

HLU Committee

From: Carrie Ann Shirota <cashirota808@gmail.com>
Sent: Wednesday, August 19, 2026 1:33 AM
To: HLU Committee
Subject: Testimony in Opposition to Resolutions 26-129 and 26-130
Attachments: Testimony Maui County Council Oppose Resolutions 26-129 C.A. Shirota 08-19-26.pdf

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Aloha,

I am writing to submit my testimony for the Maui County Council hearing scheduled for today, Wednesday, August 19, 2026. Please find the document attached for the Council's review and inclusion in the public record.

I would appreciate it if you could please confirm receipt of this submittal at your earliest convenience to ensure it has been properly filed.

Mahalo,
Carrie Ann Shirota
808.269.3858

Maui County Housing and Land Use Committee
Public Hearing
Planning Conference Room
Kalana Pakui Building, 250 South High Street
Wailuku, Hawai'i
August 19, 2026 at 9:00 a.m.

Testimony in Opposition to Resolutions 26-129 and 26-130

REFERRING TO THE MAUI PLANNING COMMISSION PROPOSED BILLS TO AMEND
THE KIHEI-MAKENA COMMUNITY PLAN AND WEST MAUI COMMUNITY PLAN, AND
TO CHANGE THE ZONING FOR CERTAIN A-1 AND A-2 APARTMENT DISTRICT PROPERTIES
INTO THE H-3 AND H-4 HOTEL DISTRICTS

Aloha Chair U'u-Hodgins, Vice Chair Batangan, and Members of the Maui County
Housing and Land Use Committee:

My name is Carrie Ann Shirota, and I am writing to respectfully oppose Resolutions 26-129 and 26-130. As background, I was born and raised in Kaupakalua. Although I currently live on O'ahu with my son, we still consider Maui home - returning as often as we can to visit our 'ohana from Kaupakalua, to Kula, Kahului, Wai'ehu and Waihe'e.

My Son's Fear of Being Forced to Leave Maui and Hawai'i

My son Kūliaikapono just entered his freshmen year. While grocery shopping together a few weeks ago, my son asked my opinion if prices would ever decrease. This led to a candid conversation that exorbitant grocery prices are unlikely to drop - unless we make systemic policy changes and investments in Hawai'i.

Imagine my surprise and sadness when my son expressed his deep seated fear that he won't be able to afford to live on Maui or anywhere in Hawai'i. At the tender age of 14, he actually foresees a future where he is forced to move to the U.S. continent to make ends meet, even if he earns his college degree.

I literally cried that night. I can not begin to tell you how this conversation broke my heart, and how much it hurts to know that so many Kanaka and local families have had to leave Hawai'i to make ends meet.

While the latest census data reveals that more Native Hawaiians live outside of Hawai'i than in Hawai'i, it doesn't have to be this way. We can reverse this trend if we implement a multitude of data driven solutions to increasing affordable housing in Hawai'i and investing in education, living wage opportunities and sustainable energy.

While Bill 9 is not a panacea for our housing crisis, its core strength lies in its commitment to data-driven decision-making, a principle that must remain the cornerstone of sound public policy.

Data-Driven Decision-Making is Necessary to Advancing Sound Public Policy

I am deeply troubled by the proposed Resolutions to significantly water down the spirit and letter of Bill 9. Based on the Office of Hawaiian Affairs' updated review, the proposed Resolutions would exponentially increase the number of units for potential H-3 and H-4 housing as follows:

- Resolutions 26-110 and 26-111 together refer 3,610 units to the Maui Planning Commission for possible H-3 and H-4 hotel zoning.
- Resolution 26-110 accounts for approximately 1,831 units
- Resolution 26-111 accounts for approximately 1,779 units, including Amendment Summary Forms from Councilmember Paltin, two amendment forms from Councilmember Cook, and an amendment form Councilmember Sinenci.
- Resolution 26-129 would refer an additional 1,091 units for possible H-3 and H-4 hotel zoning, including Amendment Summary Forms from Councilmember Cook and Council Chair Lee requesting additional properties be added to the list for rezoning.
- OHA could not verify the total number of units affected by Resolution 26-130 because the properties do not appear to be included in the Exhibit.

For perspective, Ordinance 5909, commonly known as Bill 9, affects over 6,000 units. Even excluding Resolution 26-130, Resolutions 26-110, 26-111, and 26-129 together place approximately 4,701 units on a path toward permanent hotel zoning.

These proposed measures undermine the core intent of Bill 9, which was to reclaim housing units for long-term residential use. By arbitrarily expanding the scope for rezoning without rigorous policy analysis or evidence-based justification, the County risks eroding potential housing stock for local families.

