community in mind. Their vacation home, passive income, and retirement plan does NOT support the communities in which STA owners are desperately and ignorantly trying to become a part of.

They miss the true meaning of aloha by blatantly acknowledging their capitalistic and exploitive mentality that ultimate displaces the very community that makes these islands beautiful and full of life.

Continuing to ignore the more urgent matter of housing our own community before supplying housing for those who are looking to make a profit will put an entire workforce and generations of locals and native Hawaiians at risk of having to move away en masse as we've seen over the last few years. I urge you all to consider what Hawai'i will look like decades from now. Will it look like the Hawai'i of our childhood, at least the Hawai'i were trying to maintain now or will it be the Hawai'i that folks outside of Hawai'i with no pilina to the land or ocean and their version of aloha?

**HB-1838-HD-2**

Submitted on: 3/18/2024 7:48:40 PM

Testimony for CPN on 3/19/2024 9:40:00 AM



Submitted By	Organization	Testifier Position	Testify
Kealahooipoleimaile Cabanilla	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Me ka mahalo,

Kealahooipoleimaile Cabanilla

**HB-1838-HD-2**

Submitted on: 3/18/2024 7:49:30 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

**LATE**

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Lyle Nicely	Individual	Support	Written Testimony Only

Comments:

I support HB1838.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 7:49:41 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Nikki Kiakona	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings, and transient accommodation users may be amortized or phased out in all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Nikki Kiakona

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 7:51:11 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Melvin Chang	Individual	Support	Written Testimony Only

Comments:

I support this bill as it makes sense allow the counties to phase out nonconforming single family vacation units over a reasonable period of time. This will allow more housing units to be available to local families. It would also allow counties to restrict vacation rentals in areas which should be reserved for longer term residential use and not for short term visitor use.

I live in an older residential neighborhood in Makiki made up mostly of single family homes. We participate in a citizen's patrol walk every Saturday and have seen some disturbing changes over the past years. Some of the long-time residents have moved out and sold their homes and the new owners are apparently turning these houses into short term vacation rentals, as we see different people coming and going with suit cases every week or so. While this is not a big problem now, it would be a big problem if the practice spreads to more houses. It would change the character of the neighborhood and replace neighbors who know each other into a neighborhood of strangers. It is only proper that county zoning should be able to restrict such nonconforming uses.

Thank you,

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 7:54:09 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Sarah Woo	Individual	Support	Written Testimony Only

Comments:

Aloha kākou,

My name is Sarah Woo. I am not from Lahaina nor Maui, but I am in support of the Lahaina community having agency over taking care of their own home which I believe means the support of **HB1838 HD2**.

I drove through Lahaina in August 2023 and felt heaviness. There are places that have endured so much unspeakable horrors that it becomes heavy. I felt that deep pain in Lahaina. Knowing people who have lost their homes, who were in that horrible day and future to come, I cannot understand why the State of Hawai‘i would do not do anything they could to ensure the most love, care, and support would go to that community.

I currently am a graduate student at UH Mānoa in the Natural Resources and Environmental Management. We have learned about the environmental and social reasons that resulted in a catastrophe such as the Lahaina fires, and I am actively working in Olowalu to help with ‘āina restoration. This HB1838 HD2 is a step towards putting power in Maui residents to shape the future they need.

For so long, priority in resources did not go into caretaking Lahaina. That much is clear with the reasons that led up to the catastrophe paired with the hurricane winds. HB1838 HD2 supports a shift in this prioritization, and focuses on giving more abilities to localized governments to prioritize the needs of local residents above all else.

Short term rentals overall do not support local families. They make it more difficult for residents to stay in Hawai‘i. In a place that has endured so much extreme, unthinkable harm, I believe the State is doing the correct thing in this HB1838 HD2 by restricting a market of short term rentals that benefit outsiders. Again, the State of Hawai‘i as the leading agency over the people of Hawai‘i should be doing everything they can to support their own people, not outsiders looking to make money off of Hawai‘i.

When I think of Lahaina and how they are going to rebuild, I think of a new generation of keiki who do not know what their future holds. I think of kupuna who have seen their homes become destroyed and hometown due to prolonged history of outside forces coming into their backyard, taking their resources and overpowering their home. I think of how this bill could work to restore a better balance so that those keiki can grow up knowing they could stay if they wanted to.

Please approve these rules along with community ammendments.

Mahalo nui for your time helping take care of beloved home.

All the best,

Sarah

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 7:54:32 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Jaime casco	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,  
jaime Casco

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 7:56:55 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Phlynn Pennington	Individual	Support	Written Testimony Only

Comments:

I stand in strong support of HB1838

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 7:57:23 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Leah Pyle	Individual	Support	Written Testimony Only

Comments:

I, Leah Pyle support Bill HB1838.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 7:59:44 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Joseph Pugh	Individual	Support	Written Testimony Only

Comments:

It's disappointing to see families of Hawaii, continue to be forced to the mainland because of their inability to afford living here in Hawaii. Before moving back to Hawaii, I spent 4 years in Las Vegas because I myself couldn't afford to live here. My wife who was born and raised in Wahiawa was forced to be leave her parents and three sisters behind during this time. The moments we missed during our 10 years away from Hawaii, we will never get back. We won't get those birthday parties, holiday celebrations, and quality time back... But we are grateful we have the opportunity to now. I'm submitting this testimony not because I wanted to rant about the cost of living in Hawaii, but because I believe local families who want to stay home, should have opportunities to do so. Opportunities would dramatically increase if we limit or eliminate short term rentals in Hawaii and specifically Maui. I don't want to hear another testimony from an individual on the mainland talking about the home they plan to retire in 10 years from now, or from the person talking about the financial opportunities for the already wealthy that they are trying to expand on the Big Island... I want to see our local government do something that will keep local families at home, and give an opportunity to folks who are actively living here now (not 10 years from now). Please do right by those citizens of Hawaii, and more specifically those of Hawaiian decent.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:03:59 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Tekau	Individual	Support	Written Testimony Only

Comments:

Aloha My name is Tekau Taamu,

On behalf of myself and my family, The Taamu Family

We strongly support HB1840 HD2, which allocates funds for long-term air and water quality monitoring after the Maui wildfires on August 8, 2023. Recognizing the risks of urban wildfires is crucial, and the proposed funding for monitoring and research initiatives is essential for ongoing recovery efforts.

I urge you to pass HB1840 to safeguard our community and set a precedent for addressing environmental challenges statewide post-urban fires.

Thank you for your attention to this critical issue.

Sincerely,

The Taamu Family

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:04:34 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
sera manjarrez	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Sera Manjarrez

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:06:29 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Ha'eHa'e Ani	Individual	Support	Written Testimony Only

Comments:

I support this bill to prevent foreigners from buying land here in Hawai'i. I have even seen the westside of Oahu starting to fill with foreigners buying land that previous owners were back on taxes. We don't want this for any island. When I volunteered in Maui for the fire victims, I talked to a realtor who flew in, volunteered , talked to me about moving back to buy land. This specific realtor was here not to give his aloha , and time to be there for victims, but be on his phone and talk about buying land. And that was heartbreaking for me to hear. It's a disease that has been running rampant for hundreds of years, of foreigners coming here and trying to take land right from under us. Just in modern days, SOME of them are now called senators, officials, governors, realtors. I refuse to have any body of foreign lands come here and rip that chance of our keikis being able to stay grounded and rooted in their ancestral lands. You are definitely the problem and should resign, if you think otherwise..

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:06:59 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Mckenna Leary	Individual	Support	Written Testimony Only

Comments:

The west side needs housing now more than ever. Short term rentals do not support our LOCAL communities. Please pass this bill.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:09:56 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
benny martin	Individual	Support	Written Testimony Only

Comments:

My name is Benny Martin and I grew up in Lahaina. From attending Kam 3rd to graduating Lahaina Luna in 2006, Lahaina is and always will be my home. Now, with growing a family of my own, kids (2 &4) I want to provide and have the opportunity to put a roof over my kids heads let alone have them have the opportunity to buy a home of there own one day. I feel that having out of state buyers purchasing homrs and condos here defeats that opportunity for us people from Lahaina. As an investment, this isn't the time andplace to due so in my opoinon. Please consider the people of and from Lahainas voices first beofre STR business and profit.

With love and hope,

Benny Martin

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:11:29 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Peter Dagupion	Individual	Support	Written Testimony Only

Comments:

I urge your support for HB1838 to protect our community from exploitation by short-term rental owners. These rentals not only deplete resources meant for us but also exacerbate the housing crisis by inflating prices. Additionally, they are taking away from the hotel industry, which provides vital employment for our families. To be able to afford a primary residence in Maui is very challenging due to the influx of second homes and vacation rentals owned by non-residents, driving up housing costs. Let's stand together to prioritize the needs of our community over the profits of outside investors. Your support is crucial in this fight.

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:13:08 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

**LATE**

Submitted By	Organization	Testifier Position	Testify
chad adolpho	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Chad Adolpho

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:13:45 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Darby ventura	Individual	Support	Written Testimony Only

Comments:

Dear Chair,

I Darby Ventura Strongly support HB1838.

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:16:57 PM

Testimony for CPN on 3/19/2024 9:40:00 AM



Submitted By	Organization	Testifier Position	Testify
Jade Rivera	Individual	Support	Written Testimony Only

Comments:

I support HB1838.

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:18:05 PM

Testimony for CPN on 3/19/2024 9:40:00 AM



Submitted By	Organization	Testifier Position	Testify
Al Savea	Individual	Support	Written Testimony Only

Comments:

I am in strong support of HB1838. Mahalo.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:19:36 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Raven Starr	Individual	Oppose	Written Testimony Only

Comments:

Oahu is down to 2,000 legal short-term rentals excluding hotel units. We cannot afford to lose more.

Mid and Short-term Rentals accommodate displaced residents, newly housed residents, residents in transition, inter-island residents coming for medical treatment or family visits, traveling nurses, emergency contractors, temporary military & students, our family & friends.

Events like the Red Hill Crisis and Marco Polo fires displaced thousands of residents. Where will residents find temporary, furnished housing if our industry is further decimated?

Where will you stay when you come to Oahu to work, visit family or seek healthcare? An expensive hotel room in Waikiki?

The island also depends on tourism to sustain our economy. Everyone should have options on accommodations according to their needs, ex: laundry and kitchens. These approved short term rental units are not places residents want to live. There is room for both hotels and privately owned short term rentals. Illimanting short term rentals only hurts our local economy, local small business, local investors and allows corporations to thrive, which is not a solution but an other issue.

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:20:05 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

**LATE**

Submitted By	Organization	Testifier Position	Testify
Ka'imipono	Individual	Oppose	Written Testimony Only

Comments:

3/18/2024

Ka'imipono Inofinada  
Student  
1913 Ahuula St.  
Hawaii, 96819

Dear CPN/EET/GVO,

I am writing to you as a student at Hālau Kū Māna, a Hawaiian Focused Charter School, deeply concerned about the mismanagement of land and water in Maui, particularly in the context of the recent devastating fire that has affected the community of Lahaina.

Through my studies, I have learned about the interconnectedness of land, water, and community in Hawaiian culture. I have also learned about the importance of responsible stewardship of these resources for the well-being of both current and future generations. It is with this understanding that I urge the Lahaina Town Council to take decisive action to address the issue of short-term rentals in Lahaina, as it contributes to the mismanagement of land and exacerbates the housing crisis.

The proliferation of short-term rentals not only disrupts the delicate balance between land use and community needs but also perpetuates a cycle of exploitation that undermines the values of aloha 'āina. As stewards of this land, it is our kuleana (responsibility) to prioritize the needs of the local community and to ensure that the land is used in a way that respects its cultural significance and sustains its resources for future generations.

I am heartened by the introduction of HB1838, which seeks to address the issue of short-term rentals in Lahaina. I believe that this bill represents an important step towards restoring balance and harmony to our community and our environment.

I urge our leaders to support HB1838 and to take meaningful action to address the mismanagement of land and water in Maui. Let us work together to honor our kuleana and to create a future where our land, water, and people thrive in harmony.

Thank you for your attention to this important matter.

Sincerely,

Ka'imipono  
11th grade  
Hālau Kū Māna  
1913 Ahuula St.  
Honolulu, 96819  
+1 (808) 425 6134

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:20:54 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kawena Haugh	Individual	Support	Written Testimony Only

Comments:

Aloha,

I support bill HB1838.

