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TRANSIENT VACATION RENTAL RESEARCH REPORT

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INTRODUCTION

1.1 THE TRANSIENT VACATION RENTAL CONTROVERSY

Maui County Planning Department has been considering a complex set of issues: how should single family transient vacation rentals (TVRs) -- houses or units in houses rented out to visitors for short periods -- be regulated? Current law requires the approval of a conditional permit from the Maui County Council for rentals for periods shorter than 180 days (except in certain cases, in which proprietors gain permission for pre-existing operations). On the one hand, TVRs require complex permitting, and not part of Maui County land use planning. On the other hand, these operations provide a service desired by some visitors, and support proprietors and service businesses in Maui communities.

Maui County Planning Department is considering possible changes in the laws governing TVRs, on the basis of both new information and input from concerned members of the Maui County community. The present report is intended to provide the Department and concerned citizens with information of use in shaping their recommendations.

1.2 SCOPE OF SERVICES AND THIS REPORT

SMS was hired to conduct a survey on public opinion related to TVR issues and to assess the impact of single family TVRs on the Maui housing market. SMS understood the following issues to be crucial:

- How does the Maui County community view TVR activities in single family houses?
- In meetings and discussions, some negative impacts have been associated with TVRs. Do many residents see these impacts as part of single family TVR operations?
- Do single family TVRs have an impact on the housing market, either island-wide or in specific neighborhoods? We understood the crucial question here to be whether single family TVRs affected the availability of affordable housing for residents.

To address these issues, SMS took the following steps:

1. We developed a survey of residents. The survey was fielded throughout Maui County from July 31 to August 23, 2002, and completed by a total of 535 residents.
2. We collected information about known single family TVRs (SFTVRs) from the Planning Department, and visited many of them. (SMS viewed these from the street, and did not attempt to enter the properties.)
3. Using the known SFTVR list, SMS compiled a list of neighborhoods with SFTVRs, and created a list of similar neighborhoods without SFTVRs. We then analyzed

data on valuation and sales, using tax map key (TMK) data from Hawaii Information Services, Inc.

4. We spoke with several realtors and one TVR association leader, to gain insight into the circumstances that lead to TVR operations, the level of activity found in SFTVRs throughout Maui County, and relations between SFTVR operations and their neighbors. These interviews have also helped to refine estimates of the extent of SFTVR activity.

This report deals first with the public opinion survey that addresses the first two questions on the previous page. In Section 3, the analysis addresses the market questions. While we address those questions using quantitative data from the real property databases, we draw on interviews and observation to help frame the questions asked.

1.3 DEFINITION OF SFTVRS

For land use planning purposes, a TVR is any dwelling unit used for short-term rental to visitors. In this study, attention is limited to single family housing rented for terms shorter than 180 days. (The units rented may be houses, cottages, multiple dwellings in a single property, or rooms within a private home.) When, however, we ask questions about the impact of these single family TVRs, it becomes obvious that the units and their rental conditions vary greatly. Some of the ways in which they vary are:

- *Resident Presence:* Some SFTVRs have resident owners or caretakers as well as units for visitor use, while others do not. Bed and Breakfasts are, in effect, occupied SFTVRs in which the resident offers some services as host.
- *Size:* In some areas, many SFTVRs are reportedly modest houses, cottages or units in a mid-sized house (e.g., Kihei, Paia-Haiku). Elsewhere (notably West Maui), large houses with more than four bedrooms are more common.
- *Cost and market:* Larger houses typically market to affluent families or pairs of families traveling together. Smaller ones appeal more to couples. Advertising and reputation among visitors may help operators appeal to very specialized markets. For example, one operator rents often to newlyweds. In a few cases, the visitor and resident rental markets may overlap, since windsurfers may be seasonal workers or simply visitors.
- *Availability and Occupancy:* Many SFTVRs are not available year-round, often because owners use them for weeks or even months at a time. Others are on the market all the time.

These factors mean that the number and type of visitors, the length of their stay, and the extent to which their behavior is supervised vary greatly among SFTVRs.

Maui County provided SMS with a list of "known TVRs" – houses which had been in SFTVR use at some point which were either reported to the County Planning Department or identified on the basis of advertising over the Internet. From that list, SMS identified 82 SFTVRs on Maui and six on Molokai.

Known SFTVRs vary in size and in the number of units on the cited parcels (as shown in Exhibits A and B). The total number of buildings in the parcels for which clear TMK information was available comes to 124. (The number of visitor units is likely greater, since the list includes Bed and Breakfast homes, which may rent out separate bedrooms, not just houses or cottages.)

Exhibit A: BUILDING AREA, KNOWN SFTVRs

	Under 1,200 sf	1,200 to 1,500 sf	1,500 to 2,000 sf	2,000 to 2,500 sf	Over 2,500 sf
Known TVRs	6	2	12	17	43

Exhibit B: BUILDINGS PER PARCEL, KNOWN SFTVRs

	Under 1,200 sf	1,200 to 1,500 sf	1,500 to 2,000 sf	2,000 to 2,500 sf	Over 2,500 sf
1 Building	6		8	9	18
2 Building		2	4	8	21
3 Buildings					3
4 Buildings					1

We recognize that the large majority of transient vacation rentals are apartments, not single family houses. Maui County has nearly 10,000 units held for seasonal or vacation use (as of 2000, according to the US Census), including second homes, vacation condos managed by realty firms, and a wide range of condos and homes rented out by owners or shared with family and friends. TVR use in single family housing represents perhaps 20% of vacation properties in the county.

1.4 MAJOR FINDINGS

The public opinion survey showed a fairly consistent pattern across the three islands of Maui County:

- Residents were aware of SFTVRs, and most (60% of those surveyed) view rentals by visitors favorably. However, a minority (20%) is opposed to such rentals. When the emphasis is on short-term rentals, rather than visitor rentals, the number of those supporting SFTVRs diminishes further.
- When asked about potential impacts of SFTVRs on neighborhoods and the community, few see negative impacts. The one important exception is that respondents largely (49%) thought that SFTVRs affect the availability of rentals for residents.
- Most respondents felt that SFTVRs should be allowed in many different sorts of neighborhoods ("your neighborhood"; "near resorts"; "single family residential areas"; "rural areas"). While most were willing to accept SFTVRs, the majority (57%) did find that a higher property tax rate than the Improved Residential rate would be appropriate.

- Respondents familiar with SFTVRs in their own neighborhood expressed much the same opinions as others. On Maui and Molokai, these were more prone to allow TVRs, with conditions, in their neighborhoods than other respondents.

Housing market studies tested for both general impacts and localized ones. As far as the general market is concerned, two points are especially important. First, few single family SFTVRs could have been affordable long-term rentals or sales to residents, either because of value or their owners' part-time use of the property. Second, the number of relatively modest SFTVRs that might be legal affordable rentals or sales, while not clearly established, is probably in the range of 100 to 400. In contrast, some 18,468 resident households were in rentals (of all sorts): single family homes, ohana units, apartments, etc.) in 2000 (US Census 2000: Profile for Maui County, available at www.hawaii.gov/dbedt/census2k/profile-maui/maui-cdp.pdf). Should some SFTVR units come onto the resident rental market, the impact – an increase in the number of units by 1% or less -- would be slight.

Use of ohana units as TVRs has been often mentioned as affecting the housing market. A TMK search for second dwellings on a property identified some 2,000 second dwellings on a residential property. About 50 of these – 31% of all sold in 2001 -- came on the market in 2001 at “affordable” prices.

To learn about localized impacts, SMS compared valuation and sales data from neighborhoods with known SFTVRs with data from very similar neighborhoods nearby without known SFTVRs. No clear pattern emerged. In six comparisons, building values were higher in areas with SFTVRs, while they were lower in four other comparisons. Again, recent sales prices averaged higher in the five of the areas with SFTVRs, and lower in four of the comparison areas without SFTVRs.

PUBLIC OPINION SURVEY

2.1 SURVEY DEVELOPMENT

SMS developed a questionnaire based on concerns expressed by Planning Department. This was reviewed by Planning Department and Dr. Dantes, Vice President of the Maui Vacation Rental Association. Revisions were made and approved by Planning Department. Survey fielding began on July 31, 2002 and ran until August 23, 2002. A total of 535 surveys was completed. SMS used the following quotas to assure that subareas of the County were represented:

- West Maui and South Maui (combined): at least 25% of the first 400 calls completed;
- Central Maui: at least 25% of the first 400 calls;
- Paia-Haiku, Upcountry and Hana Districts (combined): at least 25% of the first 400 calls;
- Lanai: at least 30 calls; and
- Molokai: at least 100 calls.

The questionnaire is included in this report as Appendix A.

2.2 METHODOLOGY

Using the Computer Assisted Telephone Interviewing (CATI) system, SMS called households in Maui County at random (controlling for completed phone calls by subarea, as noted above). Respondents were adult full-time residents of Maui County. All others were excluded from the study.

The questionnaire is intended to gather information first about general awareness of SFTVRs, then about expectations of them as affecting the community. Next, we probed further, to learn how many respondents were dealing with an issue they knew well, from their own neighborhood. Respondents' views concerning permitting and taxation were also elicited. Demographic questions were included, partly to check that the survey reached a population comparable to the Maui County community at large, partly to learn whether sample respondents included households likely to be affected by any impact of SFTVRs on the housing market.

Completed calls were distributed as shown in Exhibit C. The sample is large enough that responses can confidently be expected to be within +/- 4.2% of the answers that would be given by the population of all Maui County adult residents (at the 95% confidence level).

EXHIBIT C: SAMPLES: COUNTY, ISLANDS, AND MAUI ISLAND REGIONS

	Households	Sample	Potential Error
All Households	43,622	535	+ or - 4.2%
Lanai	1,161	31	17.4%
Molokai	2,420	101	9.5%
Maui Island	40,041	403	4.9%
West and South Maui	14,977	151	7.9%
Central Maui	12,852	131	8.5%
Upcountry, Paia-Haiku and Hana.	12,212	121	8.9%

NOTE: Household counts are from the 2000 Census data drawn from all households.

The figures in Exhibit A show that results for Lanai, Molokai, and Maui Island regions should be interpreted with caution. Variance of a few percentage points away from the averages for the sample as a whole may simply be due to chance.

2.3 SAMPLE

Exhibit D shows demographics for the sample. In relation to the actual population of Maui County, women were somewhat overrepresented, as were Caucasians. This is normal for telephone polls. Perhaps more importantly, the distribution by household size and income is closer to the County's. An additional question – "Do you own any other home(s) in Maui County?" cannot be compared to Census data, but is important in suggesting that as many as 12% of the sample could have rental units (whether SFTVRs, vacation condos, or resident rentals).

2.4 DETAILED FINDINGS

In this section, we mention some of the most striking findings. The results are shown in Appendices B, C, and D. Appendix B includes weighted results, with responses from Lanai, Molokai, and the Maui Island regions weighted in proportion to their number of households in 2000 (based on 100% count sample data. Appendix C shows unweighted results for the total respondent sample and for each island. Appendix D shows unweighted results for Maui Island regions.

In discussing the major findings, we refer to percentages in the weighted results. When referring to island and regional variation, we draw on percentages in the unweighted data, comparing them to the percentages in the weighted results (not the "Total Sample" column in Appendix C).

Exhibit D: RESPONDENT DEMOGRAPHICS

Respondent Demographics	All Respondents	
Gender		
Male	214	40%
Female	321	60%
Ethnicity		
Caucasian	213	40%
Chinese	6	1%
Filipino	52	10%
Hawaiian/Part-Hawaiian	121	23%
Japanese	64	12%
Mixed, not Hawaiian	25	5%
Other	40	7%
Refused	14	3%
Household Size		
1	69	13%
2	174	33%
3 to 4	191	36%
5 or more	98	18%
Refused	3	1%
Housing Tenure		
Own	319	60%
Rent	202	38%
Occupy without payment	10	2%
Refused	4	1%
Own other home in Maui County		
Own	62	12%
Do not own	466	87%
Refused	7	1%
Household income last year		
Under \$30,000	102	19%
\$30,000 to \$49,999	119	22%
\$50,000 to \$74,999	113	21%
\$75,000 to \$99,999	61	11%
\$100,000 or more	41	8%
Don't Know / Refused	99	19%

NOTES: Demographic items are for all respondents. Totals may not sum to 100% due to rounding.

2.4.1 Views of Respondents as a Whole

Respondents viewed all the major issues mentioned to them as important, but the cost of housing was the most often mentioned. When asked about SFTVRs:

Awareness

- Three-quarters of the sample recognized from the beginning of the survey that visitors stay in some single-family homes;
- Later in the questionnaire, slightly more than half (53%) said they were familiar with some TVRs; and
- Of those respondents, about half (51%) knew of fewer than five TVRs, while nearly half new of more than five.