Given that preliminary data from the Maui County Department of Finance indicates Bill 9 is successfully generating housing opportunities, it is premature to authorize these broad rezoning referrals. I urge the County to prioritize the adoption of objective criteria and conduct parcel-specific reviews. The County must exercise due diligence and allow sufficient time to evaluate the initial impact of the law before taking actions that would severely compromise the legislative purpose of Bill 9.

In closing, I strongly urge the Committee to defer Resolutions 26-129 and 26-130. We must act decisively to protect Maui's limited housing stock and ensure a future where the next generation is not forced into exile by unsustainable policy. By prioritizing residential stability over further hotel expansion, you can begin to assuage the deep-seated fears of families like mine and ensure that Maui Nui remains a home for those who love this land.

Mahalo for the opportunity to submit this testimony and for carefully considering the impact of your vote on our keiki and future generations.

Sincerely,

Carrie Ann Shiota, Esq.

HLU Committee

From: McKenna Woodward <mckennaw@oha.org>
Sent: Tuesday, August 18, 2026 1:52 PM
To: HLU Committee
Cc: Tamara A. Paltin
Subject: OHA Updated Analysis/Supplemental Testimony - Aug. 19 Resolutions 26-129 & 26-130
Attachments: OHA Supplemental Testimony in Oppositions_Resos 26-129 & 26-130 8.19.26 final..pdf

Importance: High

Some people who received this message don't often get email from mckennaw@oha.org. [Learn why this is important](#)

Aloha,

Per Councilmember Paltin's request at the August 5th HLU hearing regarding Resolutions 26-129 and 26-130, attached please find an updated analysis on the number of untis affected.

Please accept the attached as supplemental written testimony from the Office of Hawaiian Affairs on these two resolutions for the hearing tomorrow.

Mahalo,

McKenna Woodward
'Aho Pueo Kulekele Aupuni | Public Policy Advocate
Office of Hawaiian Affairs
P: (808) 582-0537 | E: McKennaW@OHA.org
560 N. Nimitz Highway, Honolulu, HI 96817

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Maui County Housing and Land Use Committee

Public Hearing
Planning Conference Room
Kalana Pakui Building, 250 South High Street
Wailuku, Hawai'i
August 19, 2026
9:00 a.m.

Supplemental Testimony in Opposition to Resolutions 26-129 and 26-130

REFERRING TO THE MAUI PLANNING COMMISSION PROPOSED BILLS TO AMEND THE KIHAI-MAKENA COMMUNITY PLAN AND WEST MAUI COMMUNITY PLAN, AND TO CHANGE THE ZONING FOR CERTAIN A-1 AND A-2 APARTMENT DISTRICT PROPERTIES INTO THE H-3 AND H-4 HOTEL DISTRICTS

Aloha e Chair U'u-Hodgins, Vice Chair Batangan, and Members of the Maui County Housing and Land Use Committee:

The Office of Hawaiian Affairs (OHA) respectfully submits this supplemental testimony in continued OPPOSITION to Resolutions 26-129 and 26-130. **OHA submits this update in response to the Committee's August 5, 2026, request for additional analysis on the number of units affected by Resolutions 26-110, 26-111, 26-129, and 26-130, including Amendment Summary Forms submitted the morning of the August 5 hearing.**

Based on OHA's updated review, Resolutions 26-110 and 26-111 together refer 3,610 units to the Maui Planning Commission for possible H-3 and H-4 hotel zoning. Resolution 26-110 accounts for approximately 1,831 units, and Resolution 26-111 accounts for approximately 1,779 units, including Amendment Summary Forms from Councilmember Paltin¹, two amendment forms from Councilmember Cook², and an

¹ Amendment Summary Form from Councilmember Tamara Paltin to Resolution 26-110 (July 24, 2026), <https://mauicounty.legistar.com/View.ashx?M=F&ID=15673821&GUID=E04917B3-1567-4A6E-96A2-8582A0384890>.

² Amendment Summary Form from Councilmember Thomas Cook to Resolution 26-110 (July 24, 2026), <https://mauicounty.legistar.com/View.ashx?M=F&ID=15665868&GUID=A8202178-3A63-450F-BB63-DF3546E51846>; Resolution 26-111 (July 24, 2026), <https://mauicounty.legistar.com/View.ashx?M=F&ID=15665871&GUID=9E455F52-331D-4310-88FB-AC0B71402EDE>.

amendment from Councilmember Sinenci.³ Resolution 26-129 would refer an additional 1,091 units for possible H-3 and H-4 hotel zoning, including Amendment Summary Forms from Councilmember Cook⁴ and Council Chair Lee⁵ requesting additional properties be added to the list for rezoning. **OHA could not verify the total number of units affected by Resolution 26-130 because the properties do not appear to be included in Exhibit 1.**^{6 7}

Even excluding Resolution 26-130, **Resolutions 26-110, 26-111, and 26-129 together place approximately 4,701 units on a path toward permanent hotel zoning.** For reference, Ordinance 5909,⁸ commonly referred to as Bill 9, affects over 6,000 units.⁹ In practical effect, these measures would exempt a substantial majority of the units Bill 9 was intended to return to long-term residential use, while appearing to arbitrarily add new units for rezoning without any policy analysis of their potential or appropriate use as residential units for local families.