Mahalo,

Kawena Haugh

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:22:39 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Patricia Mcintosh	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

patricia Espinoza

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:25:17 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kami	Individual	Support	Written Testimony Only

Comments:

In support of the HB1838 bill, I urge those in charge to take this forward step in helping Native Hawaiians and multigenerational families to stay on our homeland. Our people should ALWAYS come before foreigners profits. It is unruly to for these foreign land owners to claim themselves as "Hawaiians" just as much as it is completely untrue. They do not know, nor will they ever know the struggles we have gone through since the overthrow of our kingdom, the challenges we face today, and the unforeseen consequences our future generations will have to face. They will never know the fight we fight to stay on our lands while they throw money at the capital. The more we allow STR owners the permission to continue what they're doing, the more damage will be done to our land, to our people, to our culture, to our future generations. Please pass this bill and stop the STR owners from continuing their selfish, senseless and ignorant actions.

mahalo,

Kami Pihana

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:25:22 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Shantelle Alexander	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Shantelle Alexander

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:27:09 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Virginia Kamohalii-Dew	Individual	Support	Written Testimony Only

Comments:

As a resident of Lahaina, Hawaii who is unable to buy a home due to skyrocketing prices and fears the uncertainty of finding a new place to live at the end of my lease, I strongly support bill HB1838. We are past the pertinent time that counties should hold the power to phase out short term rentals, which have negatively impacted our communities.

Places like Santa Monica, California and Barcelona, Spain have successfully banned short term rentals in order to protect affordable housing for residents. By doing so, these cities have seen a decrease in rental prices and an increase in long-term housing options for residents. Lahaina in itself is already seeing the impact of staff shortages due to lack of housing. This has affected our schools, hospitals and the industry that short term rental owners use to supplement their lifestyles. As a state we lack any oversight on illegal STR's. Allowing for outside transients to use our local neighborhoods to finance their second homes.

Hawaii counties should hold the power to phase out short term rentals and help alleviate the housing crisis we are currently facing. I urge lawmakers to pass bill HB1838 in order to prioritize the needs of local residents over the interests of short term rental operators. Thank you for your attention to this important issue.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:29:00 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Dalton Harrington	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Aloha,

Dalton Hoomanawanui Harrington.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:29:30 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Elizabeth Wylie	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Elizabeth Wylie

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:32:08 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jessica Ignacio	Individual	Support	Written Testimony Only

Comments:

Aloha,

I am in full support of HB1838. Short term housing needs to better regulated and regulation is long overdue.

Kindly and respectfully,

Jessica Ignacio

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:37:39 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Gaylene L Barron	Individual	Support	Written Testimony Only

Comments:

I support this bill. It is time to gain a better perspective on housing and the island communities. Transform Hawaii's housing policies to be sustainable for the local residents, prioritizing Hawaiians and their 'ohana-first.

Mahalo nui loa,

Gaylene Barron- Haiku, Maui

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:41:11 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kayo Malik	Individual	Support	Written Testimony Only

Comments:

Aloha,

I am in support of HB1838. We are in dire need of legislation that phases out short term rentals, as the housing crisis in Hawaii and especially Maui is getting worse and worse. It saddens me that so many locals are forced to leave their home state because they can no longer afford the exorbitant housing costs. When our people leave, Hawaii loses its Soul.

Please put our people over profits and take action to ensure that we can continue to raise our families here!

Thank you,

Kayo Malik

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:47:09 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Yukiko Manuel	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Our people are suffering. We as the people of Hawai'i, together we need to ensure that we are taking care of one another and generations to come.

Me ke aloha,

Yukiko Lun Kiu Ku'uipo Manuel

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:47:32 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jo Anne Trask	Individual	Support	Written Testimony Only

Comments:

In strong support of HB1838.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:47:38 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Theresa Wong	Individual	Support	Written Testimony Only

Comments:

Theresa Wong

3/18/2024

Honorable Members of the House of Representatives,

I write to urgently express my support for House Bill No. 1838, addressing the critical issue of housing shortage exacerbated by short-term vacation rentals, especially in the aftermath of the devastating Lahaina fire. The recent displacement of residents demands immediate action, and it is unjust to delay the passing of this bill.

The Lahaina fire has left many families without homes, aggravating the existing challenges of finding affordable and stable housing in Hawaii. The conversion of residential properties into short-term vacation rentals has further diminished the availability of long-term housing options, leaving displaced residents in dire straits.

House Bill No. 1838 offers a vital solution by empowering counties to enact zoning ordinances that phase out nonconforming single-family transient vacation rental units over a reasonable period. This measure is not just about addressing the current housing crisis but also about ensuring the resilience and sustainability of our communities in the face of future challenges.

It is imperative that we prioritize the needs of displaced residents and take decisive action to ensure their access to safe and affordable housing. Delaying the passage of this bill would only prolong the suffering of those affected by the Lahaina fire and perpetuate the injustice they endure.

I urge you, esteemed members of the House of Representatives, to stand with the people of Lahaina and support House Bill No. 1838 without further delay. The urgency of this matter cannot be overstated, and our community's well-being depends on your swift action.

Thank you for your immediate attention to this pressing matter.

Sincerely,

Theresa Wong  
theresawong.designs@gmail.com

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:51:09 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Charlena Kulukulualani	Individual	Support	Written Testimony Only

Comments:

I support bill HB1838!!

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:57:50 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Emili Janchevis	Individual	Support	Written Testimony Only

Comments:

I support this bill because STRs is the root of our housing problems.

I don't owe a house and I'm directly affected by the lack of long term rental houses and the high rents that STRs pushed on the limited available long term rentals on the market.

Besides residential neighborhoods should be strictly for residents, their families and occasional visitors. Nobody enjoys to have random people coming and going around the neighborhood all the time. Where kids are playing in the yard or playing games in front of the house and having a high rotation of strangers around is not safe. It just makes everyone uncomfortable. This is a small island and we like to know our neighbors.

Thank you.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:58:44 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kika Kwan Wing	Individual	Support	Written Testimony Only

Comments:

I support HB 1838

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:59:01 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Lia Kim	Individual	Support	Written Testimony Only

Comments:

As a Hawaii resident born and raised in Maui, I support HB1838.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 8:59:56 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Audrey Alvarez	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Audrey Alvarez

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:00:58 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Tyler jerhoff	Individual	Support	Written Testimony Only

Comments:

I believe that we need to support any changes current policy or legislation, that will address the housing problem on Maui. Failure to enforce zoning regulations, and an over abundance of short term rentals and vacation houses, has created a local community in which most locals cannot afford to live. Especially after the loss of housing due to the Lahaina fire, it has become difficult, if not impossible, for people of average means, to acquire, or reacquire suitable housing. If this bill will help to address this issue, and potentially lead to positive change, I support it completely.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:01:53 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jade Moreno	Individual	Support	Written Testimony Only

Comments:

I support this bill because short term rentals as real estate investments are one of the major factors pushing up the cost of long term rentals and home prices alike. Catering to investors, many of whom do not reside in Hawaii according to available data, and tourists who can stay in traditional spaces like hotels and resorts, amid this unprecedented housing crisis is irresponsible. This bill will ultimately lead to increased inventory for the long term market with fewer obstacles than new building projects have, such as time or environmental considerations. Please put the needs of residents before the profits of investors.

Thank You,

Jade Moreno

Maui Resident

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:02:38 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jaclynn sabado eitel	Individual	Support	Written Testimony Only

Comments:

I support the county having legal authority to zoning so we can make adjustments to meet the emergency and long term needs of our local communities

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:03:04 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kristin Tracy-Visintainer	Individual	Support	Written Testimony Only

Comments:

Aloha,

I support this bill. The Counties needs authority to govern short term rentals as the housing crisis continues to exacerbate displaced residents, and as we see the diaspora growing as native Hawaiians and other generational residents leave Hawaii. It is a travesty how unbalanced home ownership is for working families, and how exorbitant the rental housing has become...I believe the number of short term rentals owned by non-residents for profit is hurting local residents.

Respectfully, Kristin Tracy-Visintainer

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:07:54 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jay Fujita	Individual	Support	Written Testimony Only

Comments:

I am testifying in support of HB1838. I am not "Hawaiian", but I am a 4th generation resident of Hawaii and I hope to give the chance for my son to live here if he so chooses. My son is the 5th generation living here on Maui. I hope this bill will help others that have deep generational roots here, be able to stay and live comfortably.

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:11:42 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

**LATE**

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Maka Gallinger	Individual	Support	Written Testimony Only

Comments:

I Support HB1838

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:13:08 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jimmy Barreras	Individual	Support	Written Testimony Only

Comments:

Strongly support HB1838 HD2

**LATE**

Aloha,

My name is Hanalei Ho'opai-Sylva and I was born and raised on the island of Maui. I am currently a graduate student at the University of Hawai'i Mānoa studying Marine Biology in hopes of being able to one day protect and preserve the marine natural resources that have fed and taken care of my family for generations. I am in support **HB1838 HD2**, and wish the Lahaina community may have agency over taking care of their own home in the future.

Housing is a basic human need... having a second vacation home to rent out is NOT. Short-term rentals overall do not support local families. They make it more difficult for residents to stay. I shouldn't need to pull up any statistics to show that Native Hawaiians, and local residents of Hawai'i in general, have had problems with finding affordable housing that can support multiple generations for a while now. Which is why this bill is so important for the current and future generations of Lahaina residents who have lost everything. The passing of **HB1838 HD2** will better allow localized governments to prioritize the needs of local residents above all else.

I hope you will approve the passing of this bill, the people of Hawai'i really need a victory, and I think this will be a great foot forward for so many Hawai'i residents who make Hawai'i what it is.

Mahalo nui,  
Hanalei

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:18:03 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Leonard Lawrence	Individual	Support	Written Testimony Only

Comments:

I support bill HB1838

A'ole Zionism

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:18:48 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Tiana Porreca	Individual	Support	Written Testimony Only

Comments:

Aloha,

My names Tiana Pante, sharing this journey with my husband, Jason Pante. We are part of Lahaina's community, a story now shadowed by a severe housing crisis, worsened by devastating fires. This crisis transcends numbers; it's a matter of human dignity, involving real families and children in our community who face the heartbreaking reality of not having a stable place to call home, due to short term rentals.

The proliferation of short-term rentals and the prioritization of second homes by individuals external to our community starkly contrast with the values that Lahaina stands for. Such practices not only undermine the immediate needs of our families but also the prospects of future generations. When individuals opt for profit over the well-being of our community, they step away from the ethos of Ohana and Aloha that define us.

Ohana signifies more than family; it embodies the principle that no one should be left behind or forgotten. Yet, the spread of short-term rentals displaces our own, leaving our children without the security and comfort of a home. This isn't merely an economic issue; it's a deeply inhumane practice that calls for a serious moral reckoning.

To those capitalizing on the short-term rental market, I implore you to reconsider the human cost of your actions. It is utterly inhumane to profit from a situation that leaves families without homes, children without security, and a community fractured. Lahaina's spirit is built on care, unity, and mutual support—values that are incompatible with the profit-driven motives undermining our housing stability.

We must stand together for a Lahaina that upholds the dignity of its people over the allure of temporary profits.

Does your maitia and sunset beach walk feel good when you know there is a local family that could be staying where you are staying for a week, while you fly home to your cozy house?

Let's commit to actions that reinforce our community's foundation, ensuring that every member, especially our children, has the safety and stability of a home. This is about restoring humanity to Lahaina and reaffirming our commitment to the true meaning of Ohana.

Stay at the hotels, come see Maui, but only AFTER our community members, family's and children have their basic necessities met, like housing.

Mahalo for your empathy, action, and for choosing to be a true part of Lahaina's future and the future of our children

.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:19:24 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Julynn Ii	Individual	Support	Written Testimony Only

Comments:

I support HB 1838. KEEP HAWAIIAN LANDS IN HAWAIIAN HANDS!!!!!!!!!!!!

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:19:57 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Dilyuns Michael	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Dilyuns Michael

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:24:12 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Kamaehukauikahano Marrotte	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawai‘i Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Ke aloha nui,

Kamaehukauikahano

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:27:43 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Emily States	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Emily States

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:32:23 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kahele S	Individual	Support	Written Testimony Only

Comments:

I am in support of this bill with the amendment of the effective date being moved up to a more realistic time frame, such as the year 2050.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:33:15 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Maura K Hennessy	Individual	Support	Written Testimony Only

Comments:

I strongly support this bill. We need more housing for those who live in Hawaii, we do not need more short term rentals.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:33:34 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Kimberly Beaty	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

I work in tourism, and I hear short term rental owners claim that their vacation homes bring us jobs and support tourism, but the tourism industry was strong before short term rentals started taking over native Hawaiian and local housing. We do not have a job shortage on island. We have a housing shortage problem. And the housing shortage is further exacerbated by so many of these local homes being used for tourist vacation rentals. Please prioritize housing Native Hawaiians and full time residents.

Sincerely,  
K Paige Beaty

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:36:39 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
James Farquhar	Individual	Support	Written Testimony Only

Comments:

I support bill HB1838

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:39:25 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

**LATE**

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Leni English	Individual	Support	Written Testimony Only

Comments:

Aloha...I am a lifelong kama'āina Maui. My 'ohana kupuna are seven+ generations of Maui. God willing my mo'ō seven generations foward will be able to call Maui their home. We represent the the heart of Maui, the heart of Hawai'i. Mahalo for introducing & supporting this bill to minimize displacement of our people forced and priced out of our one hānau, by short term rental owners from the continent whose interest is selfish; and for their personal and financial gain. Preserve our islands for our kama'aina. Protect the future of the only place we can call home; today, tomorrow and into all the generations foward.

