



MAUI

CHAMBER OF COMMERCE

VOICE OF BUSINESS

May 26, 2026

Nohelani U'u-Hodgins, Chair
Kauanoë Batangan, Vice-Chair
Members of the Housing & Land Use Committee

Bill 88 – Amending the Comprehensive Zoning Ordinance to Establish the H-3 and H-4 Hotel Districts

Aloha Chair U'u-Hodgins, Vice Chair Batangan and members of the Committee,

The Maui Chamber of Commerce has long and consistently been an advocate for attainable housing for local families and continues to work on solutions to address our housing crisis.

We were surprised and felt let down by the Planning Commissions' recommendations to deny Bill 88, given the TIG recommendations and tremendous work by Council members to create H-3 and H-4 zoning districts.

This bill was supported by Mayor Bissen, as noted when he signed Bill 9, and the Department of Planning recommended approval before the Planning Commission. Bill 88 simply creates an additional zoning option for property owners; it does not automatically rezone any properties.

During the Maui Planning Commission meeting, Commissioners stated that County policies and community plans do not support the creation of new hotel zoning districts. However, the Department of Planning's own General Plan Consistency Analysis, included in the transmittal for Bill 88, found the measure to be generally consistent with the Maui County General Plan, which is important.

Commissioners also raised concerns regarding sea level rise and coastal exposure. We question this rationale in light of the stated goal of transitioning these units into long-term rentals and affordable housing. If these properties are considered vulnerable to future sea level rise, why would we place that burden on local residents instead? Should managed retreat, relocation, or major repairs become necessary, it would be local tenants and homeowners — not transient visitors — who would face displacement, housing instability, and significant financial hardship.

Throughout deliberations on Bill 9, many Councilmembers committed to honoring and advancing the recommendations of the Temporary Investigative Group (TIG). Bill 88 is an important and needed part of that work. We respectfully ask that you uphold those commitments and pass Bill 88. Delays only cost us all more.

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.