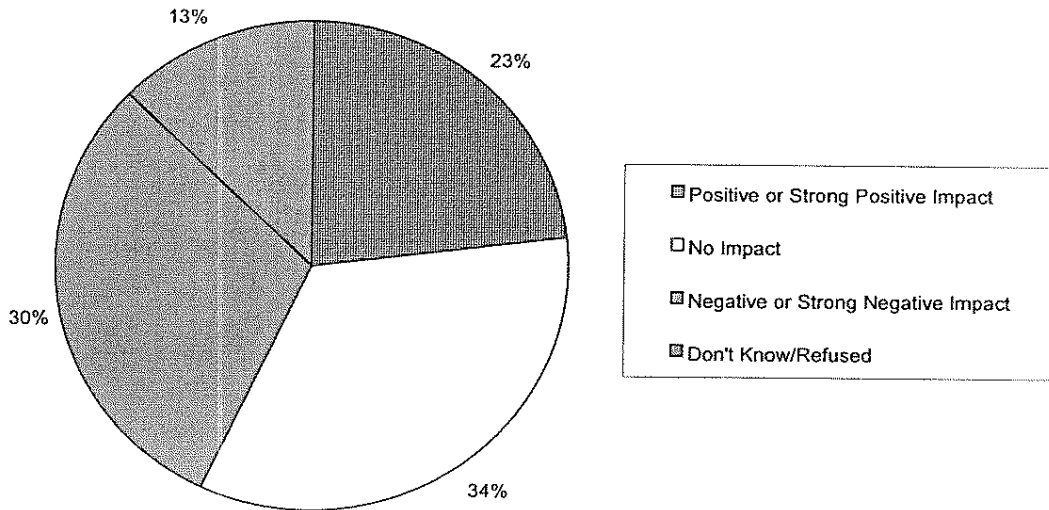
General Opinions: SFTVRs and their Impacts

- Most (58%) favored allowing visitors to rent single family homes, and 23% opposed this practice;
- Of those who favored the practice, most (78% of that group) favored allowing rentals of less than 30 days);
- When asked about the impact of SFTVRs on neighborhoods, the most common answer was "no impact";
- Specifically, about 31% saw a positive (or strongly positive) impact on property values, while 28% saw a negative (or strongly negative) impact;
- About 17% thought that SFTVRs had a positive impact on traffic congestion, while 41% thought they had a negative impact;
- Some 19% thought that SFTVRs had a positive impact on the availability of rentals for residents of Maui County, while a majority – 51% – thought they had a negative impact;
- When asked about "your neighborhood," most (60%) saw no impact on land values;
- Again, most (67%) saw no impact of SFTVRs on their own family's quality of life (while 18% had experienced a positive impact, and 10% had experienced a negative impact)

Exhibit E depicts the answers to questions about impacts in the form of pie charts. It shows both the large "no impact" response to some questions and the large "negative impact" answers to questions about housing availability and traffic. (In the actual interviews, people assessed impacts as "strongly positive," "somewhat positive," "somewhat negative," or "strongly negative." These detailed judgments are shown in the data in Appendices B, C and D, but omitted in Exhibit E.)

Exhibit E: OPINIONS ABOUT SELECTED IMPACTS OF SFTVRs

General effect of TVRs on neighborhood



What effect on the neighborhood do vacation rental houses have – on traffic congestion?

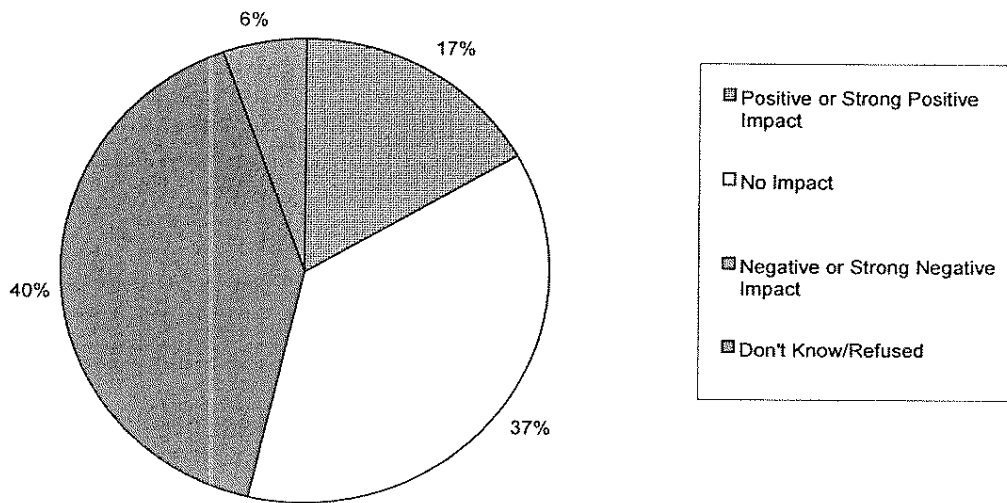
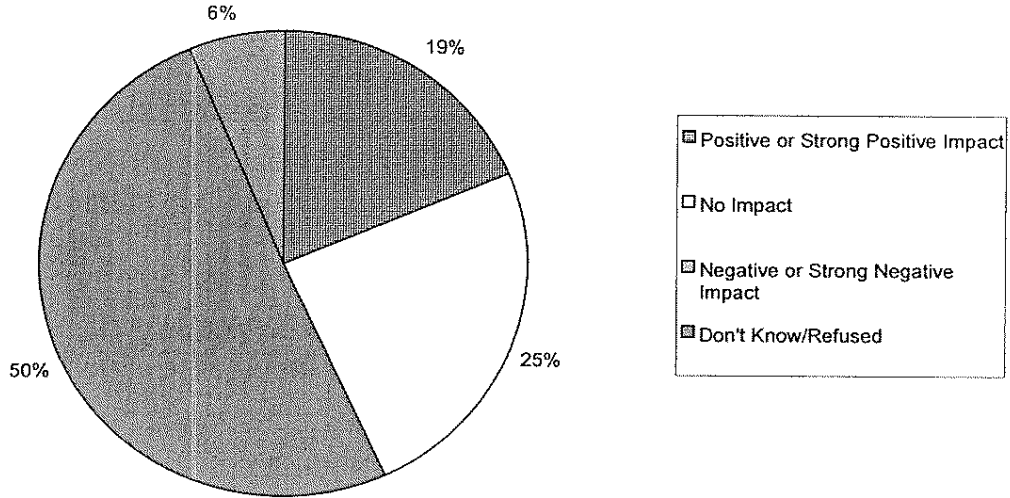


Exhibit E, Continued

What effect on the neighborhood do vacation rental houses have -- on availability of housing rentals for residents?



How have these units affected the quality of life for you and your family?

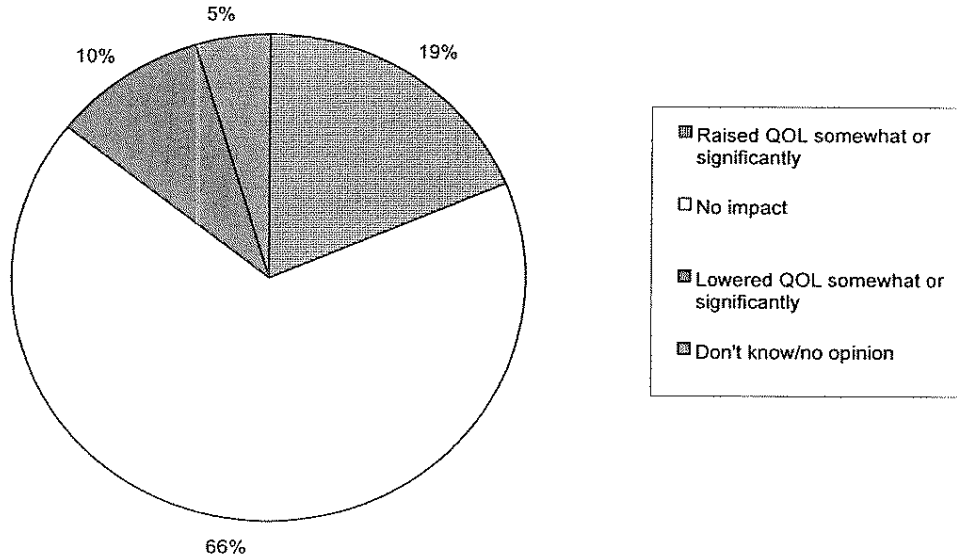
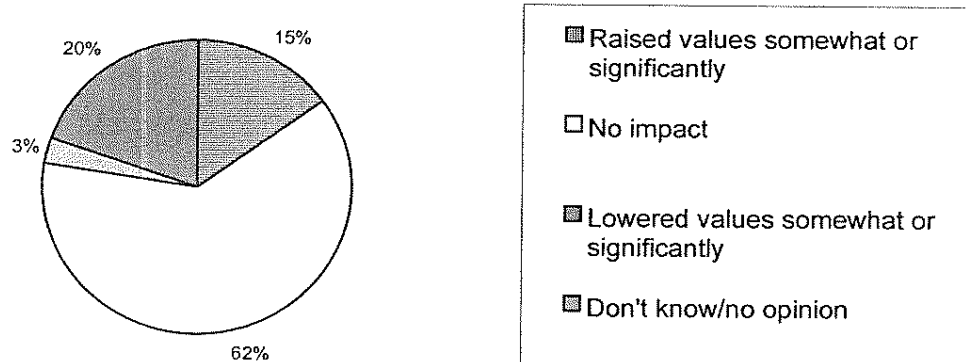


Exhibit E, Continued

How have these units affected land values in your neighborhood?



NOTE: This last pie chart combines responses to two questions. Most respondents thought that there was no impact of SFTVRs on land values. Only those who thought there was some impact were asked whether the impact is significant or not. The "no impact" answer combines those who said "no impact" in response to Question 12 with a small group who said, to Question 12, that land values had been affected, then said, in response to Question 13, "no impact."

When asked why they favored SFTVRs, respondents mentioned several factors, notably the well-being of Maui's economy, sympathy with visitors who sought this sort of lodging, and recognition that owners depend on the income. A sense that homeowners should have the right to do as they want with their property was also expressed fairly often. When asked why they opposed SFTVRs, other respondents emphasized the tight housing market and the sense that SFTVRs and visitors do not belong in residential areas. Exhibit F shows major reasons expressed for favoring or opposing SFTVRs.

Exhibit F: MAJOR REASONS FOR VIEWS OF SFTVRs

Count	Col %	Reasons
FAVOR		
60	19.9%	Impact on overall economy
48	15.9%	Good to offer visitors a choice of lodging
33	11.0%	Owner needs the money
30	10.0%	Owner's right to use property
21	7.0%	No problem with it
19	6.3%	Hotels are expensive
15	5.0%	Own experience (friends with TVRs; family staying in TVRs; stays in TVRs elsewhere)
14	4.7%	TVRs help tourism
5	1.7%	Visitor rentals not appropriate in residential areas; Visitors belong in hotels
4	1.3%	Impact on neighborhood
2	0.7%	Don't pay taxes
2	0.7%	Not legal or not right
1	0.3%	Residents need homes, especially rentals
47	15.6%	Other
301	100.0%	TOTAL
OPPOSE		
43	17.6%	Residents need homes, especially rentals
14	5.7%	Visitor rentals not appropriate in residential areas; Visitors belong in hotels
9	3.7%	Impact on hotels, especially hotel jobs
6	2.4%	Not legal or not right
5	2.0%	Not far to long-term residents
4	1.6%	Impact on neighborhood
3	1.2%	Impact on overall economy
3	1.2%	Don't pay taxes
3	1.2%	Crowded island, too many tourists
1	0.4%	Good to offer visitors a choice of lodging
18	7.3%	Other
109	43.8%	TOTAL

Respondents could also comment at the end of the survey. Comments covered the range of issues noted in Exhibit F. Several respondents used the occasion to speak out against government involvement in homes. Others stressed the need for housing for residents, and thought Maui policy should support residents before visitors. (All comments are listed in Appendix E.)

Attitude towards Regulation and Taxes

- Five-eighths of the sample thought that SFTVRs should be regulated by the County, while an even larger percentage (68%) said SFTVRs should be allowed, with conditions, in their own neighborhoods. Acceptance of SFTVRs in resort and rural areas was similar. Only when asked whether SFTVRs should be allowed in single family residential areas did acceptance drop slightly, to 60%.
- Less than a third (29%) of respondents thought SFTVRs should not be registered with and regulated by the County. Opposition to SFTVRs being located in specific areas ranged from 19% (in resort areas) to 32% (in single family areas). About a quarter of respondents thought that SFTVRs should not be allowed in rural areas.