Me Kealoha Nui,

Leni English

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:39:31 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Cambria Moss	Individual	Support	Written Testimony Only

Comments:

I live in south Maui, I watched as our fire department saved Kihei, believe me it was not looking good, but they did it. Now many of my freinds and co workers have been homeless for 7 months. I lost my job to the fires. I am terrfied that my landlord might let me go and i will be living out of my very small car. I can't sleep well. We MUST phase out short term rentals, of all kinds, for the residents of Maui!!

Ho'oponopono and mahalo for your wise service.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:40:49 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
sharon muraco	Individual	Support	Written Testimony Only

Comments:

Please support Bill 1838. We need Housing for our Ohana so our children can stay in Hawaii. We need our neighborhoods back. I live at Sunset Beach. Most of my street is now short term rentals with owners living on the mainland.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:46:55 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
yvonne mahelona	Individual	Support	Written Testimony Only

Comments:

Following the Maui Fires we've witnessed how the state and our politicians have put out of state tourists well being over their own constituents. There are many families who have had to move away and even more who are still houseless. Short term rentals have already exacerbated our housing crisis even before these fires and if our politicians/legislature don't make a quick change away from short term rentals owned by out of state owners, there will be no Hawaiians and locals left in our beloved home. We are your constituents and you have a responsibility to make sure we are housed and well.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:51:34 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kiana Espinosa	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Kiana

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:56:38 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Leesa Medeiros	Individual	Support	Written Testimony Only

Comments:

I support bill HB1838 HD2

I also support it being in full effect as soon as possible

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:57:08 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Cheyenne A	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Cheyenne Asing

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 9:57:46 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jamey Muraoka	Individual	Support	Written Testimony Only

Comments:

I am a Native Hawaiian individual that has made every effort possible to continue to live and start a family on island. My goal has always been to live in Hawaii and raise a family, but as I have become closer to that phase of my life, the rise of short term rentals has made it increasingly difficult to see the light at the end of the tunnel where I, as a native to this land, can comfortably purchase property here. Especially in times of the recent Maui disaster, the need for short term rentals where capitalism and profit are the main focus, are not the priority at this time. The people affected by this tragedy need ample time to find their footing again, and those money hungry short term rental property owners are only looking to move past this event when it is not something that can be looked past. Please consider passing this bill which would prioritize locals and their wellbeing rather than those looking to make a quick buck or own property on island when they are not a resident.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 10:03:59 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Cesar Garcia	Individual	Support	Written Testimony Only

Comments:

As a citizen, I wholeheartedly support HB1838. This bill is crucial in addressing housing justice, and its passage would greatly benefit Lahaina citizens. I urge lawmakers to consider the positive impact this legislation will have on the people and to vote in favor of HB1838 for the betterment of our society.

**HB-1838-HD-2**

Submitted on: 3/18/2024 10:04:57 PM

Testimony for CPN on 3/19/2024 9:40:00 AM



Submitted By	Organization	Testifier Position	Testify
Travis Rabellizsa	Individual	Support	Written Testimony Only

Comments:

In strong support of HB1838...

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 10:07:15 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kale Ornellas	Individual	Support	Written Testimony Only

Comments:

I am in full support of this standing bill hb1838 . Thank you

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 10:08:30 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Rebekah Palmer	Individual	Oppose	Written Testimony Only

Comments:

I oppose HB 1838. STUs are so important for our community here on the North Shore. They house short term residents such as military, traveling nurses, and visiting family members, as well as vacationers. The money made by renting STUs stays in the community going directly to residents and small business owners. Our area has seen so many restaurants and food trucks come to the area as more people visit and stay in the Koolauloa area.

On a personal note, our daughter is bipolar, lives at home, and is unable to work a traditional job. She has been let go of every job she's gotten. She has been unable to finish any university courses even taking classes one at a time. But she is able to clean vacation rentals part time. She has even been able to help manage them when the owner was on vacation. Her self esteem and confidence has grown so much as she has taken on this job. This job gave her the confidence and motivation to get her drivers license. She now drives to her job by herself and only rarely needs support finishing her work. It has given her the confidence to try taking another university class.

Please vote no on HB 1838. There are real people who will be affected.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 10:10:48 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jayleen Barino	Individual	Support	Written Testimony Only

Comments:

The people of Lahaina deserve to be heard and helped in every way possible after experiencing such horrific devastation and enduring daily challenges since then due to the catastrophic fires that claimed the lives and homes of so many. People over profit, always and in every way. I wholeheartedly support bill HB1838.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 10:14:41 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Janelle Browm	Individual	Support	Written Testimony Only

Comments:

I support bill HB1838

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 10:19:46 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Zorich Palimoo	Individual	Support	Written Testimony Only

Comments:

I support HB1838

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 10:22:14 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Gee	Individual	Support	Written Testimony Only

Comments:

I support bill HB1838!

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 10:24:56 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Shania Arvizu	Individual	Support	Written Testimony Only

Comments:

I support bill HB1838

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 10:25:37 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kilipohe Miller	Individual	Support	Written Testimony Only

Comments:

There is no Hawai'i without Native Hawaiian people. We have around 55% of 680,00 Native Hawaiians who have moved away and who do not currently reside in Hawai'i. The reasoning for many who have moved away has been due to our detrimental housing crisis and unaffordable housing; an after effect of outside foreign markets, developers, foreign entities, and foreign people buying, exploiting, and gentrifying our 'āina (that which feeds and sustains) us as Native Hawaiian indigenous people's. Witnessing the capitalistic, political, and colonial greed forcing of hands towards Native Hawaiians and local communities and pushing us out of our homes to then be placed on another foreign land, to then only be displaced. In what world could any Native person who has moved away from the homeland of his/ her ancestors and (who didn't ever want to move away in the first place) ever feel 100% connected in who they really are and in their own cultural identity if they are disconnected to their place? Native Hawaiians have every human right to be in the environment of their ancestors just as much as any other Native to their land. In the history of the world, when has it ever been a benefit of Native people when their lands that they once called home turned into a "colonized romantic transaction," for vacations in foreign developed properties such as: hotels, motels, time shares, Air B&B's, and so forth for short term tourists and temporary visitors (who considered themselves) "of the people," when they are the very ones exploiting our land for the benefit of the American dollar. In the same token continuing to destroy the very minimal natural resources that our lands in Hawai'i have left. I support the inhibiting of any more foreign people, developers, and entities who continue to buy local resident homes and sell them for short-term rentals. This ultimately NEEDS to STOP for the future of Hawai'i's Native people and for Hawai'i in its entirety.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 10:27:17 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Stephanie Hedani	Individual	Support	Written Testimony Only

Comments:

Support

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 10:27:40 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Rhema Jaime	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawai‘i Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Rhema Jaime

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 10:28:55 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Patrick Hannon	Individual	Support	Written Testimony Only

Comments:

I fully support hb1838 to allow the county to regulate and shut down all STR's to provide housing for my family in Lahaina that lost everything including loved ones. Mahalo for your time, take care.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 10:30:09 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Eric Arquero	Individual	Support	Written Testimony Only

Comments:

Dear Members of the Senate Committees on Commerce & Consumer Protection; Energy, Economic Development & Tourism; and Government Operations:

My name is Eric Arquero, and I am a resident of Lahaina, Maui. I'd like to offer testimony in **support** of H.B. 1838, H.D. 2.

The exploitative housing market in Lahaina and within Maui County as a whole, has created inequitable access to affordable housing due to the restrictions in HRS to allow Counties to enact proper regulatory ordinances for short-term vacation rentals. Lahaina has adequate hotels to provide the necessary accommodations for our tourism and visitor industry. I believe this measure will help to address the over-tourism that has plagued our community, while addressing the principle that dwellings permitted for long-term housing should remain so, specifically to house our residents, many of whom work in the tourism industry. The imbalance of this housing market that forces our people to create dwellings in dense areas, exceed the occupancy of single-family homes into multi-family structures, and forces our people to leave the island to seek adequate housing; all while lining the pockets of non-residents, who make profit over a housing market that has been and continues to be inequitable, which is unjustly unacceptable.

We, as your constituents are asking for your favorable decision on this measure as we must attempt to create a balance that secures housing for our communities. Please pass this measure as Lahaina needs tangible respite from over-tourism and the exploitation of our home community for the sake of outside/foreign profits.

Thank you for the opportunity to submit testimony on this measure, in support.

**HB-1838-HD-2**

Submitted on: 3/18/2024 10:32:03 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

**LATE**

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Vanessa Cabilan	Individual	Support	Written Testimony Only

Comments:

Aloha e,

I, Vanessa Cabilan of 'Aiea, Hawai'i, write in support of HB 1838 in giving counties power to phase out short term rentals (STRs). STRs systemically take away possible opportunities of permanent housing from local and native Hawaiian families. It is a well known fact that the majority of local people do not agree with the overwhelming amount of STRs on these islands. It's time for the state to start thinking of local and native Hawaiians first, before tourists and mainland based homeowners. Especially in the devastating aftermath of the Lahaina fires, it's time for the state to start prioritizing people over profit.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 10:32:34 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Sharde Freitas	Individual	Support	Written Testimony Only

Comments:

Support.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 10:35:19 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Rustin Funakoshi	Individual	Support	Written Testimony Only

Comments:

I fully support this bill

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 10:38:14 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kelekona Maielua	Individual	Support	Written Testimony Only

Comments:

I support bill HB1838!

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 10:38:41 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Victor Loucks	Individual	Support	Written Testimony Only

Comments:

Aloha,

As a citizen of Hawai'i, I support HB1838 HD2 because we should be doing everything we can to reduce the housing crisis. Considering you are the ones with the power required to make change, I ask you to support this bill to prove you have the interest of locals at heart.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 10:38:45 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Courtney	Individual	Support	Written Testimony Only

Comments:

**Aloha Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and the honorable members of the committees,**

As a licensed Hawaii real estate agent with firsthand experience in selling short-term rentals, I've come to realize the urgency of pivoting away from practices that exacerbate our housing crisis. Having witnessed the devastation of wildfires firsthand and being a part of the Lahaina community, I'm deeply committed to fostering solutions rather than perpetuating issues.

Nothing changes if we don't change. Realtors have a role to play in addressing the housing crisis, and I'm determined to be a part of the solution. I envision returning home to a community where long-term tenants are my neighbors, fostering stability and resilience.

**I support HB1838 HD2**, which empowers counties to phase out nonconforming transient vacation rental units. However, I believe it's imperative to expand the scope of this legislation beyond "single-family" units to include all housing types, such as condos and apartments. This comprehensive approach ensures that we tackle the entirety of the issue and provide adequate solutions for our communities.

The statistics speak for themselves. In Lahaina alone, a significant percentage of housing units are dedicated to short-term rentals, exacerbating our housing emergency. By granting counties the authority to phase out vacation rentals, we take a crucial step towards providing dignified housing for Maui residents, particularly those impacted by natural disasters like "wildfires".

Passing HB1838 HD2 is not just about legislation; it's about providing stability and security to those who have already endured so much. I urge the legislature to prioritize the well-being of our community by supporting this bill.

Mahalo for your attention and commitment to our community's welfare.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 10:40:43 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Janet Lee Deaton	Individual	Support	Written Testimony Only

Comments:

To the attention of:

Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

As a Maui resident I am submitting this testimony in strong support of HB1838 HD2 and the eventual phase out single family transient / short term rentals this bill will enable. Additionally, I would like to express my support for expanding this bill to cover all transient / short term rentals beyond single family dwellings.

The priority of every state and county is to attend to the welfare of its residents - its constituents - above ALL others. Beyond being duty bound to provide for its citizens first and foremost, the state of Hawai'i and county of Maui are uniquely beholden to uphold cultural traditions of Aloha, which requires placing love of people and commitment to community ahead of the desires of all other people or entities. Which, at this unprecedented time of urgent housing needs for Maui residents, means correcting the imbalance of (in some areas) up to 87% short term rentals, and transitioning the majority, and eventually the entirety of that inventory to long term housing options for residents of our beloved Maui community.

It is more critical than ever now to use procedure and policy to meet the needs of our neighbors and community members. I hope that you will vote in support of HB1838.

With Aloha,

Janet Lee Deaton

Council Chair  
Alice L. Lee

Vice-Chair  
Yuki Lei K. Sugimura

Presiding Officer Pro Tempore  
Tasha Kama

Councilmembers  
Tom Cook  
Gabe Johnson  
Tamara Paltin  
Keani N.W. Rawlins-Fernandez  
Shane M. Sinenci  
Nohelani U'u-Hodgins



Director of Council Services  
Traci N. T. Fujita, Esq.

Deputy Director of Council Services  
David M. Raatz, Jr., Esq.