OHA reiterates concern with pushing through broad rezoning and entitlements for nonresident investor owners before a full evaluation of the potential impacts to local families. The Department of Finance's own data shows that Bill 9 is already creating local

³Amendment Summary Form from Councilmember Shane M. Sinenci;; and "July 24, 2026 Meeting Minutes," reflecting adopted Amendment Summary Forms for Resolutions 26-110 and 26-111,
<https://mauicounty.portal.civicclerk.com/event/1385/files/agenda/5908>.

⁴ County of Maui Council, Amendment Summary Form from Councilmember Thomas Cook to Resolution 26-129 (August 5, 2026),
<https://mauicounty.legistar.com/View.ashx?M=F&ID=15746308&GUID=5A8F72A8-930A-46F9-B14B-695E3CCA7066>.

⁵ County of Maui Council, Amendment Summary Form from Council Chair Alice Lee to Resolution 26-129 (August 5, 2026),
<https://mauicounty.legistar.com/View.ashx?M=F&ID=15746311&GUID=42066930-1F98-436C-812C-C83D08335DBC>.

⁶ County of Maui, Housing and Land Use Committee, "August 5, 2026, Meeting Agenda, Exhibit 1,"
<https://mauicounty.legistar.com/View.ashx?M=A&ID=1431899&GUID=E3B68BCF-6D04-4ECF-B071-F10279580314>.

⁷ County of Maui Housing and Land Use Committee Resolution 26-130
<https://mauicounty.legistar.com/LegislationDetail.aspx?ID=8156254&GUID=0500B098-0EF2-4536-8BA2-269B6818C91D&Options=ID|Text|&Search=26-130>.

⁸ County of Maui, Ordinance No. 5909, Bill 9, CD1, FD1 (2025), "A Bill for an Ordinance Amending Chapters 19.12, 19.37, Maui County Code, Relating to Transient Vacation Rentals in Apartment Districts, Including Transient Vacation Rentals Allowed to Continue Under Ordinance 1797 (1989)," <https://www.mauicounty.gov/DocumentCenter/View/157039/Ord-5909?bidId=>.

⁹ County of Maui, "Mayor Richard Bissen signs historic Bill 9 into law after Maui County Council vote today," *Press Releases* (December 15, 2025), <https://www.mauicounty.gov/m/newsflash/Home/Detail/18061>.

housing opportunities. Of 101 Bill 9-affected properties sold after Ordinance 5909 took effect, 25 were purchased by local buyers at an average price of approximately \$452,000.¹⁰ Bill 9 was adopted to restore apartment-zoned lands to residential use. It should not be substantially undone through successive batches of rezoning referrals before the County has adopted objective criteria, conducted parcel-specific review, or measured the early effects of the law.

Bill 9 did not eliminate tourism or short-term rentals in Maui County. Approximately 6,500 TVR parcels, along with thousands of hotel units, more than 2,400 timeshares, and bed-and-breakfast operations, continue to operate.¹¹ Maui will continue to have visitor accommodations. **However, in a housing crisis with a shortage of water resources impacting the building of new units, care must be taken before apartment-zoned units are permanently rezoned into hotel districts.**

OHA therefore reiterates our concerns in this supplemental testimony, updated to consider the addition of over 1,000 units through Resolutions 26-129 and 26-130. These resolutions would undercut the community benefit Bill 9 is already beginning to produce before that benefit can be meaningfully observed, measured, or expanded.

For these reasons, OHA respectfully urges the Committee to **DEFER Resolutions 26-129 and 26-130**. Mahalo for the opportunity to provide supplemental testimony.

¹⁰ County of Maui Department of Finance, "HLU-16 Bill 88 (2026) - Correspondence from Finance 06-22-2026," <https://mauicounty.legistar.com/View.ashx?M=F&ID=15650180&GUID=9DAFB7EB-8C31-472A-9F7D-715AF0DBEC93>.

¹¹ County of Maui, "Mayor Richard Bissen signs historic Bill 9 into law after Maui County Council vote today," *Press Releases* (December 15, 2025), <https://www.mauicounty.gov/m/newsflash/Home/Detail/18061>.