- About three-tenths of respondents thought that SFTVRs should pay property taxes as businesses, while a similar share of respondents thought that they should be taxed as hotels. Two-tenths thought they should be taxed as homes. A few respondents suggested that a separate tax category should be set up for TVRs.

2.4.2 Island-Level Variation

Some differences among island viewpoints are visible. Notably, Molokai and Lanai respondents were more likely than Maui Island ones to stress the economy as an issue, and appear slightly less concerned about the cost of housing.

With regard to SFTVRs, awareness was lower on Lanai, while willingness to favor SFTVRs was higher than elsewhere.

Responses to the questions about impacts of SFTVRs were similar on all islands. Concern over possible impacts on housing availability was strong on Maui Island, and less widespread on the other islands (negative (or strong negative) impact: Maui Island, 52%; Molokai, 41%, Lanai, 36%).

Responses to questions about interest in moving suggest that Lanai residents are least certain that they will remain on their home island (with 32% saying they probably will never leave, compared to 41% for Maui and 57% for Molokai). Of those who think they may move, about a quarter of the Molokai and Lanai respondents considered moving to another county. At least 10% of the respondents from each island who were likely to move were considering moves out of state.

2.4.3 Maui Island Regional Variation

Residents of the Maui Island regions surveyed showed little divergence of opinion. Housing issues loom somewhat larger in Central Maui (76% cited the cost of housing as an important issue). However, the idea that SFTVRs affect the supply of rental housing for residents negatively was weaker in Central Maui (46% of respondents) than in the other two regions (West and South Maui, 54% expect negative impact; Upcountry, Paia-Haiku and Hana, 55%). The latter finding is understandable in that few SFTVRs are actually located in Central Maui.

The majority of respondents from all regions said that SFTVRs should be allowed in the various areas mentioned. A possible small difference emerged with regard to "rural areas," with acceptance ranging from 65% in Upcountry, Paia-Haiku and Hana, to 72% in West and South Maui.

In terms of demographics, the Central Maui sample stood out: over half were lifetime residents, and only 19% were Caucasian.

2.4.4 Views of Respondents Familiar with SFTVRs

Asked if they were familiar with vacation rentals in their own neighborhood, 158 respondents said they were. These respondents handled the questions about impacts and

favoring SFTVRs in much the same way as the sample as a whole. They were distributed geographically as follows:

Maui Island:		115
West and South Maui	50	
Central Maui	21	
Upcountry, Paia-Haiku and Hana	44	
Molokai Island		31
Lanai Island		12.

This group's responses included:

- While the "familiar" respondents were about as likely to say they favored allowing visitors to rent single family homes, they were more likely than others to think that property owners should be able to rent out their homes for less than 180 days (Yes response, for "familiar" group: 70.2% compared to 59.8% of the total sample);
- Less sense that SFTVRs affect traffic than for the sample as a whole ("No Impact": 47.8% of this "familiar" group on Maui, vs. 37.2% for all Maui Island respondents);
- Much the same sense that SFTVRs affect the availability of rental housing (e.g., 47.8% of "familiar" Maui respondents saw a negative or strong negative impact, as compared to 48.6% for the total Maui Island sample);
- The expectation, for many Maui and Molokai "familiar" respondents, that SFTVRs affect property values, and tend to raise values; and
- A larger majority willing to allow SFTVRs with conditions in various neighborhoods:

Should these units be allowed, with conditions, ... (Yes %)			
	Maui	Molokai	Lanai
In your neighborhood			
"Familiar" group	76.5%	74.2%	66.7%
Total sample	68.4%	68.5%	64.5%
In and near resorts			
"Familiar" group	71.3%	71.0%	66.7%
Total sample	71.2%	74.3%	54.8%
In single family residential areas			
"Familiar" group	67.0%	67.7%	75.0%
Total sample	60.0%	65.3%	64.5%
In rural areas			
"Familiar" group	72.2%	67.7%	83.3%
Total sample	68.0%	68.3%	80.6%

HOUSING MARKET STUDIES

3.1 TOPICS

The key problems for the housing market study were (a) whether single family TVRs had an effect on values of neighborhoods, and (b) whether they had an effect on the overall housing market.

Several different hypotheses could lead to the idea that SFTVRs affect the housing market. We list them to indicate the possible impacts studied in the research (without claiming that these hypothetical cause-effect relationships are found to be true for Maui):

Neighborhoods: Increase Values

- Arguably, SFTVR operators maintain their property well, helping to keep up values in their area.
- Arguably, SFTVR visitors (especially upscale ones) use fewer cars than residents and avoid rush hour traffic, helping to minimize congestion in their immediate area.

Neighborhoods: Decrease Values

- Arguably, enough SFTVR visitors will be rowdy and inconsiderate of neighbors that they will detract from neighborhood peace and quiet.
- Arguably, the presence of SFTVRs may attract thieves to residential areas.

Housing Market: Increase Values

- Arguably, SFTVRs increase rental rates (and perhaps sales prices) by keeping the units off the resident market -- limiting supply.
- It is common knowledge that many SFTVR operators rent out units in order to meet their mortgage payments. Arguably, SFTVR operations hence help to support recent price levels (to the extent that this segment of the market is large enough to be of general impact).
- Arguably, by helping affluent visitors enjoy Maui experiences and seek their own vacation or retirement homes, SFTVRs help to bring in-migrant housing buyers to Maui.

Housing Market: Decrease Values

- Arguably, the potential negative impacts on neighborhoods could have a wider impact on the housing market.

In the course of research, SMS heard all of these arguments. Realtors tended to stress the idea that SFTVR operations help residents pay their large mortgages. Many survey respondents saw SFTVRs as limiting rental supply for residents. In both cases, the anticipated impact is to increase values.

Many of the objections to SFTVRs raised by Maui residents, whether in the survey, in interviews, or in public meetings, have little to do with market issues. Some stressed that visitors belong in resorts, not residential areas. Some found it important to enforce zoning regulations. Again, arguments in favor of SFTVRs such as claiming that their visitors help the economy have no obvious connection to the housing market. In sum, while Maui

citizens and communities may have much to debate concerning TVRs, most of their concerns are outside the scope of this section of the report.

The issue of TVRs in areas zoned as Agricultural did not emerge as a major concern in the survey. In planning discussions, ideas of preserving agricultural land for agricultural use have repeatedly been mentioned.

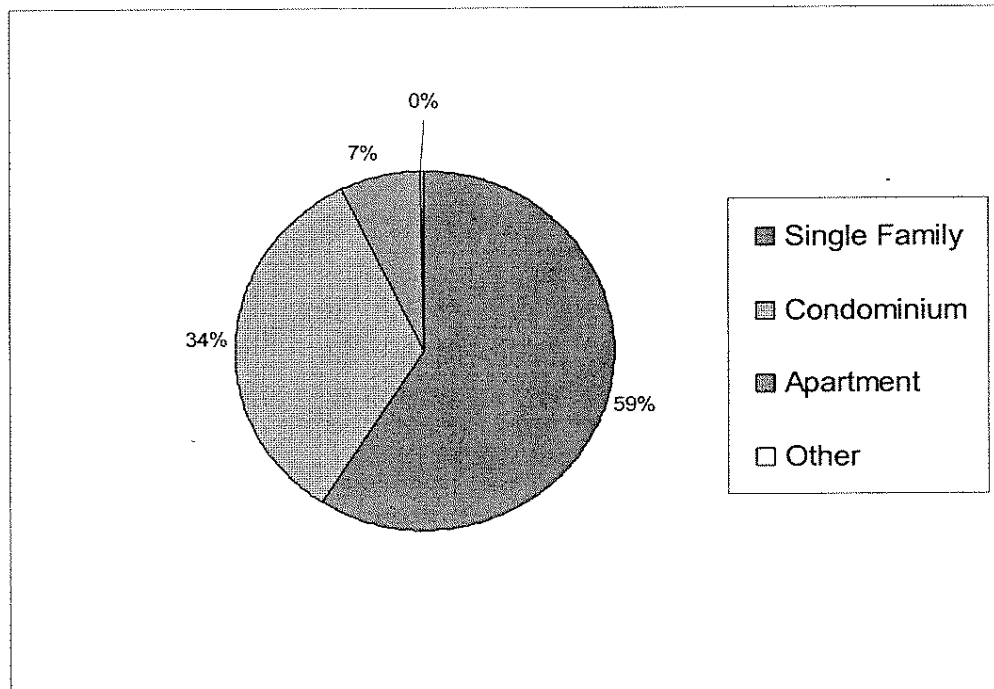
3.2 THE MAUI HOUSING MARKET

The housing inventory on Maui is complex, with about 44,000 resident units plus a large number of units held for visitor or vacationing owners' use. The housing inventory for the *Hawaii Housing Policy Study* showed the following distribution of housing units (including ones for vacation use) by type, as of January 1997 (SMS and Prudential Locations, 1997):

- Single family 59.3%
- Condominium 33.6%
- Apartment (i.e., all units in building for rent) 6.9%
- Student housing 0.1%
- Cooperative 0.1%

If these percentages still apply, the single family inventory (for residents and vacationers) would amount to about 33,400 units. Exhibit G shows the distribution of units in the inventory:

Exhibit G: HOUSING BY UNIT TYPE, MAUI COUNTY, 1997



SOURCE: SMS and The Prudential Locations, 1997.

Year 2000 Census data (in Exhibit H) indicate:

- Of resident-occupied units, some 58% are owner-occupied, and 42% are rented;
- Household sizes in rented units are smaller, on average, than in owner-occupied units;
- The average gross rent is about the average monthly housing cost; and
- Over a third of resident households – whether renting or owning – pay 30% or more of their incomes for housing. The similarly large share of households paying a large amount for housing suggests that general market conditions, not just a shortage of affordable rentals, challenge Maui residents.

Housing prices have trended upwards in recent years, as seen in Exhibit I. Single family price growth has been more regular than condominium prices, which have peaked and declined from quarter to quarter. During that period, the volume of monthly single family sales has roughly doubled (to a high of 110 sales in July 2002. Condo sales volume has also increased, but reached a level in 1999 (averaging about 130 to 140 sales per month) that has continued to the present (according to Maui Board of Realtors data).

Rental rates have not been tracked recently. In earlier studies, SMS and The Prudential Locations, Inc. (1992, 1997) found rentals averaging \$ 730 in 1992, and \$ 850 in 1997. (Maui County has issued a Request for Proposals for an updated Housing Policy Study, which will include rental and demand information.) Because the average gross rent reported in the Census for 2000, \$788, is lower than the average price in earlier studies (based on advertising, not renter surveys), it appears that rates did not increase over the late 1990s.

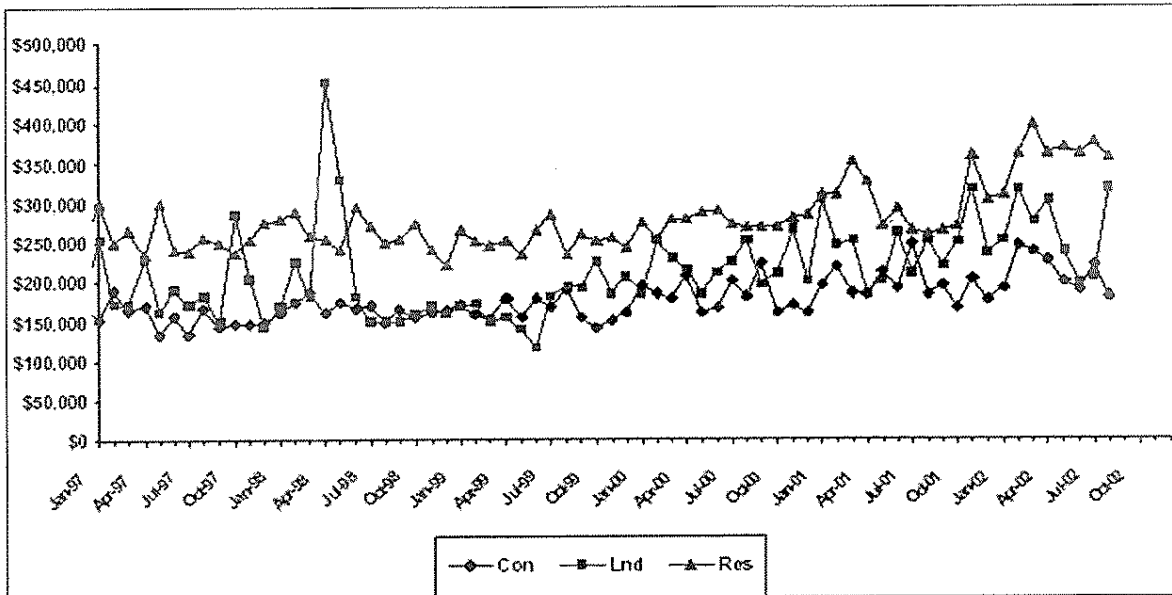
EXHIBIT H: MAUI COUNTY HOUSING, IN 2000 CENSUS

Maui County	2000 Census (1)
Housing Inventory	56,377
Occupied units	43,507
as share of all units	77.2%
Owner-occupied	25,039
Rented	18,468
Crowding	(2)
Mild	8.3%
Severe	8.2%
Vacant units	12,870
Vacant for seasonal or recreational use	9,746
Owner-occupied Units as % of Occupied units	57.6%
Median Value	\$249,900
Median mortgage payment	\$1,511
Owner costs as % of 1989 household income	
Share paying > 30%	34.1% (3)
Average household size	3.13
Rented units as % of Occupied units	42.4%
Median gross rent payment	\$788
Gross rent as % of 1989 household income	
Share paying > 30%	39.9% (3)
Average household size	2.62

- NOTES:** (1) Information about occupancy and tenure from SF1 questions asked of all households. Information about incomes from SF3 questions on long form, asked of a sample of households.
- (2) "Mild" crowding defined as 1.01 to 1.5 persons per room in household. "Severe" crowding defined as more than 1.5 persons per room.
- (3) Percentages are computed for households providing usable data.