**COUNTY COUNCIL**  
COUNTY OF MAUI  
200 S. HIGH STREET  
WAILUKU, MAUI, HAWAII 96793  
[www.MauiCounty.us](http://www.MauiCounty.us)

March 18, 2024

**LATE**

TO: Committee on Commerce and Consumer Protection,  
Chair Jarrett Keohokalole • Vice Chair Carol Fukunaga  
Committee on Energy, Economic Development, and Tourism  
Chair Lynn DeCoite • Vice Chair Glenn Wakai  
Committee on Government Operations  
Chair Angus L.K. McKelvey • Vice Chair Mike Gabbard

FROM: Councilmember Keani Rawlins-Fernandez 

**SUBJECT: STRONG SUPPORT OF HB1838, RELATING TO ZONING**

Mahalo for this opportunity to testify in *strong support* of HB1838, which would allow counties to enact a zoning ordinance to amortize or phase out transient vacation rental use over a reasonable period of time.

Last week, the House Committee on Housing and Committee on Tourism passed SB2919, the senate's version of HB1838. The language that would make two bills consistent are as follows:

- 1) On Page 4, line 9, add "(12) The time, place, manner, and duration in which uses of land and structures may take place; provided that zoning regulations that restrict the time, place, manner, or duration of a use of property shall not be deemed to create different types of land uses or structures based on time, place, manner, or duration restrictions established by the counties; and"
- 2) On Page 6, line 16, replace lines 16 through 19 with "provided that transient accommodations uses may be amortized or phased out in all zoning districts."
- 3) On Page 7, line 1, add "For the purposes of this section, "transient accommodations" has the same meaning as defined in section 237D-1.

"Transient accommodations" includes uses that require the payment of transient accommodations taxes."

- 4) On Page 7, line 9, add "shelter" after dwelling and on line 14, add "vehicles with, or advertised as including, sleeping accommodations," after accommodations."

As previously noted by your committees on SB2919, neither measure would automatically phase out TVRs. The bills would simply provide counties the authority necessary to craft zoning laws that address the different needs of our respective counties. While we will hear the arguments of why TVRs should or should not be phased out, that discussion should instead take place before our county councils and planning commissions to more adequately address our specific situations.

The TVR industry is indeed lucrative, and with that money has come a lot of power. Power that has, for years, stifled the counties ability to properly manage TVRs in a way that balances the community's interest for affordable housing and TVR revenue generated to benefit the industry, government, and overall economy. Its undeniable that this measure has been long overdue, and its heartbreaking that it took a beloved town burning down, leaving so many without stable shelter, to finally get this common-sense legislation this far. Mahalo to each of you for rising to the occasion.

Please pass HB1838 today. Mahalo!

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 10:43:28 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Gabby Pascual	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Gabrielle Pascual

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 10:44:40 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Mike Lawnsby	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair, Vice Chair and Committee,

My name is Mike Lawnsby and I have lived on the island of Oahu for over 20 years

I am writing in opposition of bill n HB1838 HD2 because it will threaten my ability to make a living along with my cleaners, electricians, maintenance workers, and other small businesses like me, who live, work and make this wonderful community what is is, filled with Malama and Aloha to serve and support one another.

I own a short-term vacation rental business in Waikiki .

This Income is my families primary source of income which puts food on the table, and allows us to survive here as active members of the Hawaiian community. To impose such a bill to eliminate short term rentals would absolutely be devastating to myself and my family and will put at risk my ability to pay for my own housing and bills.

The creation of this bill would also substantially reduce the large influx of state opertaing revenue of 18% Short term Rental taxes that are currently collected severly impacting the state itself to operate effectively with current fiscal responsibilities.

Many people who travel inter island for medical treatment will be forced to stay in high priced hotels as well as traveling nurses, doctors, displaced people with an emergency such as the maui fires, red hill water crisis, people moving to hawaii that need time to find permanant housing, and scores of men and women in the military that come for temporary excercises and training, friends and family as well.

There are many other ways to create affordable housing in Hawaii but to continue to propose

bills limiting or restricting short term rentals is not the way to do so, especially in a commercial zone like Waikiki.

Let the counties enforce the laws that they already have and work with the community to make adjustments as necessary to create a win win agreeable situation for all.  
I ask that you please do not move bill HB1838 HD2 forward.

Respectfully  
Local Community Member  
Mike Lawnsby

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 10:45:31 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Aja Toscano	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawai‘i Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Aja Toscano

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 10:46:11 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Laura Acasio	Individual	Support	Written Testimony Only

Comments:

**STRONG SUPPORT FOR HB 1838 HD2**

Aloha e Chair Keohokalole, Decoite, and McKelvey,

I am in strong support of this measure and I urge you to pass it out. It is important for the individual counties to have discession on how to manage or phase out STR's as appropriate to the needs of the constituency. Mahalo for allowing this 'home rule' to play out for the greater good of the people, not profit and extraction.

Mahalo for your service and support of this measure.

Laura Acasio, Hilo

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 10:47:33 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Vanessa Attardo	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,  
Vanessa Attardo

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 10:48:27 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Samantha Feyen	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Samantha Feyen

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 10:48:52 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Noah Acosta	Individual	Support	Written Testimony Only

Comments:

Aloha e,  
I, Noah Acosta of ‘Aiea, Hawai‘i, write in support of HB 1838 in giving counties power to phase out short term rentals (STRs). STRs systemically take away possible opportunities of permanent housing from local and native Hawaiian families. It is a well known fact that the majority of local people do not agree with the overwhelming amount of STRs on these islands. It's time for the state to start thinking of local and native Hawaiians first, before tourists and mainland based homeowners. Especially in the devastating aftermath of the Lahaina fires, it's time for the state to start prioritizing people over profit.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 10:51:50 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jared Kahaialii	Individual	Support	Written Testimony Only

Comments:

Aloha kakou my name is Jared Kahaialii and I am in support of HB 1838. This is an urgent piece of legislation that I feel needs to pass in lieu of housing needs prior to and after the Lahaina wildfire event. HB 1838 is another bill that would give the counties power to phase out short term rentals which as I previously stated, was and is an issue for locals to find affordable housing. More concerning is that Short Term Rentals (STR) has become such a massive issue to that point that all these STR owners are coming out in droves to put their opposition in, all for profit without disregard to local individual needs. For the record, I'd like for it to be known that despite disproportionate testimony in opposition to such bills, I am urging are representatives to choose our people over the profit of outsiders.

In a need for "returning to normal" most people will not realize this bill is even being considered as they are not only going back to work, and dealing with FEMA for housing. Our voices matters and we need to make sure our voices are heard over these STR owners who are so disconnected from Hawaii, most of them living on the continent who have the luxury of time to shamefully voice opposition to the bill for their own interests. Mahalo!

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 10:55:56 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Shea Petty	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Shea Petty

**HB-1838-HD-2**

Submitted on: 3/18/2024 11:01:12 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

**LATE**

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Sy Delizo	Individual	Support	Written Testimony Only

Comments:

I strongly support this bill!

**HB-1838-HD-2**

Submitted on: 3/18/2024 11:02:09 PM

Testimony for CPN on 3/19/2024 9:40:00 AM



Submitted By	Organization	Testifier Position	Testify
Shannon Lincoln	Individual	Support	Written Testimony Only

Comments:

I support bill HB1838. As a native Hawaiian born and raised on Maui with 4 generations on Maui as well, currently alive and living on Maui in Kihei, please end short term rentals once and for all and allow them to become long term rentals.

Mahalo for your consideration,

Shannon Kaulana Lincoln

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 11:07:48 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Taylor	Individual	Support	Written Testimony Only

Comments:

Aloha,

my name is Taylor Pi'ikea Campbell and I am writing in strong support of this bill.

**LATE**

Aloha Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

Once upon a time, I had my real estate license. I tried managing property with the majority being short-term rentals. I didn't continue for long due to the rude, entitled / demanding attitudes of the visitors. There were some nice visitors, yes, but they were rare. In my short time managing, there were quite a few times I received calls from neighbors complaining of the visitors parking on streets, loud music, and disrespect shown to neighbors. There were too many times I wanted to cry after the visitors left because of the mess they left behind. I quickly found out that AirBNB thinks more of the visitors than the property owners, and it was a battle to get reimbursed for the damage caused.

I also had a cleaning business with the majority of clients being vacation rentals. In cleaning, there was overwhelming evidence of the disrespect I mentioned to the house and property, and as soon as the neighbors saw me present, they would come speak to me about the disruption in the neighborhood. I can't even begin to tell you how many broken foam coolers, boogie boards, and crazy amounts of trash I would have to haul off to the dump. The sad part is, the attitude and disrespect is not limited to the properties they rent as they carry this behavior wherever they go. I eventually gave up my real estate license due to the greed and unethical behavior I witnessed too many times, and I also closed my business after the pandemic as the visitors became worse than they were prior.

We all know there is a housing crisis, and passing this Bill is a beginning to help all of us who live here and contribute, to not only remain, but to know that our Children and Grandchildren will also be able to continue calling the Islands Home. This will not create a shortage of rentals for the visitors, as there are plenty of hotels with vacancies which are set up to handle. Neighborhoods were never meant to be transient-hoods . . . there is no sense of Community in that, and it disrupts the lives of those who purchased homes in what they thought was a nice neighborhood.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Me ke aloha pumehana,

Tristen Daniel



**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 11:17:20 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kelli Cadavona	Individual	Support	Written Testimony Only

Comments:

I fully support this bill. The housing market needs to be regulated with our locals in mind. This bill helps keep regulation in the hands of our county officials.

I Support this bill 100%. There's no Hawaii without Hawaiians. This bill helps to keep housing affordable for our Kanaka maoli and kanaka oiwi.

**HB-1838-HD-2**

Submitted on: 3/18/2024 11:27:49 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

**LATE**

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Iwa Bryan	Individual	Support	Written Testimony Only

Comments:

I support bill HB1838, the regulation of short term rentals. Mahalo

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 11:28:00 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Maile Stant	Individual	Support	Written Testimony Only

Comments:

My name is Maile Ualani Haili Stant, yet another statistic living outside of Hawai'i not by choice but for the survival as a single mother of my daughter, Keliko Mamala, and myself. How dare we listen to DFOREIGNERS complain that their paradise retirement plans may be inconvenienced. I am fighting tooth and nail to get me and my daughter home. I have watched Air Bnb continue to rip my goal of getting us back to our 'āina hānau, where literal parts of us (our placentas) are burried get further and further away. We MUST begin to support Hawaiians first, period.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 11:28:11 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
susan walczak-pol	Individual	Support	Written Testimony Only

Comments:

I am writing as a member of the public deeply concerned about the welfare of our communities to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 11:31:27 PM  
Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Alapaki Diamond	Individual	Support	Written Testimony Only

Comments:

I support bill HB1838, the regulation of short term rentals.

Mahalo.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 11:53:37 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Christalynn	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Christalynn Tabb

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 11:53:56 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Vanessa Lum	Individual	Support	Written Testimony Only

Comments:

Aloha,

I am in **STRONG SUPPORT** of this bill. We are tired. We are able to survive with tourists coming here for a quick vacay, spending their money and supporting our local businesses and people Who live and breathe Lahaina, and then heading back to their homes on the mainland or internationally. Keep Hawaii, Hawaii. Keep Hawaiians in Hawaii. The people of Lahaina need you to do what's right and take care of your people now more than ever. We need housing for our people Who will be here til their last breath.

mahalo,

Vanessa Lum

**LATE**

**HB-1838-HD-2**

Submitted on: 3/18/2024 11:55:34 PM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Amy Erickson	Individual	Support	Written Testimony Only

Comments:

As a longtime Lahaina resident, I support HB1838 to give power to the counties to enact zoning ordinances to phase out STR's.

**LATE**

TO: Members of the Committees on Commerce and Consumer Protection,  
Energy, Economic Development and Tourism and  
Government Operations

FROM: Natalie Iwasa  
808-395-3233

HEARING: 9:40 a.m. Tuesday, March 19, 2024

SUBJECT: HB1838, HD2, Related to Zoning  
Phase out of Short-Term Rentals - **OPPOSED**

Aloha Chairs Keohokalole, DeCoite and McKelvey and Committee  
Members,

Thank you for allowing the opportunity to provide testimony on  
HB1838, HD2, which would allow counties to phase out certain short-  
term rental properties.

I oppose this bill.

Please vote "no" on HB1838, HD2.

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 12:06:12 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Chelsea Huddleston	Individual	Support	Written Testimony Only

Comments:

I support this bill! We must have housing justice for Lahaina and phase out short term rentals

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 12:10:43 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Zoe AKiko Kekaulani Moriwaki	Individual	Support	Written Testimony Only

Comments:

Aloha Chair, Vice Chair, and members of the Committee,

I am writing to express my strong support for HB1838, which I believe is a critical step toward ensuring the welfare of Hawaii's residents and preserving the essence of our communities.

The people of Hawaii have always been known for their resilience and community spirit. We believe in taking care of each other, and this legislation empowers us to do just that. By allowing counties to phase out nonconforming single-family transient vacation rental units, we are prioritizing the needs of our residents over short-sighted profit gains.