HLU Committee

From: Ross Isokane <isokane@gmail.com>
Sent: Tuesday, August 18, 2026 8:55 AM
To: HLU Committee
Subject: Housing and Land Use Committee 8/19/2026 – LIMBY Hawai'i Testimony in opposition to 26-129 and 26-130
Attachments: LIMBY Hawai'i Testimony for Maui Resolutions 26-129 and 26-130 (2026-08-19).pdf

You don't often get email from isokane@gmail.com. [Learn why this is important](#)

Aloha,

Please see attachment for testimony that may be attached to two (2) resolutions:

Meeting Name: Housing and Land Use Committee (2025-2027)

Meeting date/time: 8/19/2026 9:00 AM

Resolutions:

1. HLU-20 Reso 26-129
2. HLU-22 Reso 26-130

Position: Oppose

Organization: LIMBY Hawai'i

Attachment: PDF

Mahalo,

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Ross Isokane

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(808) 476-3466



Opposition to Resolutions 26-129 and 26-130

Aloha e Chair U‘u-Hodgins, Vice Chair Batangan, and Members of the Committee:

This testimony is in opposition to Resolutions 26-129 and 26-130.

I am testifying on behalf of Locals In My Backyard (LIMBY) Hawai‘i. LIMBY Hawai‘i is a hui of concerned kama‘āina and kānaka advocating for solutions to our state’s housing crisis.

LIMBY Hawai‘i’s Stance

LIMBY Hawai‘i rejects the extremes of two separate movements: (1) NIMBYism (opponents of all development) and (2) YIMBYism (promoters of any development, even that which primarily benefits from overseas investors and provides few units available to residents).

We believe that the true solution supports building more, with priority on housing availability for local families.

History of Maui’s Bill 9 (Ordinance 5909) and Current Housing Metrics

Bill 9 was introduced in May 2024. After lengthy discussion, it was signed as Ordinance 5909 in December 2025, beginning a process to restore roughly 7,000 apartment-zoned units to their original residential purpose.¹

Zillow’s Housing Data research site² suggests that even the anticipation and discussion of Bill 9 has tracked with real relief for Maui residents whose most dire need is more available and more affordable housing options. From its introduction in May 2024 through June 2026, Maui condo prices fell roughly 18%, against about 5% in Honolulu. The trend is not limited to small units – three-bedroom homes fell about 6% in Maui while remaining flat in Honolulu. And Maui’s rents rose just 1% over that span, compared to 11% in Honolulu.

But within months of the signing of Ordinance 5909, a process to rezone many of these units into new H-3 and H-4 Hotel Districts commenced (Bill 88 and Resolutions 26-110 and 26-111).

¹ <https://www.civilbeat.org/2025/12/maui-vacation-rental-bill-that-divided-community-is-signed-into-law/>

² <https://www.zillow.com/research/data/> – county-level series, as of the July 2026 release

Even as that rezoning moved forward, Bill 9 kept delivering. Department of Finance data³ shows about 25% of affected properties sold since Ordinance 5909 took effect went to local buyers, at an average price near \$452,000, indicating that policies geared toward making more housing available and affordable for local families can make a difference if given a chance.

It is too early to credit Bill 9 alone for these signs. But it is precisely because the evidence is early and encouraging that unwinding the program now is premature.

Proposed Resolutions 26-129 and 26-130

Proposed Resolutions 26-129 and 26-130 would further carve back what Ordinance 5909 sought to accomplish – together with the previous two resolutions, thousands of units that could house local families today would be referred for possible rezoning into the H-3 and H-4 Hotel Districts.

The stated basis for Resolution 26-129 is flood risk. But two hazards are being described, and rezoning answers neither. Converting units to permanent hotel zoning resolves neither sea-level-rise exposure nor flash flooding – the latter better addressed by prioritizing the County's own drainage master plan. It only decides who is allowed to occupy the property when the risk arrives.

As drafted, Resolution 26-129 is not risk mitigation – it is a hazard designation used to justify a present-day zoning giveaway to vacation rental owners in the middle of a housing crisis crippling local families.

Resolution 26-130 rests on a separate rationale – retroactive-classification – that deserves its own scrutiny.

Together these proposals continue the rapid unwinding of benefits Ordinance 5909 created just eight months ago – before those benefits have had a chance to be fully realized for local families.

Good governance means meeting today's housing crisis with today's housing stock while funding tomorrow's mitigation for tomorrow's hazard – not trading one for the other.

LIMBY Hawai'i asks the Committee to defer both resolutions.

Mahalo nui for your consideration,

Ross Isokane – Member, on behalf of LIMBY Hawai'i
August 2026

³ <https://mauicounty.legistar.com/View.ashx?M=F&ID=15650180&GUID=9DAFB7EB-8C31-472A-9F7D-715AF0DBEC93>