SOURCE: US Census. Tables available either through the Census (www.census.gov) or Hawaii State Data Center (www.hawaii.gov/dbedt/census2k/profile-state/05015009.pdf).

Exhibit I: MEDIAN PRICES, MAUI COUNTY, 1997-2002



SOURCE: Maui Board of Realtors (www.mauiboard.com/complete_stats.mv).

3.3 THE SFTVR INVENTORY

SMS learned about SFTVRs from TMK records, from observing a selection (from outside the actual properties, and from speaking with a few realtors and operators. The County's earlier position paper identifying TVR issues was also informative.

We stress that we have not systematically found the range of Maui County SFTVRs, much less observed them from on site, much less spoken with a wide selection of operators, their guests, or their neighbors.

In our discussions with five real estate professionals and a few others¹, SMS was told repeatedly that SFTVRs offered distinctive amenities that set them apart from the rest of the housing inventory. The chief amenities were oceanfront location or, lacking that, exceptional views. Realtors who manage SFTVRs also mentioned pools, peace and quiet, multiple master bedroom suites, and other features that would make housing immediately attractive to short-term renters. The property managers tend to deal in upscale SFTVRs, renting for prices from \$500 to \$1,000 per day. Rents and values varied by district, with Lahaina District being known for the most luxurious units, and SFTVRs in Paia-Haiku and Molokai being, on average, more modest.

The TVR inventory has been estimated as including up to 20,000 units. This figure might be calculated from estimates of visitor-days in Maui County, not including nights spent in

¹ Normally, SMS lists those who provided information while stressing that they did not support any policy position. Because the list of informants is short, particular Realtors would be likely to be associated with our statements and conclusions if they were listed. As a result, their names are kept confidential.

hotels (some 682,000 room-nights [Maui County Planning Department, 2002].) However, that figure likely covers visitors' time in condo units, or staying with friends, as well as in single family TVRs. Based on estimates by real estate professionals and operators, SMS expects that the actual number of SFTVR units – single family homes, cottages, and units within private homes marketed to visitors – is no larger than 2,000 and could well be smaller.

As shown in Exhibits B, known SFTVRs often have more than one structure. This can allow some flexibility in the size of rentals or simply allow rentals on a property with an owner or caretaker on-site.

SMS notes that most SFTVRs we observed were well shielded from the roadway, so renters can enjoy both quiet and a sense of isolation. (In turn, neighbors are often protected from the risk of noise from renters.)

Although the SFTVRs are found in all types of neighborhoods, the majority of SFTVRs viewed by SMS Research team were in relatively wealthy neighborhoods. HCDCH defines the 2002 affordable housing price, at the median HUD income level of \$58,300 for Maui County, as a maximum of \$215,000. SMS studied ten Maui neighborhoods with concentrations of SFTVRs and ten other areas deemed very similar.

The average selling price of a home in the last year in those twenty neighborhoods is between \$351,062 and \$602,362. The average selling price of a home in the three neighborhoods in the sample with the lowest selling prices was, at \$248,667, 116% of the affordable price.

3.4 NEIGHBORHOOD IMPACTS: TMK ANALYSIS

SMS conducted TMK analyses of values and sales in several areas on the island of Maui (Lahaina, Kihei, Wailuku/Kahului, Spreckelsville, Makawao, Paia/Haiku, and Hana.) In each one, SMS chose neighborhoods with SFTVRs. For comparison, we then chose similar neighborhoods without listed SFTVRs or, to our knowledge, more than a few SFTVRs. Where neighborhoods were relatively large, we supplemented the neighborhood analysis with one that compared a plat with SFTVRs to a nearby, similar plat.

The definition of “neighborhood” used here derives from tax assessors’ practices. Maui County is divided into neighborhoods for tax purposes. In any given neighborhood, similar homes have similar prices (with adjustments for such amenities as size, views, new construction, etc.) SMS discussed the sample neighborhoods with Real Property Division staff, after which SMS selected the comparison neighborhoods listed in Exhibit J. (We thank Lance Okamura, Supervisor of Assessors, Real Property Tax Branch, Maui County Finance Department, and his colleagues for their help. They are not responsible for any statement in this report or analytic decisions taken here.)

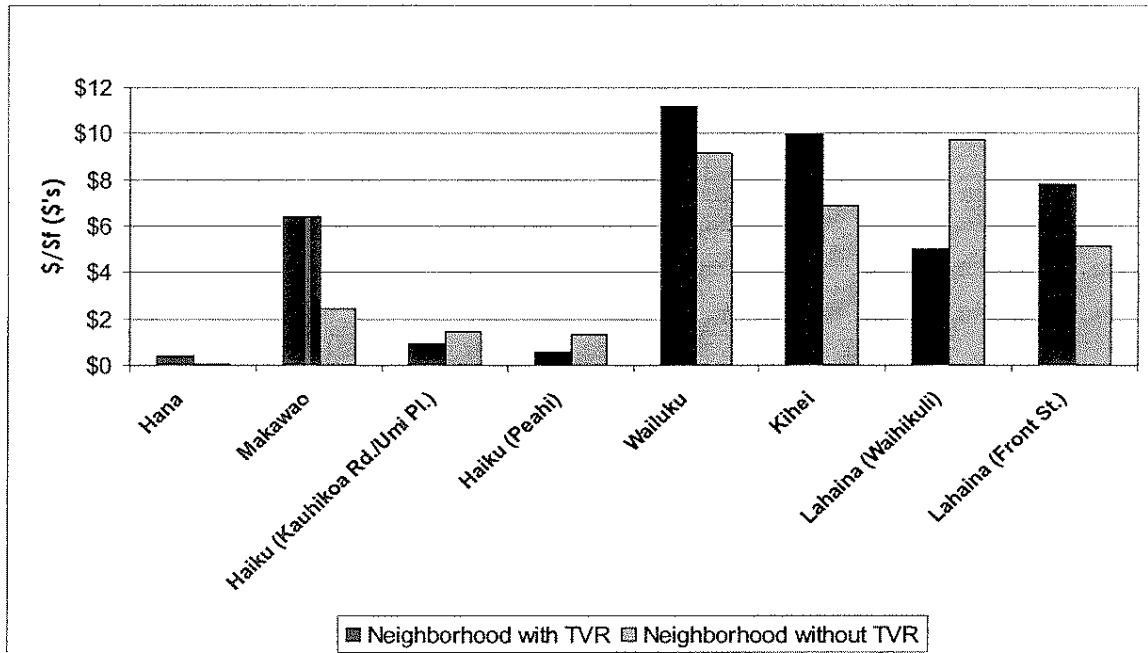
Plats were used for analysis in the Spreckelsville area because three SFTVR units were identified on one street. A plat analysis was also done in Haiku because the neighborhood designations in Haiku are very large (comprised of more than 3 plats). In both cases, any effect of SFTVRs might be localized for a region smaller than the tax neighborhood, so we looked at adjacent areas within the same neighborhood.

Exhibit J: NEIGHBORHOODS SELECTED FOR ANALYSIS

Area	Neighborhood Code with Known TVRs	Neighborhood without Known TVRs
Lahaina (Front St.)	4513	4612
Lahaina (Waihikuli)	4532	4531
Haiku (Kauhikoa Rd./Umi Pl.)	2741	2749
Haiku (Peahi)	2842	2847
Kihei	3921	3992
Makawao	2436	2437
Hana	1345	1341
Wailuku	3832	3833

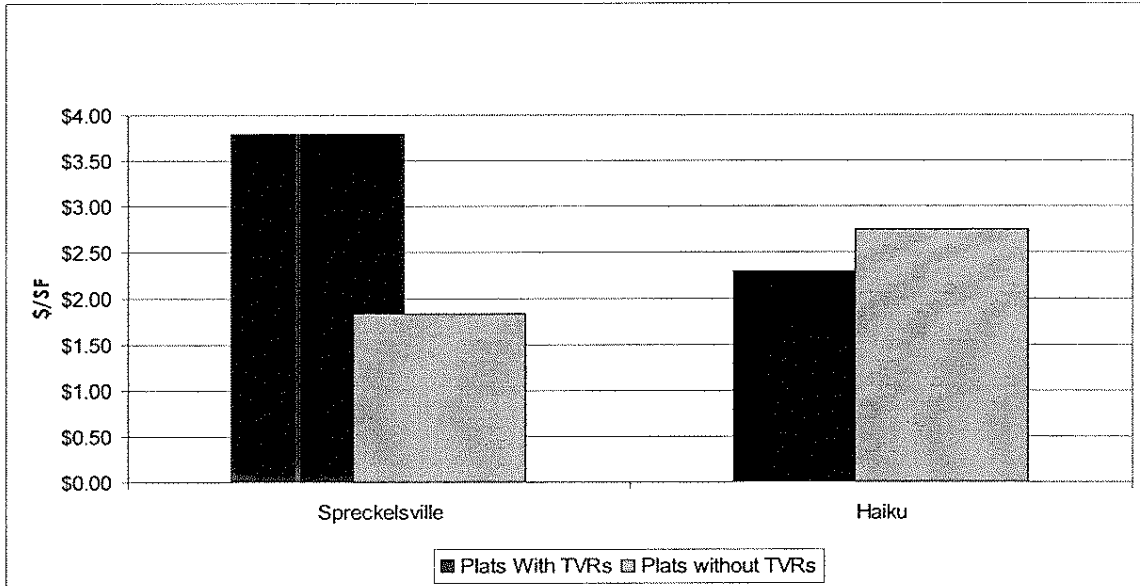
NOTE: Neighborhood codes are recorded in Real Property Tax records.

Exhibit K: BUILDING VALUES, NEIGHBORHOODS WITH AND WITHOUT SFTVRs



SOURCE: TMK data from Hawaii Information Service, Inc.

Exhibit L: BUILDING VALUES, SELECTED PLATS WITH AND WITHOUT SFTVRs



SOURCE: TMK data from Hawaii Information Service, Inc.