The displacement of local families for the sake of tourism is a growing concern. It is not just a matter of housing availability; it is about maintaining the integrity of our neighborhoods and the spirit of aloha that defines our islands. When even one local family is forced to leave their home due to the pressures of the short-term rental market, it is a loss for our entire community.

HB1838 recognizes the importance of putting our people first. It acknowledges that the welfare of our residents is paramount and that the ability to live and thrive in one's community should not be overshadowed by the interests of the tourism industry. The legislation is a testament to the idea that the people of Hawaii will take care of themselves, and that the welfare of our people should be in our own hands, transcending tourism.

I urge the committee to approve HB1838, not only as a means of addressing the housing shortage and the high cost of living but also as a declaration that Hawaii values its residents and their right to stable, affordable housing. Let us take this opportunity to show that we stand united in support of our communities and the future of our islands.

Mahalo for your consideration.

Zoé Akiko Kekaulani Moriwaki

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 12:12:36 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Regina Peterson	Individual	Support	In Person

Comments:

Aloha Kākou,

I am writing to extend my strong support for HB1838. I've heard testimonies from those STR individuals and I have to say, shame on you! shame on you for trying to use our words to define who we are...so you can continue to selfishly make a profit for yourself and not think about the needs of others in the community!!! We are not a people that thinks about self!!! We think about the betterment of all!!! ;ike aku 'ike mai, Kōkua aku kōkua mai pēlā iho lā ka nohona 'ohana!!! recognize and be recognized, help and be helped, that is Hawaiian family way of life!!! This is the aloha spirit, we be there for each other, especially in times of need and our people of this place, not of other places, needs your help, and if these STR owners and others can't see that, and don't do anything to kōkua and stop this ridiculousness...don't call yourself Hawaiian, because you have no idea!!! and maybe its time for you to find STR's and houses elsewhere, don't say this is your home!!! it's not!!! the aloha spirit is rising in all of us, and were done with this BS shenanigans.

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 12:16:04 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Ashley Galacgac	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency. This legislation would provide much-needed stability and security to those who have already endured so much. The people of Lahaina know what is needed for a just recovery and we should provide the support for Lahaina to heal and make right the conditions that led up to the wildfires.

Lahaina has been showing Hawai'i and the rest of the world what it means to take care of their community, land, and waters. The housing crisis has exacerbated and now is the window to make the much-needed changes. Every place has unique opportunities and needs, so each county can best come up with their own solutions with their intimate understanding of what is going on in their communities.

I have listened to many of the oppositional points made against this bill. There are owners of short-term rentals fueled by protecting profits of their second, third, or more homes! These home and units could actually be long-term housing for the people of Hawai'i.

It is disheartening to witness how realtors, developers, and landlords make clear that their priorities are to cater to visiting tourists and outside investors who have no vested commitment to Hawai'i except to exploit and/or extract. Local working class families are suffering from the economic strain and there are no relief and options except to leave. Some of the opposition claim that they provide jobs, though it is these local people who the opposition claim to care about, who need long-term, affordable, and secure housing.

We need our people home, especially Kanaka families, in their ancestral homeland. It is time to take care of the people of Hawai'i. Please pass HB 1838.

Sincerely,

Ashley Ancheta Galacgac

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 12:18:27 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Susan Muller	Individual	Support	Written Testimony Only

Comments:

As a resident of Maui and a registered voter in the state of Hawaii I am submitting my testimony in support of HB1838. I support bill HB1838 because I believe the counties of Maui should be able to enact zoning ordinance to phase out non-conforming transient vacation rentals. In this time after the devastating Lahaina fires, the people of Lahaina, the Hawaiian people, the people of Maui deserve Fair access to viable long-term housing. The people of Lahaina need to be allowed the dignity of staying within their community, in their home town, while it is being rebuilt. Non-conforming transient vacation rentals destroy communities! The people of Hawaii are watching what is happening and we will be watching to see if the right thing is done, which is giving fair and equal access to long-term housing to the people who live in Lahaina and are trying to rebuild their homes. Do not let greed prevail, do the right thing, honor the people of Lahaina in this time of devastation with access to long-term rentals while they revealed their town!

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 12:35:21 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Marc Carlos	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Aloha,

Marc

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 12:37:43 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Emanuel Pangilinan	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,  
Emanuel Pangilinan

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 12:38:29 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Amanda Pascua	Individual	Support	Written Testimony Only

Comments:

I support bill HB1838

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 12:50:51 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
kahealani enoka	Individual	Support	Written Testimony Only

Comments:

Aloha!

My name is Kahealani Enoka and I am a resident of Oahu. I support HB1838 and the phasing out of short term vacation rentals. After hearing previous testimony in opposition of HB1838, I think it's absolutely ludicrous for these foreigners to question what people who ARE NOT from here will do because they cannot find affordable housing and a place to relocate here when we're already trying to find affordable places to live for our kupuna and locals. Without Hawaiians, there is no aloha spirit, there is no aloha PERIOD.

The phasing out of these short term rentals will provide locals a chance of staying on their island homes instead of relocating to places like Vegas. Hawaiians have already lost so much whether we talk about land, water, or a people. Please do not let these haole continue to exploit our home and push out our local people. They are not entitled and have no business in making our home theirs to profit.

**PROTECT OUR HAWAII, PROTECT OUR PEOPLE!!!!!!!**

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 1:16:29 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Germaine Balino	Individual	Support	Written Testimony Only

Comments:

As a resident of Hawaii, I fully support the proposed bill allowing counties to regulate short-term rentals in our state. As a resident of Maui, we've seen the influx of short-term rentals that has significantly disrupted our communities, driving up housing prices and negatively impacting our quality of life. By implementing this bill, counties can ensure that these rentals contribute positively to our economy while preserving the character of our neighborhoods and providing affordable housing options for local residents. This bill is a necessary step towards achieving a balanced and sustainable tourism industry in Hawaii.

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 1:31:50 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
David Maeva	Individual	Support	Written Testimony Only

Comments:

I strongly support this bill

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 1:47:30 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
nikoya collier	Individual	Support	Written Testimony Only

Comments:

I support this bill.

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 1

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Faatasiga Tupua	Individual	Support	Written Testimony Only

Comments:

Strong support

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 1:56:22 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kyrie Puaoi	Individual	Support	Written Testimony Only

Comments:

Aloha kakou,

I am writing in strong support of HB 1838. The oppositional arguments regarding this overall matter have been embellished, racist, and disgraceful. Embellishment is not needed when you have truth on your side. I ask that you not buy into the idea that Hawaii needs tourism so desperately that it will suffer without STR income. That is simply not true. Tourists flocked here long before short term rentals became popularized.

Hawaii, the land and it's people, are not here simply to cater to the needs of tourists and tourism. Let us not forget that there are people who actually do life here, who have raised families for generations here, who not only care for, but have a deep, intimate relationship with the land and sea here. Those are the people that should be catered to.

To keep this short and sweet, at the end of the day, we must find ways to better manage Hawaii's limited and finite resources, so that all Hawaii residents can thrive here. I believe HB 1838 can help to do that.

Mahalo for your time and consideration.

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 2:01:42 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Clare Nelson	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Clare Nelson

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 2:16:52 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Amanda	Individual	Oppose	Written Testimony Only

Comments:

Aloha, I am writing in opposition to this bill. I am a full time resident who lost my home in the Lahaina fire. I own a legal STR as my business. I am paying a mortgage on an uninhabitable home in Lahaina. I need my STR in order to keep my house from the bank taking it. STRs cost a very high premium. I can't even afford to stay in my STR let alone local families. My carrying costs are 7000. That isn't something the average local family can afford and that would be for me to break even. Landlords always make a profit so now that same amount for a long term rental is closer to 10,000. It isn't reasonable or realistic. I employ a local management company who's large family lost 6 homes in the fire. I employ local cleaners, and local handyman. My vacationers shop and eat at local restaurants that employ 100s of residents. This is not the solution. Targeting unaffordable legal STRs isn't going to help locals or displaced families. The solution is to build more affordable housing. I know several local full time residents who own STRs as their legal businesses that lost their homes in the fire. We all rely on our income just as any other business owner. Mainlanders aren't the only people who own STRs. This would harm a large portion of local full time residents. Please do not support this bill.

Mahalo,

Amanda

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 2:39:44 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Arianna Garcia	Individual	Support	Written Testimony Only

Comments:

As someone who was born and raised in Maui but had to move off island because I couldn't afford housing this bill is of vital importance to me and to our community. In order to keep young people in Maui we need to focus on making more housing available for the community, not for vacation rentals. Passing HB 1838 would be the first step in providing justice to the Lahaina fire survivors and keeping local people in Hawaii.

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 5:20:02 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Brad Starks	Individual	Support	Written Testimony Only

Comments:

I support bill HB1838!!

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 5:28:36 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kayla G	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely, Kayla Gomez

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 5:39:27 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Lucy	Individual	Support	Written Testimony Only

Comments:

Aloha,

My name is Lucy Reardon, and I am emailing in support of bill HB1838. I am in full support of phasing out nonconforming single-family transient vacation rental units, because I was directly effected by the Fires on August 8,2023. Not only did I lose my home by so did my whole community, we are suffering at the hands of these greedy people that could care less about our losses. All they see is money, and themselves. And in a time of tragedy, we need to focus less on them and more on those who need support.

I believe that if this bill is passed it will make a positive change in our community, and help families of Lahaina stay in Lahaina.

Mahalo,

Lucy Reardon

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 5:51:09 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Mylah-Anne	Individual	Oppose	Written Testimony & Only

Comments:

Aloha,

Today I am writing a testimony for the first time as a 20 year old. I am a young native Hawaiian who's culture values have grown stronger but also have weakened over the years in the communities across the state. This is due to 2 factors that has led to so much destruction and confusion in the people of Hawaii, which is money & property. We have fought for what land is ours for decades but the profiteers always win. It's time we take care the land and the land takes care of us. If our land is being taken away & used to triple some guys pockets for extra income & self satisfaction it's clearly not benefitting it's people or land nor being properly cared for. Property has a definition here in Hawaii that means nothing of its form unless your property makes profit. For example, " PRIVATE PROPERTY " here in Hawaii most times will not be native land in native hands. It will be a multibillionaire skyscraper reeling in millions, & homeless wouldn't be able to spend a night near the property for warmth because it's private property, but maybe if it had been native who had use his/her land to care for those who needed a place. The overall look at the foreign destruction that has been done is depressing. When I was once in the third grade my teacher had asked us in SOCIAL STUDIES, "if we wanted to travel back in time to a time in the past how far back would you travel ?" I responded " back to when we had to live off the ahupua'a ". Now Because of the cost of living & bills in general that begin to pick up & everything is starting to come with a charge down to a bag at the grocery store because we weren't taking care of the land & we needed to take action. Can we take action in keeping our natives home to their native land, As if we were any other native walk of life and needs to be home to their own habitat.

I would like to stay home & not have to move to "AMERICA". Please don't allow these foreigners to remove us of our HOME ! We are home already. Don't make us LEARN TO LOVE A NEW HOME. There will be no Hawaii if there is no HAWAIIANS. I wanna stay home where I feel safe, I Just want to be home to my HAWAI' NEI.

- Mylah-Anne Pakelekia Enoka Miramontes



**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 5:52:29 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Lohelani hicks	Individual	Comments	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,  
Lohelani Hicks

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 6:16:39 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jesica Cadium Standley	Individual	Support	Written Testimony Only

Comments:

I am in support of this bill to regulate STR. This has gotten out of hand. The greed of STR owners has created a lack of housing for our Local communities. Put visitors back in Hotels, it's better for our unions and honestly it's better for our communities, less traffic and less people damaging the ecosystem. STR, bring a certain type of visitor to Hawaii, they are coming because it's affordable. Most stay in STR because there are kitchens and amenities, because the intent is not to spend as much money, but to use our resources. Costco is the first stop. We should look at the visitor industry with economical principles when the supply is low the demand is high, lower the supply of rentals and see an increase in visitors with disposable income. We need higher quality visitors, they spend more money.

Mahalo,

Jesics Cadium Standley

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 6:19:38 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Cindy Fong	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Cindy Fong

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 6:26:41 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Ben Brigham	Individual	Oppose	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I have been supportive of this measure in its various forms until I saw the recent amendments proposed by the Lahaina Strong organization. The proposed amendments extending this measure to all short term rentals, instead of nonconforming single family homes, represents a significant mission drift.

Short term rentals represent an important part of the tourism industry on Maui, which is vital for so many families who rely on tourism for their livelihoods. I was supportive of giving counties the authority to phase out nonconforming single-family homes but I'm concerned that this bill will continue to drift into an area that is untenable. Therefore, **I must now oppose this bill.**

Sincerely,

Ben Brigham

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 6:28:02 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Naomi Holokai	Individual	Support	Written Testimony Only

Comments:

I support this bill because it will help to give more power to the people of Lahaina for long-term housing. They need it now. They are without homes, waiting, longing, doing everything they can--- and waiting some more. I have personally been on the "front lines" checking in to see how people are doing, if there are more resources they are needing, and 100% of the time, they answer with needing housing now. They are frustrated, tired, growing weary, and this will help to ensure security, safety, and well-being. Please hear the people who need it and those who are advocating for it.

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 6:30:12 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kapua	Individual	Support	Written Testimony Only

Comments:

I SUPPORT BILL HB1838!

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 6:32:39 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Natia	Individual	Support	Written Testimony Only

Comments:

I Natia Ray support bill HB1838. It's beyond disheartening to see the luxury of others being put over the families and people of Lahaina who literally have no where to go. It's crucial that we make the right decision in looking after the very people that make Lahaina, Lahaina. Not only is it greedy, selfish, and difficult to hear, but more so it is inhumane to close available doors to the locals who live and breathe the aina. When we know better we must do better.

Mahalo nui for your time.

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 6:41:22 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Louis Mansanas jr	Individual	Support	Written Testimony Only

Comments:

I strongly support this bill

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 6:43:47 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Alfonso Pitolo	Individual	Support	Written Testimony Only

Comments:

I am in strong support for this bill.

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 6:43:57 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
nepo leutu jr	Individual	Support	Written Testimony Only

Comments:

In strong support of bill Hb1838

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 6:45:01 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Hopena Pokipala	Individual	Support	Written Testimony Only

Comments:

I strongly support HB1838

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 6:45:02 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Gen	Individual	Support	Written Testimony Only

Comments:

Mahalo for this opportunity to testify in strong support of HB1838, which would allow counties to enact a zoning ordinance to amortize or phase out nonconforming single-family transient vacation rental units over a reasonable period of time. As acknowledged in 6A of the Shelter Working Group’s summary of findings, “the primary challenge to securing permanent housing for displaced families is the lack of available housing stock.” It is critical to our county that the legislature affirm that it does not recognize transient vacation rentals as residential use. It is commercial use. Mahalo for the opportunity to testify in strong support of HB1838.

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 6:50:47 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Shane Sinenci	Individual	Support	Written Testimony Only

Comments:

Maui is in a housing crisis! Too many short term rentals, most of them illegal, have contributed to this crisis. When this practice was created, no restrictions were put in place to regulate STRs and with the advent of the internet, this extractive business has exploded in Hawaii and have gobbled up all the housing inventory on the island that was slated for working local people; many homes that were subsidized with affordable housing funding. With the recent August fires, the problem has exacerbated itself. Please pass HB 1838 HD2. Mahalo.

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 7:03:47 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Christopher Finau	Individual	Support	Written Testimony Only

Comments:

Support!

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 7:15:43 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Uluwehi Young	Individual	Support	Written Testimony Only

Comments:

Aloha, my name is Uluwehi and I support this bill. As a kanaka maoli, it has been disheartening to witness the profits being made off of our land at the cost of affordable housing for our people. It has also cost the presence of many of Hawaiians themselves. More people are leaving the islands to search for better opportunities and more affordable places to make a living but what is Hawaii without Hawaiians? The amount of land and properties are limited as it is and personally, the dream of buying a home seems to be getting more unobtainable. I have seen the islands changing and the demographics along with it. There are too many unfamiliar and foreign people / corporations purchasing homes and not even occupying them! Properties have been bought solely for profit by people who don't even live on island, let alone the state, maybe not even this country. Outsiders have bought up these properties and driven the market prices up and then they need to rent them out short term to afford them? Some of those people have multiple properties that they are trying to maintain. Owners claim they're providing jobs and boosting the economy but I remember our tourism and hotel industry booming before these short term rentals and apps ever became a popular thing. Contrary to what they say, it is not, and has never been, for the benefit of our people or communities. They benefit themselves alone. I have yet to hear a testimony from short term rental owners that really justify their operations without selfish motivation. I believe it's time that we really take a look at the future of Hawaii and what we want to see. Especially after the tragedy that occurred in Lahaina, now more than ever, we need to support Hawaiians, even locals, and provide them with the opportunity to remain here and continue to do so for generations to come. I believe that hindering short term rentals will play a big part in making this a reality. I will make it clear that I am not opposed to visitors and welcoming them to vacation and giving them a place to stay but isn't that what all of these hotels and resorts were built for? Let's utilize those instead. It's expensive? Traveling amongst other things are expensive these days. If they really want to support our economy, they can deal with the costs. Hawaii is a place of finite land and resources and I think it needs to be recognized and respected as such. Once again I pose the question, what is Hawaii without Hawaiians? I beg you to support our people rather than the profits that are displacing them. Mahalo for your time.

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 7:17:46 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jessica	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Jessica Pine

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 7:23:46 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Peter deAquino	Individual	Support	Written Testimony Only

Comments:

I Peter deAquino am in support of HB1838.

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 7:25:46 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Steve Robertson	Individual	Oppose	Written Testimony Only

Comments:

Thank you for your attention on this important matter. I oppose this measure.

many residents and kupuna depend on legal str income, and it drives a large economy of jobs and opportunities. To take this away, how will the government pay the takings compensation? Do you really wish to keep the benefits of tourism only in the major hotel chains?

rather than attempt to solve the housing problem by tearing others down, how about raising up those that need help by adding to housing overall, and in particular, low income housing?

mahalo for your work

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 7:25:55 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Makenzie Marzluff	Individual	Support	Written Testimony Only

Comments:

My name is Makenzie, I live on Maui and I am writing to answer the calls of my many friends and community members in Lahaina.

This is an issue of conscience.

Conscience: "An awareness of morality in regard to one's behavior; a sense of right and wrong that urges one to act morally."

Unfortunately our society is so driven from fear, greed and scarcity, that most people are acting from a place of selfishness, with no conscience or awariness of how their actions are devetstaining the people of West Maui and beyond.

Therefore, we need leadership, the leadership that KNOWS what is right and moral from the principle of Aloha, to enforce limitations and bans on short term rentals. With this enforcement, outsiders (no matter how well intended they are) will continue to extract and take advantage of Hawaii and its people from a place of ignorance.

We all know who this island really belongs to, it's time to give it back and let the inheritors of this land be the decision makers.

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 7:25:57 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Cynthia Keene	Individual	Oppose	Written Testimony Only

Comments:

Dear HI State Legislature,

I understand that Maui has a housing crisis and solutions are needed.

However, a complicated housing problem should not be solved by restricting (and effectively penalizing) existing property owners who love Maui so much they invested their time and money in the island. There is a symbiotic relationship between tourism and local communities. We depend on each other.

We visit the island, contribute to the economy, pay unreasonably high STR property taxes, provide housing to tourists who bring lots of tax revenue to the island, provide jobs to locals, etc.

Hawaii property taxes for STR are the highest in the nation. I own one rental condo in NV and one on Maui. Please note:

- Annual property taxes on a Nevada 2BR/1b rental are \$500

-Annual property taxes on a Maui 1BR/2b rental are \$10,400

The property taxes in HI are 2000% higher than in NV on a rental.

Please consider the symbiotic relationship between STR and Maui and the loss of tax revenue, as well as the fact that many tourists prefer to stay in a condo rather than a hotel.

Thank you,

Cindy Keene

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 7:26:51 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
andrea jonna charuk	Individual	Support	Written Testimony Only

Comments:

I write in support of HB1838 to give counties more agency over phasing out Short Term Rentals. We cannot continue to prioritize an extractive tourist economy and encourage the singular personal gain of others above our collective community need for stable housing for residents, especially those displaced by last years devastating fires.

**HB-1838-HD-2**

Submitted on: 3/19/2024 7:27:24 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

**LATE**

**LATE**

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Micah Kealoha	Individual	Support	Written Testimony Only

Comments:

Aloha, my name is Micah kealoha and I support this bill because as a young native Hawaiian, from Lahaina, it is becoming increasingly more difficult every year to find a way to be able to live in my ancestral home. More than half of Native Hawaiians now live outside of Hawaii, and we keep allowing people from the mainland to come here and buy up homes as short term rental investments that could be housing the people that are actually apart of this community. It disgusts me that when I go to my friends temporary housing in our residential neighborhoods that barely survived the fires I can hear these tourists being obnoxiously loud enjoying their vacation when we are next door still trying to find a piece or normality after the fires. We need more housing for our people here not more short term rental properties for people that don't live here.

**HB-1838-HD-2**

Submitted on: 3/19/2024 7:2

Testimony for CPN on 3/19/2024 9:40:00 AM

**LATE**

**LATE**

Submitted By	Organization	Testifier Position	Testify
Danae Marin	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

I am writing as a Native Hawaiian resident who is the last remaining resident in the past 2 generations of my family to own property on Maui. I called West Maui home for a decade and I continue to love and stay involved in this community even after moving out due to the high cost of housing and lack of affordable rentals. All of my immediate family have left Maui due to ever increasing rental prices and home prices. I am a contributing member of the public who is deeply concerned about the welfare of our communities and the alarming rates of local families who keep getting pushed out of their homelands due to people in positions of power valuing profit over the people they are supposed to be serving. I want to express my **strong support for HB1838 HD2**, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an important amendment to include: "That transient accommodations users may be amortized or phased out in all housing types, not just single family dwellings. housing types, not just single-family dwellings."

According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to so many who have already endured and lost so much.

Sincerely,

Danae Marin



**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 7:30:47 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Gina Davidson	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Gina Davidson

**HB-1838-HD-2**

Submitted on: 3/19/2024 7:32:57 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

**LATE**

**LATE**

Submitted By	Organization	Testifier Position	Testify
Karyn Kanekoa	Individual	Support	Written Testimony Only

Comments:

I support HB1838. Mahalo!

**HB-1838-HD-2**

Submitted on: 3/19/2024 7:34:52 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

**LATE**

**LATE**

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Noah Campbell	Individual	Support	Written Testimony Only

Comments:

In support for HB1838

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 7:50:10 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Krysha Kuahuia	Individual	Support	Written Testimony Only

Comments:

I support HB1838. Enough is enough already!

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 8:01:12 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Alexandra Downes	Individual	Support	Written Testimony Only

Comments:

Please pardon my late testimony IN SUPPORT of HB1838 being passed today. I hope my written testimony can still be counted- in hopes this important legislation can go through for the people of Lahaina.

My hope is that Maui county will have the authority to ensure protected and reliable housing WILL be given to local residents affected by the fires FIRST and FOREMOST. And it is very evident that short term rentals do not allow for the locals to be housed as a priority.

Short terms rentals are by nature meant to be profit generating businesses which I understand they too are people's livelihoods. However I feel short term rentals for outside parties should NEVER be given priority over the respectable housing of local. This goes without saying, but especially during this urgent crisis locals are currently facing. Quite simply, if you allow short term rentals to continue at the capacity they are currently, then you are choosing tourism over housing Maui's own people. Please don't make that choice.

Thank you for your time and support of HB1838.

Sincerely, Alexandra Downes

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 8:03:25 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jennifer Bumanglag	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,  
Jenny Bumanglag

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 8:05:26 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Vanessa Corwin	Individual	Support	Written Testimony Only

Comments:

Chair Keohokalole, Chari DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard, and Honorable Members of the Committee,

Mahalo for the opportunity to submit testimony. I am writing in strong support of HB1838, SD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to phase out non-conforming single-family transient vacation rental units. Local working class families, disproportionately Kanaka, are suffering from economic strain and are being pushed out of Hawai'i. HB1838 SD2 is a critical step towards addressing Hawai'i's housing shortage, so I urge you to pass this bill.

Sincerely,

Vanessa Corwin

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 8:05:56 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Micah Kahumoku	Individual	Support	Written Testimony Only

Comments:

I am in strong support of HB1838.

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 8:08:42 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

**LATE**

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Damon Manning	Individual	Support	Written Testimony Only

Comments:

I support this measure.

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 8:11:41 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Sara Bill	Individual	Support	Written Testimony Only

Comments:

**Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee**

**I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.**

**I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.**

**This legislation would provide much-needed stability and security to those who have already endured so much. As fire survivors, we have been unable to stay in West Maui due to the housing shortage and every week, we have friends / family that have moved away due to the lack of housing and support. The lack of housing impacts our work force, communities and ability to support each other as we work to rebuild Lahaina. STRs impact so much more than just West Maui and this needs to be a state wide conversation to ensure that everyone has the ability to find affordable and safe housing. Building is not the solution as we already struggle with basic resources and infrastructure - we need to ensure that the existing housing is kept for the people, not visitors.**

**Thank you for your consideration.**

Mahalo,

Sara Bill & Kaliko Leialoha-Dutro

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 8:14:37 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kimberly Pecana	Individual	Support	Written Testimony Only

Comments:

I support housing for local residents

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 8:17:34 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Douglas Hiu	Individual	Support	Written Testimony Only

Comments:

I support HB 1838

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 8:20:53 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kaalakai	Individual	Support	Written Testimony Only

Comments:

To many Hawaii is a vacation spot, their happy place, or where they wished they lived. To me, a native hawaiian, it is home. The islands I grew up with have drastically changed. I have had loved ones move away or go homeless because of people who are greedy for money and rather support a rich family with a vacation rental vs a local family who has only ever called hawaii as a home. There were so many lives lost and family homes (passed through generations) burnt to the ground. We need to take care of our own people, the locals, when it comes to rebuilding. This is their only home. Other peoples vacation spot is not important compared to this.