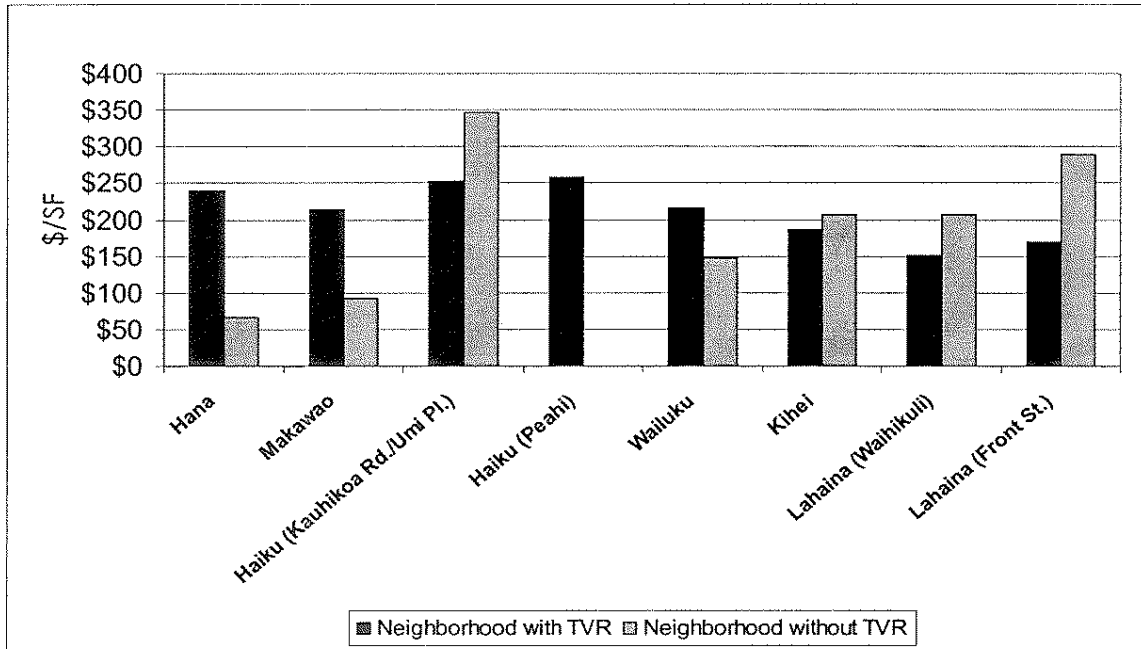
No clear trend emerged for building values. In six of the ten pairs of areas, the area (neighborhood or plat) with the SFTVRs had higher values. Exhibit K shows the building values (per square foot of interior area) for paired neighborhoods, while Exhibit L shows the average building values in the selected plats with and without SFTVRs. The SFTVR-area building values for the areas studied averages out as \$4.83/square foot, slightly higher than for neighborhoods without SFTVRs in them (\$4.07/square foot). The difference is not statistically significant, due to the small sample of neighborhoods studied.

For seven neighborhood pairs, recent sales could be compared. In four of the seven pairs, the neighborhood with SFTVRs had a higher average sale price (per square foot of interior area). Again, the plat comparisons did not show a trend, with sales prices in the Haiku plat with SFTVRs higher than its comparison case, but prices in the Spreckelsville plat with SFTVR lower than in its comparison case. Exhibits M and N show these comparisons.

The average sales price for neighborhoods and plats without SFTVRs ranges from \$286,583 to \$544,393. The average sales price for neighborhoods with SFTVRs falls between \$281,204 and \$777,387.

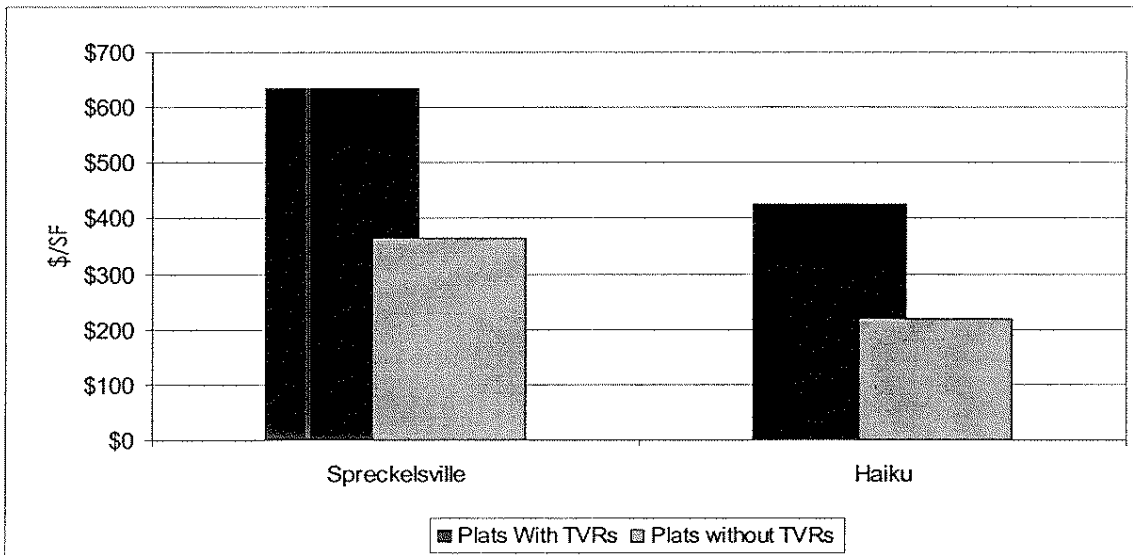
The neighborhood analyses fail to show any impact of SFTVRs as a class on local property values. They suggest that none of the various conflicting arguments about neighborhoods noted in Section 3.1 has general application. (We cannot rule out the possibility that localized impacts, limited to a particular neighborhood, not all or most SFTVR neighborhoods, do exist.)

Exhibit M: RECENT SALES PRICES IN NEIGHBORHOODS WITH AND WITHOUT SFTVRs



SOURCE: TMK data from Hawaii Information Service, Inc.

Exhibit N: RECENT SALES PRICES IN SELECTED PLATS WITH AND WITHOUT SFTVRs



SOURCE: TMK data from Hawaii Information Service, Inc.

3.5 IMPACTS ON AVAILABILITY OF AFFORDABLE HOUSING

The most widespread reason why some people oppose TVRs is the concern that they may remove housing from the supply available for residents. Housing costs are widely experienced as a problem in Maui County. Market conditions support this view. The price of a home affordable for a family earning the median income in Maui County is \$215,000 (per Housing and Community Development Corporation of Hawaii, using income estimates provided by the United States Department of Housing and Urban Development). The median price for a single family home in Maui County is currently \$354,500 (as of August 2002; Maui Board of Realtors data, available at www.MauiBoard.com.) Condominium prices have been closer to the level affordable by most families. The current median price is \$180,000.

SMS reviewed valuation and sales data for single family homes in Maui County, and found 4,650 homes valued at \$215,000 or less. In 2001, nearly 2,300 homes were sold. Of those, 18% were sold for \$215,000 or less as shown in Exhibit O.

While single family homes are likely to be expensive, either to buy or rent, smaller homes are found either by themselves or as ohana units on larger properties. Many of these could be affordable rentals. Using the TMK database, SMS searched for "ohana units," defined as (a) at TMK addresses with more than one dwelling on a single lot and (b) with two or fewer bedrooms. These additional units numbered 850, about 20% of the affordable single family homes. Fifty affordable "ohana units" were sold in 2001, 31% of all "ohana unit" sales.²

With the Maui County population growing by about 2,800 yearly during the 1990s – a figure roughly equivalent to 1,000 young families – the 400 to 500 affordable home sales in 2001 (not including condos) are clearly inadequate to meet likely demand.

Exhibit O: ESTIMATES OF AFFORDABLE UNITS AND SALES

Dwelling	Affordable Dwellings	Total Sales (2001)	Total Affordable Sales Last Year	Affordable Share of Recent Sales
SF Homes	4,650	2,295	413	18.0%
Ohana Units	850	160	50	31.3%

If there are about 2,000 SFTVRs (single-family units, cottages and ohana units, or units within a larger house), how many of these could be affordable long-term rentals or sold to residents at affordable prices, if owners no longer offered short-term rentals? Several factors work to reduce the estimate:

- First, many SFTVRs are occupied for part of the year by their owners. If the owners could no longer rent them out for short periods, many would simply not rent or sell them at all.

² "Ohana units" is kept in quotation marks as a reminder that these are estimated without information about the legality of ohana dwellings on particular parcels.

- Oceanfront homes, no matter how modest, command high market prices.
- Prices in West and South Maui – areas with a high concentration of SFTVRs – are higher than the island average, so only the smallest SFTVRs in those areas could conceivably be converted to affordable resident use.
- Many SFTVRs are large and well-appointed. Such properties would command high prices, and be outside the affordable range, even if on the long-term rental or sale markets.
- Other SFTVRs are units in residents' homes. If owners are willing to have them occupied continuously – and at least some are not willing – these units are likely not in conformity with County codes for multifamily use of homes. Similarly, ohana unit rentals might be feasible but entail code violations.
- To the best of our knowledge, no SFTVRs have been converted from resident affordable rentals to vacation rentals. Such a conversion would call for a major investment.

In light of these factors, SMS estimates that no more than 20% of the SFTVR inventory – at most 400 units – could conceivably be converted to affordable resident homes. Should that conversion take place, the units becoming available for rent would be a share of that group of potentially affordable homes.

Permitting conditions obviously affect how SFTVRs move onto the resident housing market. This is clear when we examine two extreme conditions:

1. If TVR activity were widely accepted (i.e., permitted or without stringent controls and enforcement), owners are unlikely to have economic reasons for converting their units to resident rentals or resales. A family with the median income – reportedly, \$58,300 on Maui – could afford to pay up to about \$1,350 per month for housing expenses, including utilities, if 28% of income goes to housing. TVR use of a unit renting for \$150 a night – a very low rate, compared to many currently advertised – could yield the same income with only nine nights' use per month. In other words, SFTVRs can provide owners with more income than affordable rentals even if they are occupied only 30% of the time. (Real estate professionals report average occupancies from 40% to 60% or more.)

In these conditions, SFTVRs would likely continue in their current use *until their owners' situation changed*. Some might retire to Maui, converting a SFTVR to owner-occupant use. Others might be sold. Very few would convert to resident rentals, since that option involves less income for longer rentals. A few SFTVRs would trickle into the affordable sales pool over time. Without information about the history of many SFTVRs, we cannot hazard to guess whether the number of units moving from SFTVRs to the affordable sales inventory would be as few as 20 in a year, or as many as 100 – but it would be only a share of the inventory of units that might potentially or eventually become affordable.

In relation to the inventory for sale – some 460 affordable single family and ohana units in 2001 – the share of SFTVRs that might conceivably end up on the resale

market under conditions of TVR acceptance is potentially significant. (That share is clearly less than 400 units, but is unknown.) Its impact would be felt most immediately on new home production: if the number of affordable resales increases, developers would have less incentive to compete in the affordable market, and would be even more likely than at present to concentrate on upper-income markets.

2. If, on the other hand, TVR activity were sharply limited, more single family TVRs might be converted for sale, and some might be converted to resident rentals. Again, if more SFTVRs are offered for sale at affordable rates, the impact would likely be felt as lower demand for new production. Such an impact might be short term, in response to new enforcement policies, but would be stronger for a year or two than under the first scenario.

About 18,500 rental units are occupied by Maui residents (according to 2000 Census data, including both single family and condominium units). A reported 5.3% of renting households paid more than \$1,500 a month in gross rent. Subtracting out their units, the affordable rental inventory comes to about 17,500 units.

Should 50% of the SFTVRs that could conceivably be converted to affordable rentals come onto the rental market, the inventory would increase by at most 1.1%. Such an increase cannot be expected to change pricing trends.

Currently, SFTVRs are reported as widespread, if irregular uses. This situation is closer to the first scenario than the second one. That means that the contribution of units to the market through conversion of SFTVRs is probably an ongoing process, resulting in some of the sales already occurring each year, not an addition to the current inventory. For example, some relatively modest SFTVRs are family properties, owned by non-resident heirs who use them occasionally. Over time, such owners may choose to sell the homes or to return, whether or not TVR activities are permitted.

In other words, while we have noted that addition of single family TVRs to the affordable resale market could have an impact, tending to slow the production of new homes, this influence is probably already part of the current housing market, not a new factor.

Under the scenarios sketched here, too few SFTVRs could conceivably be converted to affordable long-term use to affect Maui County housing prices and the availability of affordable housing over the long term. If TVR activity is prohibited, a short-term lowering of demand for new homes for sale is likely.

One last point deserves note. The analysis so far has dealt with the immediate situation and near term. However, Maui County's households are expected to increase in number at a rate of 1.6% annually between 2000 and 2020 (based on DBEDT and SMS projections, in SMS [2002].) The increase in the number of households could well exceed 10,000 units each five years. This projection makes it likely that the resident housing shortfall will continue, and many residents will continue to see housing as a precious resource needed for resident use. Demand will likely keep most single family home sale prices well above the level affordable for families with the County median income.

APPENDIX A: TELEPHONE SURVEY

Questionnaire # _____ (1-5)

Q.1 Hello, I'm _____ from SMS Research. We are conducting a survey about housing and housing issues on Maui. Individual responses are confidential. The results will be used to help the County in its planning activities. Are you an adult, age 18 or older? [IF NO, ASK TO SPEAK TO AN ADULT]

[IF YES ASK:] Do you usually live outside the County of Maui more than 100 days per year? [IF NO, ENTER 1 TO BEGIN]

[IF YES ASK TO SPEAK TO A FULL TIME ADULT MAUI RESIDENT AND IF "NO" AGAIN: THANK AND TERMINATE]

(6)

- 1 Yes
- 2 No

[IF THE ANSWER IS 2, THEN SKIP TO QUESTION 1]

Q.2 In recent surveys, Maui people have said a few issues are very important for the community. I'd like to list these, and ask you which is most important for you and your household. [READ LIST] [PROBE FOR ANSWERS]
[MARK A "1" NEXT TO MOST IMPORTANT, "2" NEXT TO SECOND MOST IMPORTANT... ETC]

- Cost of Housing (8)
- Crime (9)
- Economy/Jobs (10)
- Education (11)
- Transportation (12)
- Water Shortage (13)
- None (14)
- Other (15)
- DON'T KNOW/REFUSED .. (16)

Q.3 Maui has many visitors, and some of these like to stay in private single family homes. These visitors may stay at these homes for a short time, or for as long as 3 months. Were you aware of the fact that visitors rent private, single family homes for vacation purposes while on Maui?

(17)

- 1 Yes
- 2 No
- 3 DON'T KNOW/REFUSED

Q.4 Are you in favor or opposed to allowing visitors to rent single family homes while on vacation in Maui?

(18)

- 1 Yes
- 2 No
- 3 (Don't Care)
- 4 Don't know/No opinion
- 5 REFUSED

Q.5 Why do you say so?

(6-105)

Q.6 Current Maui law does not allow rental of a single family home for less than 180 days. The law is currently under review. Do you think the law should be changed so that a property owner should be allowed to rent out a home for less than 180 days?

(19)

- 1 Yes
 2 No
 3 Don't know/No opinion
 4 REFUSED

Q.7 Should a property owner be allowed to rent out a home for less than 30 days?

(20)

- 1 Yes -- Should
 2 No -- Should not
 3 Don't know/no opinion
 4 REFUSED

Q.8 What effect on the neighborhood do vacation rental houses have: on the quality of the neighborhood...[READ LIST]

(21)

- 1 Strong positive impact
 2 Positive impact
 3 No impact
 4 Negative impact
 5 Strong negative impact
 6 DON'T KNOW/REFUSED

Q.9 (What effect on the neighborhood do vacation rental houses have): on property values... [READ LIST]

(22)

- 1 Strong positive impact
 2 Positive impact
 3 No impact
 4 Negative impact
 5 Strong negative impact
 6 DON'T KNOW/REFUSED

Q.10 (What effect on the neighborhood do vacation rental houses have): on traffic congestion... [READ LIST]

(23)

- 1 Strong positive impact
 2 Positive impact
 3 No impact
 4 Negative impact
 5 Strong negative impact
 6 DON'T KNOW/REFUSED

Q.11 (What effect on the neighborhood do vacation rental houses have): on availability of housing rentals for residents... [READ LIST]

(24)

- 1 Strong positive impact
- 2 Positive impact
- 3 No impact
- 4 Negative impact
- 5 Strong negative impact
- 6 DON'T KNOW/REFUSED

Q.12 Have these units affected land values in your neighborhood?

(25)

- 1 Yes
- 2 No
- 3 DON'T KNOW/REFUSED

[IF THE ANSWER TO QUESTION 12 IS NOT 1, THEN SKIP TO QUESTION 9999]

Q.13 How have these units affected land values in your neighborhood?

(26)

- 1 Raised values significantly
- 2 Raised values somewhat
- 3 No impact
- 4 Lowered values somewhat
- 5 Lowered values significantly
- 6 Don't know/no opinion
- 7 REFUSED

Q.14 How have these units affected the quality of life for you and your family?

(27)

- 1 Raised quality of life significantly
- 2 Raised quality of life somewhat
- 3 No impact
- 4 Lowered quality of life somewhat
- 5 Lowered quality of life significantly
- 6 Don't know/no opinion
- 7 REFUSED

Q.15 Without giving us specific locations or addresses, are you personally familiar with such private home rentals?

(28)

- 1 Yes
- 2 No
- 3 DON'T KNOW/REFUSED

[IF THE ANSWER IS 2 OR 3, THEN SKIP TO QUESTION 18]

Q.16 How many such units are you familiar with?

(29)

- 1 1
- 2 2 TO 4
- 3 5 TO 10
- 4 More than 10

- Q.17 Are the units you are familiar with... [READ LIST AND MARK ALL THAT APPLY]
(30)
- 1 In your immediate neighborhood
 - 2 Further away on your island
 - 3 On another island in Maui County
 - 4 Don't know
 - 5 REFUSED

- Q.18 Should these units be registered with and regulated by the County of Maui?
(31)
- 1 Yes
 - 2 No
 - 3 DON'T KNOW/REFUSED

[ASK QUESTIONS 19 TO 22 IN RANDOM ORDER IN GROUPS OF 4]

- Q.19 Should these units be allowed, with conditions, in your neighborhood?
(32)
- 1 Yes
 - 2 No
 - 3 DON'T KNOW/REFUSED

- Q.20 Should these units be allowed, with conditions, in and near resorts?
(33)
- 1 Yes
 - 2 No
 - 3 DON'T KNOW/REFUSED

- Q.21 Should these units be allowed, with conditions, in single family residential areas?
(34)
- 1 Yes
 - 2 No
 - 3 DON'T KNOW/REFUSED

- Q.22 Should these units be allowed, with conditions, in rural areas?
(35)
- 1 Yes
 - 2 No
 - 3 DON'T KNOW/REFUSED

- Q.23 Do you think these units should be taxed, for the County Real Property tax, as:
(36)
- 1 Homes
 - 2 Commercial businesses
 - 3 Hotel and resort property
 - 4 Other
 - 5 DON'T KNOW/REFUSED

- Q.24 Other specify

Q.25 Do you have any other comments on this issue that you want to share? (106-155)

(156-255)

Q.26 I have a few more questions for classification purposes. How long have you lived on Maui

(37)

- 1 Less than 6 months
- 2 6 months to 1 year
- 3 1 to 2 years
- 4 3 to 5 years
- 5 6 to 9 years
- 6 10 or more years
- 7 Lifetime
- 8 DON'T KNOW/REFUSED

Q.27 Including yourself, how many people live in your household?

(256-257)

Q.28 What is your zip code:

(258-262)

Q.29 Do you own or rent your own home?

(38)

- 1 Own
- 2 Rent
- 3 Occupy without cash payment
- 4 DON'T KNOW/REFUSED

Q.30 Do you own any other homes in Maui County?

(39)

- 1 Yes
- 2 No
- 3 DON'T KNOW/REFUSED

Q.31 Now, I'd like to know if you think you are likely to move again. What is the soonest that you would probably move to another home

(40)

- 1 Less than 6 months
- 2 1 to 2 years
- 3 3 to 10 years
- 4 Over 10 years
- 5 Probably never
- 6 Don't know
- 7 REFUSED

[IF THE ANSWER TO QUESTION 31 IS 6 OR 7, THEN SKIP TO QUESTION 9999]

Q.32 When you do move, do you expect to stay on the same island, move to a different island in Maui County, move to another County, or move out of state?

(41)

- 1 Same island
- 2 Same County, different island
- 3 Different County
- 4 Different state U.S.
- 5 Outside the U.S.
- 6 DON'T KNOW/REFUSED

[IF THE ANSWER TO QUESTION 32 IS NOT 1 OR n2, THEN SKIP TO QUESTION 9999]

Q.33 Do you think you will be buying or renting your next home?

(42)

- 1 Buy
- 2 Rent
- 3 DON'T KNOW/REFUSED

Q.34 What is your ethnic background?

(43-44)

- 01 Caucasian
- 02 Chinese
- 03 Filipino
- 04 Hawaiian/part Hawaiian
- 05 Japanese
- 06 Korean
- 07 Samoan
- 08 Mixed not Hawaiian
- 09 Black
- 10 Other
- 11 DON'T KNOW/REFUSED

Q.35 What is your employment status?

(45)

- 1 Working full time
- 2 Working part time only
- 3 Student
- 4 Retired
- 5 Homeaker
- 6 Other
- 7 DON'T KNOW/REFUSED

[IF THE ANSWER TO QUESTION 35 IS NOT 6, THEN SKIP TO QUESTION 9999]

Q.36 Other Specify

(263-312)

Q.37 What was your total household income last year?

(46)

- 1 Under \$30,000
- 2 \$30,000 to \$49,999
- 3 \$50,000 to \$74,999
- 4 \$75,000 to \$99,999
- 5 Over \$100,000
- 6 DON'T KNOW
- 7 REFUSED

Q.38 Record gender [DO NOT ASK]

(47)

- 1 Male
- 2 Female

APPENDIX B: WEIGHTED RESULTS

	Weighted	
	Households	Col. %
Important Issues		
Cost of Housing	30,589	70.1%
Crime	26,047	59.7%
Economy/Jobs	23,912	54.8%
Education	26,723	61.3%
Transportation	21,356	49.0%
Water Shortage	23,708	54.3%
None	719	1.6%
Other	1,185	2.7%
DON'T KNOW/REFUSED	566	1.3%
Number of households	43,622	100.0%
<p>Maui has many visitors, and some of these like to stay in private single family homes. These visitors may stay at these homes for a short time, or for as long as 3 months. Were you aware of the fact that visitors rent private, single family homes?</p>		
Yes	32,690	74.9%
No	10,078	23.1%
DON'T KNOW/REFUSED	853	2.0%
Total	43,622	100.0%
<p>Are you in favor or opposed to allowing visitors to rent single family homes while on vacation in Maui?</p>		
Favor	25,409	58.2%
Oppose	9,102	20.9%
(Don't Care)	5,396	12.4%
Don't know/No opinion	3,321	7.6%
REFUSED	395	0.9%
Total	43,622	100.0%
<p>Current Maui law does not allow rental of a single family home for less than 180 days. The law is currently under review. Do you think the law should be changed so that a property owner should be allowed to rent out a home for less than 180 days?</p>		
Yes	25,523	58.5%
No	11,782	27.0%
DON'T KNOW/NO OPINION	6,317	14.5%
Total	43,622	100.0%
<p>Should a property owner be allowed to rent out a home for less than 30 days?</p>		
Yes -- Should	19,932	78.1%
No -- Should not	4,947	19.4%
DON'T KNOW/NO OPINION	644	2.5%
Total	25,523	100.0%
<p>General effect of TVRs on neighborhood</p>		
Strong positive impact	2,532	5.8%
Positive impact	7,537	17.3%
No impact	14,825	34.0%
Negative impact	9,919	22.7%
Strong negative impact	3,271	7.5%
DON'T KNOW	5,338	12.2%
REFUSED	199	0.5%
Total	43,622	100.0%

APPENDIX B: WEIGHTED RESULTS, Continued

	Weighted	
	Households	Col. %
What effect on the neighborhood do vacation rental houses have -- on property values?		
Strong positive impact	4,169	9.6%
Positive impact	9,478	21.7%
No impact	11,199	25.7%
Negative impact	9,708	22.3%
Strong negative impact	2,585	5.9%
DON'T KNOW	6,483	14.9%
Total	43,622	100.0%
What effect on the neighborhood do vacation rental houses have -- on traffic congestion?		
Strong positive impact	2,628	6.0%
Positive impact	4,634	10.6%
No impact	16,124	37.0%
Negative impact	12,728	29.2%
Strong negative impact	5,108	11.7%
DON'T KNOW	2,400	5.5%
Total	43,622	100.0%
What effect on the neighborhood do vacation rental houses have -- on availability of housing rentals for residents?		
Strong positive impact	2,394	5.5%
Positive impact	5,695	13.1%
No impact	10,698	24.5%
Negative impact	15,310	35.1%
Strong negative impact	6,767	15.5%
DON'T KNOW	2,734	6.3%
REFUSED	24	0.1%
Total	43,622	100.0%
Have these units affected land values in your neighborhood?		
Yes	9,333	21.4%
No	26,232	60.1%
DON'T KNOW/REFUSED	8,056	18.5%
Total	43,622	100.0%
How have these units affected land values in your neighborhood?		
Raised values significantly	2,597	27.8%
Raised values somewhat	3,977	42.6%
No impact	941	10.1%
Lowered values somewhat	745	8.0%
Lowered values significantly	518	5.5%
Don't know/no opinion	457	4.9%
REFUSED	99	1.1%
Total	9,333	100.0%
How have these units affected the quality of life for you and your family?		
Raised quality of life significantly	1,948	4.5%
Raised quality of life somewhat	5,833	13.4%
No impact	29,168	66.9%
Lowered quality of life somewhat	3,039	7.0%
Lowered quality of life significantly	1,400	3.2%
Don't know/no opinion	2,135	4.9%
REFUSED	98	0.2%
Total	43,622	100.0%