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 8:22:34 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Amy Pease	Individual	Support	Written Testimony Only

Comments:

I am in support of Bill HB1838. Prior to the fire, our family of five struggled to find affordable single family housing once the home we rented for seven years was sold. Now after the fire, the situation is even worse and almost impossible. Availability of rentals is the lowest I've ever seen and the prices for longterm rentals have skyrocketed. We need more longterm and affordable housing for our local families that live on island full time. For those that are employed or own businesses like myself, it is extremely challenging and many families along with their businesses have already moved off island. I strongly believe there needs to be change made to create availability of affordable longterm housing for our community which will in turn create a healthy balance of tourism. Change needs to be made now to help house our community.

Thank you.

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 8:25:37 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Robbie Paikai	Individual	Support	Written Testimony Only

Comments:

In strong support of HB1838

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 8:28:52 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Rose Crichton	Individual	Support	Written Testimony Only

Comments:

**Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee**

**I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.**

**I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.**

**This legislation would provide much-needed stability and security to those who have already endured so much. It's time we correct what everyone lost sight of. Our people first and foremost.**

**Sincerely,**

**Rose Crichton**

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 8:37:15 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kapali Keahi	Individual	Support	Written Testimony Only

Comments:

Aloha,

My name is Kapali Keahi and I support HB1838. The people of Lahaina especially those directly affected by the fires have had to carry the burden of displacement and potential alienation from their community for far too long. Perhaps the respective politicians who will decide on this measure have no clue of what is happening on the ground here in Lahaina. Please listen to the people of Lahaina so that you can get a clear picture.

Until August 7, 2023, short term rental (STR) units made up at least 40 percent of the rental units on the west side. After the devastating wild fires destroyed Lahaina town, STRs now make up almost 80 percent of the rental housing pool. Thousands of displaced people and families are still without stable housing and left to the whim of FEMA and the hotels who continue to herd families from one hotel to the next, many having been forced to pick up and move at a moments notice. Some have had to move over and over more than a dozen times. At least a quarter of the people who were displaced by the fires have already left the island.

With a housing crisis, the likes of which has never been seen before in the history of Hawaii, exacerbated by the cost of living, both housing and humans are practically being exported wholesale. This is true for water use on the west side as well.

The Lahaina community is asking lawmakers to do the right thing. Do not allow the Lahaina people to be under the thumb of corporate vultures scavenging from Hawaii's social economic inequities in the name of "service." STRs should not be allowed to further alienate our people from our community. Pass HB1838 now.

mahalo,

Kapali Keahi

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 8:40:15 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Blake Kekoa Ramelb	Individual	Support	Written Testimony Only

Comments:

It's what our entire community is asking for. The short term rentals are hurting our people and causing them to have to move off island. Anyone opposing this are not truly from here.

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 8:41:50 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Lyle Pease	Individual	Support	Written Testimony Only

Comments:

As a resident of Lahaina I believe this bill would help many local families find a permanent place to live. As everybody knows it has been extremely difficult to find housing on the west side after the Lahaina wild fire. We already have plenty of hotels for tourists to stay in and enjoy our island. I think ending short term rentals will ensure a healthy balance of tourism and being fair to the local residents.

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 8:48:04 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Laa Poepoe	Individual	Support	Written Testimony Only

Comments:

-SUPPORT testimony for hb1838. STR's in west maui are gaming the system and taking advantage of a tragedy. This bill aims to provide a measure of protection from legal yet unethical business practices which worsening a recognized housing crisis. thank you, La'a Poepoe resident of molokai.

**LATE**

**LATE**

03/19/24

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings

My name is Dawn Arruiza. Growing up on Maui I've seen the growth of tourism at an exponential rate. Since the fire, knowing that the short term rental property owners are unwilling to help the local community is sickening. Lahaina community is the very ones that service their guests at different venues or shops 24/7/365, including holidays and when they're feeling under the weather. Tourism doesn't stop. Yet those very people lost everything including their livelihood, yet were expected to return to work two months after that and now seven and a half months later still don't have housing because these short term property owners, especially the ones with multiple properties are too greedy, and only think about themselves. Pure greed at its best. Most of the short term property owners didn't even come to check on their properties, as it wasn't in the burn zone, nor did they help the community in any way. Why? Because they weren't directly affected by the fire. If they were, it would be a whole other story.

Don't get me wrong, I'm grateful for having a roof over my head & three hot meals prepared by the hotel but there is no sense of normalcy, no way of storing healthy foods or snacks when my ice box holds 2 bottles of juice & some luncheon meat, and we're not allowed to have a rice pot, microwave or toaster in our rooms. We having to ask permission to leave the property overnight, we're asked the same questions at each check in when everything is still status quo, or constantly worrying about getting kicked out for various reasons when the rules constantly change without notice. This is our reality in West Maui. Why?? Why do we have additional unnecessary stress put upon us? We are treated like second class citizens. Lahaina is Lahaina because of the people, the local community that continues to put up with and jump through unnecessary hoops and red tape. That we must keep fighting for what is right by giving us housing. That's the least we can be given considering everything that was lost. It should be the governments and the short term property owners TOP priority. We should ALL be in temporary housing. We didn't ask for this. This was done to us.

According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

For the property owners that have given up their units to the community, mahalo! Give these owners a bigger incentive for helping out. The ones who haven't, impose a significant per day penalty in which they can't rent out the unit until the fees are paid current, until they are willing to help the community. At least the State of Hawaii would make some extra money to utilize helping the Maui community rebuild.

It is necessary that each county be able to deal with these short term owners how it needs to be handled. The counties should also have the power to adjust or suspend these laws accordingly in emergency proclamations as well.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Dawn Arruiza  
PO Box 10474  
Lahaina, HI 96761  
808-495-3779  
[arruizadawn@gmail.com](mailto:arruizadawn@gmail.com)

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 8:49:50 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Aitulagi E. Ala	Individual	Support	Written Testimony Only

Comments:

We as US Citizens or Nationals have every right to Create or Own a Business which generate Capital/Profit to sustain and provide for family or partners . Its is the basis of the American Dream, at its purest.

However, due to the Monopoly of estates or homes or apartments turned into an AirBNB in affluent or suburbs and rural neighborhoods does not help but harms the local housing market in .....

1. In availability of Units
2. Increase of Rent amounts

Research by University of Massachusetts (2016), UCLA & USC (published works) depicts this affect in all areas studied. more importantly, it is CONSISTENT throughout ALL Housing Markets.

.

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 8:56:03 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
richard gideon	Individual	Support	Written Testimony Only

Comments:

I support HB1838

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 8:56:23 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Stephen West	Individual	Support	Written Testimony Only

Comments:

I strongly support this bill please pass this with no amendments.

Transit vacation rentals have been a virus in our communities that have taken up valuable resources for local families.

The high cost of rents have made it prohibitive for local people to live in Hawaii put people first pass this bill.

Mahalo

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 9:00:17 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Tammy Luat-Hueu	Individual	Support	Written Testimony Only

Comments:

Aloha my name is Tammy Luat-Hueu of Ke‘anae, Maui. I strongly support bill HB1838. Hawaii has a severe housing crisis and I cannot understand why these short term rentals were ever allowed in the first place. I’ve seen some of these investors videos in opposition saying that they love it in Hawaii and want to live here on vacation but can’t afford to without renting their vacation homes part time. Who are they fooling? Most own multiple "units" while people who are from here for multiple generations have to work 2-3 jobs just to rent here. They are taking housing away from the very people who are working for the airlines they flew in, those working in the restaurants they eat in and those that are serving them poolside drinks at these resorts that they own a unit in. Hawaii is also in a job crisis. Every hotel, restaurant, airline, grocery store is short handed because we have all these "vacationers" taking up a home, but not contributing to the work force. Hawaii law makers need to start taking care of the needs of the people who are from here, stop caring for those greedy enough to have a primary residence AND a vacation property in our home. Please do the right thing and vote to pass HB1838, Mahalo.

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 9:03:17 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Hiilei Bacalso	Individual	Support	Written Testimony Only

Comments:

I am writing in support of bill HB1838. Please consider our communities when making a decision on this bill and the impact it will have on the future generations to come.

**LATE LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 9:03:32 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Noah Humphrey	Individual	Oppose	Written Testimony Only

Comments:

Dear Members of the Legislature of the State of Hawaii,

I am writing to express my strong opposition to HB1838 HD2 , which seeks to grant counties the authority to phase out nonconforming single-family transient vacation rental units over time. While I understand the concerns regarding housing availability and affordability, I believe that the approach outlined in this Bill is fundamentally flawed and goes against the principles of property rights and individual freedoms.

First and foremost, it is essential to recognize that property owners have rights, including the right to utilize their properties in a manner they see fit, within the bounds of existing laws and regulations. By allowing counties to phase out certain types of rental units, the proposed Bill infringes upon these rights and sets a dangerous precedent for government overreach into private property matters.

Moreover, targeting transient vacation rental units as the cause of housing shortages oversimplifies a complex issue. While it is true that short-term rentals can impact local housing markets, they are not the sole contributor to housing shortages. Factors such as population growth, lack of affordable housing development, and zoning restrictions all play significant roles in exacerbating housing challenges.

Additionally, rather than empowering local communities, this Bill centralizes power in the hands of county governments, potentially leading to inconsistencies and inequalities in enforcement across the state. Decisions about land use and zoning should involve input from all stakeholders, including property owners, residents, and businesses, rather than being dictated solely by government bodies.

Instead of pursuing measures that restrict property rights and undermine individual freedoms, I urge the Legislature to focus on implementing comprehensive housing policies that address the root causes of housing shortages. This may include initiatives to promote affordable housing development, streamline regulatory processes, and encourage responsible property management practices.

In conclusion, while I share the concerns about housing affordability and availability in Hawaii, I firmly believe that solutions must respect the rights of property owners and uphold principles of democratic governance. I respectfully urge you to reconsider the proposed Bill and explore

alternative approaches that promote sustainable housing solutions while safeguarding individual liberties.

Sincerely,

Noah Humphrey

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 9:04:46 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Diamond parks	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 9:04:53 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Judith Bosco	Individual	Support	Written Testimony Only

Comments:

I live in Lahaina I support this bill. This must be passed. Native Hawaiians livelihood depends on this. How could this even be questioned ... how are you allowing mainlanders to buy up your land and benefit from it. How can you listen to these people who have testified whining about they need this money for their retirement when people here can't even afford to live here anymore. Do you see what's happening. I am a white girl from New Jersey that came here during Covid and works for the school system as a nurse to help children with medical needs. I take nothing from Hawaiians. I make very little I live in a house with others, and I serve the community I am embarrassed by those who think nothing of treating the locals like peasants Your land was already stolen. Don't let it continue.

**HB-1838-HD-2**

Submitted on: 3/19/2024 9:09:23 AM

Testimony for CPN on 3/19/2024 9:40:00 AM



Submitted By	Organization	Testifier Position	Testify
Lori Myers	Individual	Comments	Written Testimony Only

Comments:

Thank you for taking the time to read my input on this bill. I do not live in Hawaii, nor do i own property in Hawaii. However, I have been visiitng Maui on a yearly basis and when i am lucky- I visit several times a year.

All these bills are making concessions for the tourists. I would be considered a tourist of west maui for the last 40 + years. As i reguar tourist- I know majority of the reguar tourists have zero desire to rent from some owner that does not care about the locals and only cares about their profits because It "is their land" and "they should be able to do whatever they want." DIGNIFIED HOUSING IS A NECESSITY.

The government is given the power to make certain accomodations - when necessary. This bill should pass and the county should be able to put limitiations on renting to tourists and STR, especially when they are not even in compliance. Why would you even consider STR that are not in complainace to operate for one day? If they are doing this in big states (ie: California- putting limits on STR's in Palm Springs) why wouldn't a state that is an island protect their land?

These STR owners that are pushing back because they have spoken loudlyly -that they care about profits over people & have made crystal clear- they will not be the ones to protect Hawaiian lands. Ever!

On behalf of the millions of tourists that love your state, we emplor you to protect your lands- stop putting money hungry owners as your priority- tourists dont want to rent from these people anyway. Stop letting people that move here convince you that they should be considred Hawaiians too because they bought property on the island. If I moved to and bought property Africa- I do not get to call myself African.