APPENDIX B: WEIGHTED RESULTS, Continued

	Weighted	
	Households	Col. %
Without giving us specific locations or addresses, are you personally familiar with such private home rentals?		
Yes	23,291	53.4%
No	19,789	45.4%
DONT KNOW/REFUSED	542	1.2%
Total	43,622	100.0%
How many such units are you familiar with?		
1	2,355	10.1%
2 TO 4	9,498	40.8%
5 TO 10	4,951	21.3%
More than 10	5,951	25.6%
DONT KNOW/REFUSED	536	2.3%
Total	23,291	100.0%
Where are familiar units?		
In your immediate neighborhood	12,652	45.9%
Further away on your island	12,878	46.7%
On another island in Maui County	1,603	5.8%
DONT KNOW/REFUSED	432	1.6%
Total	27,565	100.0%
Should these units be registered with and regulated by the County of Maui?		
Yes	27,257	62.5%
No	12,732	29.2%
DONT KNOW/REFUSED	3,633	8.3%
Total	43,622	100.0%
Should these units be allowed, with conditions, in your neighborhood?		
Yes	29,845	68.4%
No	9,710	22.3%
DONT KNOW/REFUSED	4,067	9.3%
Total	43,622	100.0%
Should these units be allowed, with conditions, in and near resorts?		
Yes	30,958	71.0%
No	8,472	19.4%
DONT KNOW/REFUSED	4,192	9.6%
Total	43,622	100.0%
Should these units be allowed, with conditions, in single family residential areas?		
Yes	26,365	60.4%
No	13,986	32.1%
DONT KNOW/REFUSED	3,272	7.5%
Total	43,622	100.0%
Should these units be allowed, with conditions, in rural areas?		
Yes	29,807	68.3%
No	11,442	26.2%
DONT KNOW/REFUSED	2,372	5.4%
Total	43,622	100.0%

APPENDIX B: WEIGHTED RESULTS, Continued

	Weighted	
	Households	Col. %
Do you think these units should be taxed, for the County Real Property tax, as homes, commercial businesses, hotel and resort property, or other?		
Homes	9,168	21.0%
Commercial businesses	13,573	31.1%
Hotel and resort property	12,072	27.7%
Other	5,171	11.9%
DONT KNOW/REFUSED	3,639	8.3%
Total	43,622	100.0%
How long have you lived on Maui?		
Less than 6 months	457	1.0%
6 months to 1 year	817	1.9%
1 to 2 years	3,045	7.0%
3 to 5 years	3,938	9.0%
6 to 9 years	4,163	9.5%
10 or more years	17,304	39.7%
Lifetime	13,699	31.4%
DONT KNOW/REFUSED	198	0.5%
Total	43,622	100.0%
People in Household		
1	5,471	12.5%
2	14,505	33.3%
3	8,393	19.2%
4	7,057	16.2%
5	4,588	10.5%
6	1,578	3.6%
7	1,233	2.8%
8	202	0.5%
9	236	0.5%
10	61	0.1%
DONT KNOW/REFUSED	296	0.7%
Total	43,622	100.0%
Do you own or rent your own home?		
Own	25,723	59.0%
Rent	17,084	39.2%
Occupy without cash payment	495	1.1%
DONT KNOW/REFUSED	320	0.7%
Total	43,622	100.0%
Do you own any other homes in Maui County?		
Yes	5,381	12.3%
No	37,686	86.4%
DONT KNOW/REFUSED	555	1.3%
Total	43,622	100.0%

APPENDIX B: WEIGHTED RESULTS, Continued

	Weighted	
	Households	Col. %
Now, I'd like to know if you think you are likely to move again. What is the soonest that you would probably move to another home?		
Less than 6 months	4,738	10.9%
1 to 2 years	8,347	19.1%
3 to 10 years	6,503	14.9%
Over 10 years	2,022	4.6%
Probably never	18,367	42.1%
DON'T KNOW	3,445	7.9%
REFUSED	200	0.5%
Total	43,622	100.0%
When you do move, do you expect to stay on the same island, move to a different island in Maui County, move to another County, or move out of state?		
Same island	15,743	72.9%
Same County, different island	853	3.9%
Different County	1,883	8.7%
Different state U.S.	2,202	10.2%
DON'T KNOW/REFUSED	929	4.3%
Total	21,610	100.0%
Do you think you will be buying or renting your next home?		
Buy	11,420	72.5%
Rent	3,778	24.0%
DON'T KNOW/REFUSED	545	3.5%
Total	15,743	100.0%
What is your ethnic background?		
Caucasian	18,313	42.0%
Chinese	519	1.2%
Filipino	3,893	8.9%
Hawaiian/part Hawaiian	8,231	18.9%
Japanese	5,651	13.0%
Mixed not Hawaiian	2,136	4.9%
Black	101	0.2%
Other	3,458	7.9%
DON'T KNOW/REFUSED	1,319	3.0%
Total	43,622	100.0%
What is your employment status?		
Working full time	26,537	60.8%
Working part time only	4,500	10.3%
Student	322	0.7%
Retired	6,880	15.8%
Homemaker	2,585	5.9%
Other	2,373	5.4%
DON'T KNOW/REFUSED	426	1.0%
Total	43,622	100.0%
What was your total household income last year?		
Under \$30,000	8,030	18.4%
\$30,000 to \$49,999	8,870	20.3%
\$50,000 to \$74,999	9,449	21.7%
\$75,000 to \$99,999	5,134	11.8%
Over \$100,000	3,858	8.8%
DON'T KNOW	4,051	9.3%
REFUSED	4,230	9.7%
Total	43,622	100.0%
Gender		
Male	17,265	39.6%
Female	26,357	60.4%
Total	43,622	100.0%

APPENDIX C: SURVEY RESULTS, TOTAL SAMPLE AND ISLAND SAMPLES

	Total Sample		Maui Island		Molokai		Lanai	
	Count	Col %	Count	Col %	Count	Col %	Count	Col %
Important Issues								
Cost of Housing	366	68.4%	286	71.0%	60	59.4%	20	64.5%
Crime	309	57.8%	245	60.8%	51	50.5%	13	41.9%
Economy/Jobs	307	57.4%	216	53.6%	70	69.3%	21	67.7%
Education	330	61.7%	246	61.0%	64	63.4%	20	64.5%
Transportation	252	47.1%	202	50.1%	42	41.6%	8	25.8%
Water Shortage	291	54.4%	219	54.3%	56	55.4%	16	51.6%
None	8	1.5%	7	1.7%	1	1.0%		
Other	15	2.8%	11	2.7%	4	4.0%		
DON'T KNOW/REFUSED	8	1.5%	5	1.2%	3	3.0%		
Number of respondents	535	100.0%	403	100.0%	101	100.0%	31	100.0%
<p>Maui has many visitors, and some of these like to stay in private single family homes. These visitors may stay at these homes for a short time, or for as long as 3 months. Were you aware of the fact that visitors rent private, single family homes?</p>								
Yes	393	73.5%	305	75.7%	69	68.3%	19	61.3%
No	132	24.7%	90	22.3%	31	30.7%	11	35.5%
DON'T KNOW/REFUSED	10	1.9%	8	2.0%	1	1.0%	1	3.2%
Total	535	100.0%	403	100.0%	101	100.0%	31	100.0%
<p>Are you in favor or opposed to allowing visitors to rent single family homes while on vacation in Maui?</p>								
Favor	318	59.4%	232	57.6%	64	63.4%	22	71.0%
Oppose	109	20.4%	85	21.1%	19	18.8%	5	16.1%
(Don't Care)	64	12.0%	51	12.7%	11	10.9%	2	6.5%
Don't know/No opinion	40	7.5%	31	7.7%	7	6.9%	2	6.5%
REFUSED	4	0.7%	4	1.0%				
Total	535	100.0%	403	100.0%	101	100.0%	31	100.0%
<p>Current Maui law does not allow rental of a single family home for less than 180 days. The law is currently under review. Do you think the law should be changed so that a property owner should be allowed to rent out a home for less than 180 days?</p>								
Yes	320	59.8%	233	57.8%	66	65.3%	21	67.7%
No	139	26.0%	111	27.5%	22	21.8%	6	19.4%
DON'T KNOW/NO OPINION	76	14.2%	59	14.6%	13	12.9%	4	12.9%
Total	535	100.0%	403	100.0%	101	100.0%	31	100.0%
<p>Should a property owner be allowed to rent out a home for less than 30 days?</p>								
Yes -- Should	254	79.4%	180	77.3%	55	83.3%	19	90.5%
No -- Should not	58	18.1%	47	20.2%	9	13.6%	2	9.5%
DON'T KNOW/NO OPINION	8	2.5%	6	2.6%	2	3.0%		
Total	320	100.0%	233	100.0%	66	100.0%	21	100.0%
<p>General effect of TVRs on neighborhood</p>								
Strong positive impact	32	6.0%	23	5.7%	7	6.9%	2	6.5%
Positive impact	98	18.3%	67	16.6%	21	20.8%	10	32.3%
No impact	181	33.8%	138	34.2%	36	35.6%	7	22.6%
Negative impact	119	22.2%	92	22.8%	18	17.8%	9	29.0%
Strong negative impact	36	6.7%	32	7.9%	4	4.0%		
DON'T KNOW	67	12.5%	49	12.2%	15	14.9%	3	9.7%
REFUSED	2	0.4%	2	0.5%				
Total	535	100.0%	403	100.0%	101	100.0%	31	100.0%

APPENDIX C: RESULTS, TOTAL SAMPLE AND ISLAND SAMPLES, Continued

	Total Sample		Maui Island		Molokai		Lanai	
	Count	Col %	Count	Col %	Count	Col %	Count	Col %
What effect on the neighborhood do vacation rental houses have -- on property values?								
Strong positive impact	53	9.9%	38	9.4%	12	11.9%	3	9.7%
Positive impact	124	23.2%	84	20.8%	27	26.7%	13	41.9%
No impact	139	26.0%	103	25.6%	29	28.7%	7	22.6%
Negative impact	113	21.1%	92	22.8%	16	15.8%	5	16.1%
Strong negative impact	29	5.4%	25	6.2%	4	4.0%		
DON'T KNOW	77	14.4%	61	15.1%	13	12.9%	3	9.7%
Total	535	100.0%	403	100.0%	101	100.0%	31	100.0%
What effect on the neighborhood do vacation rental houses have -- on traffic congestion?								
Strong positive impact	33	6.2%	24	6.0%	7	6.9%	2	6.5%
Positive impact	62	11.6%	41	10.2%	16	15.8%	5	16.1%
No impact	199	37.2%	148	36.7%	37	36.6%	14	45.2%
Negative impact	152	28.4%	119	29.5%	25	24.8%	8	25.8%
Strong negative impact	58	10.8%	49	12.2%	7	6.9%	2	6.5%
DON'T KNOW	31	5.8%	22	5.5%	9	8.9%		
Total	535	100.0%	403	100.0%	101	100.0%	31	100.0%
What effect on the neighborhood do vacation rental houses have -- on availability of housing rentals for residents?								
Strong positive impact	27	5.0%	23	5.7%	3	3.0%	1	3.2%
Positive impact	72	13.5%	52	12.9%	15	14.9%	5	16.1%
No impact	135	25.2%	97	24.1%	27	26.7%	11	35.5%
Negative impact	183	34.2%	143	35.5%	30	29.7%	10	32.3%
Strong negative impact	77	14.4%	65	16.1%	11	10.9%	1	3.2%
DON'T KNOW	40	7.5%	23	5.7%	14	13.9%	3	9.7%
REFUSED	1	0.2%			1	1.0%		
Total	535	100.0%	403	100.0%	101	100.0%	31	100.0%
Have these units affected land values in your neighborhood?								
Yes	116	21.7%	86	21.3%	25	24.8%	5	16.1%
No	323	60.4%	242	60.0%	62	61.4%	19	61.3%
DON'T KNOW/REFUSED	96	17.9%	75	18.6%	14	13.9%	7	22.6%
Total	535	100.0%	403	100.0%	101	100.0%	31	100.0%
How have these units affected land values in your neighborhood?								
Raised values significantly	34	29.3%	23	26.7%	8	32.0%	3	60.0%
Raised values somewhat	49	42.2%	37	43.0%	11	44.0%	1	20.0%
No impact	11	9.5%	9	10.5%	2	8.0%		
Lowered values somewhat	9	7.8%	7	8.1%	2	8.0%		
Lowered values significantly	6	5.2%	5	5.8%	1	4.0%		
Don't know/no opinion	6	5.2%	4	4.7%	1	4.0%	1	20.0%
REFUSED	1	0.9%	1	1.2%				
Total	116	100.0%	86	100.0%	25	100.0%	5	100.0%
How have these units affected the quality of life for you and your family?								
Raised quality of life significantly	24	4.5%	18	4.5%	5	5.0%	1	3.2%
Raised quality of life somewhat	75	14.0%	52	12.9%	14	13.9%	9	29.0%
No impact	358	66.9%	270	67.0%	70	69.3%	18	58.1%
Lowered quality of life somewhat	35	6.5%	29	7.2%	6	5.9%		
Lowered quality of life significantly	17	3.2%	13	3.2%	3	3.0%	1	3.2%
Don't know/no opinion	25	4.7%	20	5.0%	3	3.0%	2	6.5%
REFUSED	1	0.2%	1	0.2%				
Total	535	100.0%	403	100.0%	101	100.0%	31	100.0%