Please Pass this bill. On behalf of toursits- we want to rent from owners who actually care about locals not the owners that stand on a pedastal of righteousness because they own property. Especially from owner who own multiple properties and somehow claim they have an unrestricted right to do whatever they want. Protect Hawaii- the tourists will still come. Protect the locals. Please pas this bill.

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 9:12:40 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Sarah McIntosh	Individual	Support	Written Testimony Only

Comments:

Aloha,

I am submitting testimony in support of HB1838. I was planning to submit this testimony on Zoom as well but did not know that the opportunity for that closed before the meeting even starts. That time constraint feels unfair but I understand that allowing Zoom testimony is still an evolving process.

I strongly support HB1838 because it is clear that Hawai'i needs to act and at least have this tool in our toolbox to help begin to solve the housing crisis here. It is also clear, and backed up with evidence and data, that short-term rentals are impacting housing prices and availability in Hawai'i and especially Maui right now. This is making it extremely difficult for ohanas who have lived in Hawai'i for many generations to recover from the Lahina fire and even stay in Hawai'i. Even those who live on other islands are being forced to leave at an unprecedented rate because of the cost of housing. We cannot lose the multigenerational ohanas and Kanaka Maoli to whom this place is truly home in the deepest sense.

If we do not have this tool to regulate short-term rentals, we will inevitably lose those who make our communities and these islands truly home for so many of us. You cannot allow the profit of a few, mostly out-of-state homeowners, to determine the future of Hawai'i for so many. Although they may claim to be "Hawaiian" and care about the community and the outcome for Maui, it is clear by their testimony and opposition to this measure that will only allow for a regulation tool, not even a ban or otherwise, simply a tool, that they do not truly care for the ohana and community that Hawai'i really is.

I urge you to vote in support of HB1838 and ensure that our counties at least get to choose for themselves how short-term rentals should be handled. This measure will ensure that what works best for each county will be the reality instead of a few loud voices determining the future of housing in all of Hawai'i.

Thank you for your time and your work on our behalf.

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 9:15:07 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Michaellyn Burke	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee.

I am writing as a kupa of Lahaina deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much. We are at a tipping point all across this Pae 'Āina. Please be on the right side of this scale. People of Profits or there will be no people left.

Mahalo for your time,

Michaellyn Burke

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 9:15:12 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Misti Kotter	Individual	Support	Written Testimony Only

Comments:

To whom this may concern,

I am writing a testimony in support of bill HB1838. I am a local resident born and raised here in Maui. My whole family all lost their homes in the fires on August 8th. As we continue to try to pick up the pieces we see the need for change when it comes to STVR. I have watched rent skyrocket and my ability to purchase a home become non existent. I am one of many with the same story as we struggle to find a place to rest our head without fear of having to move again and again especially after losing everything. Maui and Hawaii are far from the only places that have seen drastic negative impacts due to short term rentals. If places like New York are making drastic changes to ensure their communities can find homes Hawaii should definitely follow suit as our resources are even more limited. I ask that this bill be passed and that we continue doing what's right for our community and not continue to allow these STR owners to continue making tons of money on the backs of our communities while they live comfortably from afar.

Mahalo,

Misti Kotter

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 9:16:47 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Charlene Donaldson	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,  
charlene Donaldson

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 9:21:19 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Zoe	Individual	Support	Written Testimony Only

Comments:

As a life time resident born and raised in Lahaina and displaced by the Lahaina fires I support HB1838 with the amendment that transient accommodations users may be amortized or phased out in all housing types, not just single family dwellings.

**HB-1838-HD-2**

Submitted on: 3/19/2024 9:22:56 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

**LATE**

**LATE**

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Randall Kiheipua Burgess Jr.	Individual	Support	Written Testimony Only

Comments:

I urge our legislators to support bill HB1838. We need to phase out short term rentals and prioritize our people over profit.

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 9:26:06 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
J. Kehau Lucas	Individual	Support	Written Testimony Only

Comments:

**Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee**

**I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.**

**I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.**

**This legislation would provide much-needed stability and security to those who have already endured so much.**

**Sincerely,**

**J. Kehau Lucas**

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 9:27:03 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Olivia Kotter	Individual	Support	Written Testimony Only

Comments:

I am in support of Bill HB1838! This Bill is long overdue. We have been watching our friends and family scramble after the fire to be able to just survive while others complain about losing there second home. Removing short term rentals will hopefully ensure that our loved ones don't get priced out so the rich can use Maui as their personal playground.

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 9:27:50 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Claire Bajo	Individual	Oppose	Written Testimony Only

Comments:

This testimony is to put the State and County government on notice that you are violating the Aloha Spirit Law HRS 5-7.5 by not listening and acknowledging Hawaii's people and ignoring our Native Hawaiian rights to gather. In order to gather, we must be able to host a gathering. This and any bills that take away any rights related to our gathering rights as written in Hawaii Deeds currently on Title will be subject to Act 130 and your willful Neglect of Duty by not listening to your constituents and committing a crime against the people you are mean to serve.

This HB1838 along with Bills 121 and 122 at the Hawaii County Council violate our rights as American Citizens under the illegally occupied US Constitution, and our rights under the legally occupied Hawaiian Kingdom and the Hawaiian Constitution still in effect.

How can you force this type of bill that is unfair to Hawaii's people, and not once ask the Hotel Industry to give up a building, move to an area that does not affect traffic, or neighbors, and affect our shorelines in a negative way.. more harmful than any of Hawaii's people are doing just to live and survive.

Akua sees all and those who participate in passing this HB1838 and your actions will follow you for what you have done to harm Hawaii's people.

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 9:37:28 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Emmanuel Chen	Individual	Oppose	Written Testimony Only

Comments:

I was a Realtor in Hawaii from 1983 until 2023. I am a single father and believe the most important thing you can give your child is your time. I was selling real estate full time when my son was born. His mother worked full time and had other obligations which left him with the babysitter sometimes 12 hours a day or more. We were not married but I decided to to be active in my son's life. I know that a successful realtor puts their work first and I decided to turn the two places I owned into vacation rentals so I could quit real estate sales and spend time raising my son. I believe we can make all the plans we want but the final outcome is up to God. Was it coincidence that the two properties I had purchased for investment both were hotel zoned. I had always told my clients vacation rentals are too much hassle and advised against them. This was in 2002. I joined VRBO and was number 3010 and 6141. I was a pioneer in the field. I was able to be free for my son all the time. I need two knees and two hips so this really is all I can do for work. I put my son through private school and hope to continue doing vacation rentals. I noticed many people starting up vacation rentals about five to ten years after I started. I saw they were not legal and probably not paying taxes. I was always happy when the city cracked down on the illegal ones. I understand that this bill would take away my livelihood. Please let me pay my bills. I've been paying the proper taxes every month all along.

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 9:38:22 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Mahina Ho	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee

I am writing as a member of the public deeply concerned about the welfare of our communities to express my strong support for HB1838 HD2, an important piece of legislation that would grant counties the authority to enact zoning ordinances to amortize or phase out non-conforming single-family transient vacation rental units over a reasonable period of time.

I would like to suggest an amendment to include all housing types, not just single-family dwellings. According to the University of Hawaii Economic Research Organization, a staggering 87% of our housing left north of Lahaina is listed as short-term rentals. With the majority of housing left on the West Side of Maui in that area, granting counties the authority to phase out vacation rental uses is a critical policy tool in addressing our housing emergency.

This legislation would provide much-needed stability and security to those who have already endured so much.

Sincerely,

Mahina Ho

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 9:39:13 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
John Betlach	Individual	Oppose	Written Testimony Only

Comments:

The public has been promised that Maui fire failures would not happen again. This bill works for continued failure . Housing is needed for state medical and disaster staff , seasonal workers, locals, and property owners to keep rentals as rentals

If a big disaster hit Hawi, hilo, Kona, ocean view pahoia , where are even just 1/3 of the people going to stay . The high needs like elderly and disabled, they alone would take up restroom use at the gym fall back disaster centers . Leave workers elderly , disabled, and children to sleep at the park or gym

Also families, workers, medical workers, disaster workers.

No can stay at the hotel gym or park in disaster zone . If island split in two and workers can not reach hilo or kona or hotels where are they going to stay;while roads are blocked . People have grumbled about lack of medical services here , and medical staff had grumbled about the blocking housing for temp medical staff or disaster medical staff. Medical staff have reported they would not come for 1/4 the pay and stay at hotels due to financial and personal living comfort

Do we as a county want to burn resources, like discourage housing , to be replaced by nonlocal retirees that don't rent or locals that say okay no rent then .. Several property owners reporting they were fed up before the crack down on rentals taxes, abuse authority on tax's dept, attack on rentals, thought they were in zoned rental areas.

And they sold to retirees that did not rent out the places. Where I live 5 rentals have gone off the market for personal use for retirees , and only one has returned to rental from one of those retirees after 40 years . Unless someone dies or sells there are no changes .

People died in Maui

, people could die here too.

Disaster made worse by closing the resources that are needed most for our community in disasters, medical pitfalls , disaster staff , medical disaster staff

Government , employees and representatives could be liable or at fault for neglecting to address disaster housing needs, in a work culture of letting disasters happen and leaving the public to deal with the suffering and lost that can be minimized or prevented .

Strait up where is grandma going to stay, Kim's family , workers that keep hawaii moving .

Salaries are 30-75 percent lower than national average , salaries need to increase, where is that money going to come from for nonprofit , medical , and government jobs if we get rid of the 100 million rentals generate

Hotel rooms have not increased since the eighties. At some points there are wait lists 17 people deep , and no short term rentals available, add workers - road work, airport, harbor work, army , seasonal workers, national park or school workers , even seasonal locals for 1- 3 months or more where and students , per deim does not pay for a 400- 4000 night hotel room . Where do they go

**LATE**

**LATE**

**HB-1838-HD-2**

Submitted on: 3/19/2024 9:40:52 AM

Testimony for CPN on 3/19/2024 9:40:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kenna Reed	Testifying for Help Maui Rise	Support	Written Testimony Only

Comments:

Aloha Chair Keohokalole, Chair DeCoite, Chair McKelvey, Vice Chair Fukunaga, Vice Chair Wakai, Vice Chair Gabbard and Honorable Members of the Committee,

My name is Kenna Reed and I'm here in support of HB1838. I'm one of the founders of Help Maui Rise, a grass roots organization that has been providing direct aid to the 'ohana displaced by the August 8th Maui wildfires. I have never given verbal testimony before but after spending the last 7 months talking to these families and hearing their struggles, I cannot be silent. As many have mentioned, 65% of Lahaina residents remain in hotels and 25% have moved off island, away from their homes and communities. 87% of West Maui is currently short term rentals. A perfect example of what happens when proper regulations on commercial activity are not put in place.

And although these statistics are specific to Lahaina, what the fires have taught me more than anything is how fragile the little piece of home we all have really is. So yes, I am here for Lahaina, but really I am here for all of us. The victims of the Lahaina fire could be any of us and the fire could be another fire or it could be the failing systems that are barely keeping us going.

I was born and raised on the island of O'ahu. I'm a mother of two little girls. In my 33 years of life, I have watched Hawai'i transform in every way. Places that were sacred and secret are now filled with trash and tourists. Grocery trips costing close to a thousand dollars to feed a family of four. Neighborhoods no longer filled with familiar faces but are filled with transient residents, short term rentals, monster homes, with houseless on every corner.

I have a firsthand understanding of the disconnect that exists between the wealthy and the struggling in our community. I know what it's like to grow up in a well-off family, shielded from the harsh realities faced by many of our neighbors. To grow up around people who are only

interested in their own personal success regardless of the cost. So I ask you to ask yourself, is nothing wrong with how things are or do you just have the privilege of not having to look at it?

To those of you here today testifying against HB1838, particularly those who are not from here. You will never understand what it's like to be from Hawai'i. We are not just a tourist destination; we are a tight-knit community with a rich history and limited resources. This pursuit of profit comes at the expense of those who call Hawai'i home—whose families, friends, and ancestors are deeply rooted in these lands.

Look in the mirror and ask yourself what the true cost of this paycheck is? Is it worth it, if you're hurting someone else? As someone who is from here, I have to live on these island every single day and not just for a beautiful two week vacation. I have to watch my incredible, smart, hardworking friends struggle to put food on the table, to have time in between their multiple jobs to see their families, all because the cost of living and housing is so out of control. We are hurting.

So I urge you to back down. To really think long and hard about that aloha spirit you love to mention, and ask yourself who are YOU showing aloha to? Yourself?

Chairs, Vice chairs, members of the committee. Do you ever ask yourself if your kids will be able to live here? Will your grandkids? What Hawai'i are you leaving to them? Our towns, our world is literally burning. And if we don't start to reimagine how we get by in this life. We will use up every last resource we have and there will be nothing left.

Chairs, Vice chairs, members of the committee. Will your kids will be able to live here? Will your grandkids? What Hawai'i are you leaving to them? Our towns, our world are literally burning. And if we don't start to reimagine how we get by in this life. We will use up every resource we have and there will be nothing left.

Mahalo