APPENDIX C: RESULTS, TOTAL SAMPLE AND ISLAND SAMPLES, Continued

	Total Sample		Maui Island		Molokai		Lanai	
	Count	Col %	Count	Col %	Count	Col %	Count	Col %
Without giving us specific locations or addresses, are you personally familiar with such private home rentals?								
Yes	295	55.1%	211	52.4%	64	63.4%	20	64.5%
No	233	43.6%	187	46.4%	35	34.7%	11	35.5%
DON'T KNOW/REFUSED	7	1.3%	5	1.2%	2	2.0%		
Total	535	100.0%	403	100.0%	101	100.0%	31	100.0%
How many such units are you familiar with?								
1	31	10.5%	21	10.0%	8	12.5%	2	10.0%
2 TO 4	115	39.0%	87	41.2%	15	23.4%	13	65.0%
5 TO 10	69	23.4%	43	20.4%	23	35.9%	3	15.0%
More than 10	74	25.1%	55	26.1%	18	28.1%	1	5.0%
DON'T KNOW/REFUSED	6	2.0%	5	2.4%			1	5.0%
Total	295	100.0%	211	100.0%	64	100.0%	20	100.0%
Where are familiar units?								
In your immediate neighborhood	158	44.5%	115	46.6%	31	38.8%	12	42.9%
Further away on your island	169	47.6%	115	46.6%	44	55.0%	10	35.7%
On another island in Maui County	23	6.5%	13	5.3%	5	6.3%	5	17.9%
DON'T KNOW/REFUSED	5	1.4%	4	1.6%		0.0%	1	3.6%
Total	355	100.0%	247	100.0%	80	100.0%	28	100.0%
Should these units be registered with and regulated by the County of Maui?								
Yes	323	60.4%	256	63.5%	51	50.5%	16	51.6%
No	167	31.2%	114	28.3%	43	42.6%	10	32.3%
DON'T KNOW/REFUSED	45	8.4%	33	8.2%	7	6.9%	5	16.1%
Total	535	100.0%	403	100.0%	101	100.0%	31	100.0%
Should these units be allowed, with conditions, in your neighborhood?								
Yes	366	68.4%	276	68.5%	70	69.3%	20	64.5%
No	118	22.1%	90	22.3%	21	20.8%	7	22.6%
DON'T KNOW/REFUSED	51	9.5%	37	9.2%	10	9.9%	4	12.9%
Total	535	100.0%	403	100.0%	101	100.0%	31	100.0%
Should these units be allowed, with conditions, in and near resorts?								
Yes	379	70.8%	287	71.2%	75	74.3%	17	54.8%
No	101	18.9%	79	19.6%	14	13.9%	8	25.8%
DON'T KNOW/REFUSED	55	10.3%	37	9.2%	12	11.9%	6	19.4%
Total	535	100.0%	403	100.0%	101	100.0%	31	100.0%
Should these units be allowed, with conditions, in single family residential areas?								
Yes	328	61.3%	242	60.0%	66	65.3%	20	64.5%
No	167	31.2%	131	32.5%	29	28.7%	7	22.6%
DON'T KNOW/REFUSED	40	7.5%	30	7.4%	6	5.9%	4	12.9%
Total	535	100.0%	403	100.0%	101	100.0%	31	100.0%
Should these units be allowed, with conditions, in rural areas?								
Yes	368	68.8%	274	68.0%	69	68.3%	25	80.6%
No	135	25.2%	108	26.8%	23	22.8%	4	12.9%
DON'T KNOW/REFUSED	32	6.0%	21	5.2%	9	8.9%	2	6.5%
Total	535	100.0%	403	100.0%	101	100.0%	31	100.0%

APPENDIX C: RESULTS, TOTAL SAMPLE AND ISLAND SAMPLES, Continued

	Total Sample		Maui Island		Molokai		Lanai	
	Count	Col %	Count	Col %	Count	Col %	Count	Col %
Do you think these units should be taxed, for the County Real Property tax, as homes, commercial businesses, hotel and resort property, or other?								
Homes	119	22.2%	83	20.6%	31	30.7%	5	16.1%
Commercial businesses	169	31.6%	124	30.8%	33	32.7%	12	38.7%
Hotel and resort property	138	25.8%	115	28.5%	16	15.8%	7	22.6%
Other	63	11.8%	48	11.9%	11	10.9%	4	12.9%
DON'T KNOW/REFUSED	46	8.6%	33	8.2%	10	9.9%	3	9.7%
Total	535	100.0%	403	100.0%	101	100.0%	31	100.0%
How long have you lived on Maui?								
Less than 6 months	6	1.1%	4	1.0%	1	1.0%	1	3.2%
6 months to 1 year	9	1.7%	8	2.0%	1	1.0%		
1 to 2 years	35	6.5%	29	7.2%	5	5.0%	1	3.2%
3 to 5 years	44	8.2%	38	9.4%	5	5.0%	1	3.2%
6 to 9 years	50	9.3%	39	9.7%	9	8.9%	2	6.5%
10 or more years	218	40.7%	157	39.0%	45	44.6%	16	51.6%
Lifetime	171	32.0%	126	31.3%	35	34.7%	10	32.3%
DON'T KNOW/REFUSED	2	0.4%	2	0.5%				
Total	535	100.0%	403	100.0%	101	100.0%	31	100.0%
People in Household								
1	0	0.0%						
2	69	12.9%	50	12.4%	16	15.8%	3	9.7%
3	174	32.5%	135	33.5%	27	26.7%	12	38.7%
4	102	19.1%	78	19.4%	20	19.8%	4	12.9%
5	89	16.6%	64	15.9%	17	16.8%	8	25.8%
6	53	9.9%	44	10.9%	9	8.9%		
7	24	4.5%	13	3.2%	9	8.9%	2	6.5%
8	14	2.6%	12	3.0%	2	2.0%		
9	2	0.4%	2	0.5%				
10	3	0.6%	2	0.5%			1	3.2%
DON'T KNOW/REFUSED	2	0.4%			1	1.0%	1	3.2%
Total	3	0.6%	3	0.7%				
Total	535	100.0%	403	100.0%	101	100.0%	31	100.0%
Do you own or rent your own home?								
Own	319	59.6%	237	58.8%	67	66.3%	15	48.4%
Rent	202	37.8%	160	39.7%	28	27.7%	14	45.2%
Occupy without cash payment	10	1.9%	3	0.7%	5	5.0%	2	6.5%
DON'T KNOW/REFUSED	4	0.7%	3	0.7%	1	1.0%		
Total	535	100.0%	403	100.0%	101	100.0%	31	100.0%
Do you own any other homes in Maui County?								
Yes	62	11.6%	51	12.7%	8	7.9%	3	9.7%
No	466	87.1%	347	86.1%	92	91.1%	27	87.1%
DON'T KNOW/REFUSED	7	1.3%	5	1.2%	1	1.0%	1	3.2%
Total	535	100.0%	403	100.0%	101	100.0%	31	100.0%

APPENDIX C: RESULTS, TOTAL SAMPLE AND ISLAND SAMPLES, Continued

	Total Sample		Maui Island		Molokai		Lanai	
	Count	Col %	Count	Col %	Count	Col %	Count	Col %
Now, I'd like to know if you think you are likely to move again. What is the soonest that you would probably move to another home?								
Less than 6 months	54	10.1%	45	11.2%	5	5.0%	4	12.9%
1 to 2 years	98	18.3%	79	19.6%	15	14.9%	4	12.9%
3 to 10 years	81	15.1%	59	14.6%	14	13.9%	8	25.8%
Over 10 years	24	4.5%	19	4.7%	4	4.0%	1	3.2%
Probably never	235	43.9%	167	41.4%	58	57.4%	10	32.3%
DON'T KNOW	41	7.7%	32	7.9%	5	5.0%	4	12.9%
REFUSED	2	0.4%	2	0.5%				
Total	535	100.0%	403	100.0%	101	100.0%	31	100.0%
When you do move, do you expect to stay on the same island, move to a different island in Maui County, move to another County, or move out of state?								
Same island	176	68.5%	152	75.2%	18	47.4%	6	35.3%
Same County, different island	12	4.7%	7	3.5%	2	5.3%	3	17.6%
Different County	29	11.3%	15	7.4%	10	26.3%	4	23.5%
Different state U.S.	27	10.5%	20	9.9%	4	10.5%	3	17.6%
DON'T KNOW/REFUSED	13	5.1%	8	4.0%	4	10.5%	1	5.9%
Total	257	100.0%	202	100.0%	38	100.0%	17	100.0%
Do you think you will be buying or renting your next home?								
Buy	126	71.6%	111	73.0%	12	66.7%	3	50.0%
Rent	43	24.4%	36	23.7%	4	22.2%	3	50.0%
DON'T KNOW/REFUSED	7	4.0%	5	3.3%	2	11.1%		
Total	176	100.0%	152	100.0%	18	100.0%	6	100.0%
What is your ethnic background?								
Caucasian	213	39.8%	173	42.9%	31	30.7%	9	29.0%
Chinese	6	1.1%	5	1.2%	1	1.0%		
Filipino	52	9.7%	34	8.4%	11	10.9%	7	22.6%
Hawaiian/part Hawaiian	121	22.6%	70	17.4%	46	45.5%	5	16.1%
Japanese	64	12.0%	54	13.4%	5	5.0%	5	16.1%
Mixed not Hawaiian	25	4.7%	20	5.0%	3	3.0%	2	6.5%
Black	1	0.2%	1	0.2%				
Other	39	7.3%	33	8.2%	3	3.0%	3	9.7%
DON'T KNOW/REFUSED	14	2.6%	13	3.2%	1	1.0%		
Total	535	100.0%	403	100.0%	101	100.0%	31	100.0%
What is your employment status?								
Working full time	326	60.9%	244	60.5%	58	57.4%	24	77.4%
Working part time only	55	10.3%	42	10.4%	12	11.9%	1	3.2%
Student	4	0.7%	3	0.7%	1	1.0%		
Retired	84	15.7%	64	15.9%	16	15.8%	4	12.9%
Homemaker	32	6.0%	24	6.0%	7	6.9%	1	3.2%
Other	29	5.4%	22	5.5%	6	5.9%	1	3.2%
DON'T KNOW/REFUSED	5	0.9%	4	1.0%	1	1.0%		
Total	535	100.0%	403	100.0%	101	100.0%	31	100.0%
What was your total household income last year?								
Under \$30,000	102	19.1%	73	18.1%	23	22.8%	6	19.4%
\$30,000 to \$49,999	119	22.2%	78	19.4%	32	31.7%	9	29.0%
\$50,000 to \$74,999	113	21.1%	88	21.8%	17	16.8%	8	25.8%
\$75,000 to \$99,999	61	11.4%	48	11.9%	9	8.9%	4	12.9%
Over \$100,000	41	7.7%	38	9.4%	2	2.0%	1	3.2%
DON'T KNOW	49	9.2%	38	9.4%	9	8.9%	2	6.5%
REFUSED	50	9.3%	40	9.9%	9	8.9%	1	3.2%
Total	535	100.0%	403	100.0%	101	100.0%	31	100.0%
Gender								
Male	214	40.0%	158	39.2%	39	38.6%	17	54.8%
Female	321	60.0%	245	60.8%	62	61.4%	14	45.2%
Total	535	100.0%	403	100.0%	101	100.0%	31	100.0%

APPENDIX D: SURVEY RESULTS, MAUI ISLAND REGIONS

	Maui Island		West and South Maui		Central Maui		Upcountry, Paia-Haiku, and Hana	
	Count	Col %	Count	Col %	Count	Col %	Count	Col %
Important Issues								
Cost of Housing	286	71.0%	104	68.9%	100	76.3%	82	67.8%
Crime	245	60.8%	89	58.9%	83	63.4%	73	60.3%
Economy/Jobs	216	53.6%	71	47.0%	81	61.8%	64	52.9%
Education	246	61.0%	98	64.9%	77	58.8%	71	58.7%
Transportation	202	50.1%	82	54.3%	69	52.7%	51	42.1%
Water Shortage	219	54.3%	81	53.6%	69	52.7%	69	57.0%
None	7	1.7%	2	1.3%	3	2.3%	2	1.7%
Other	11	2.7%	7	4.6%	3	2.3%	1	0.8%
DON'T KNOW/REFUSED	5	1.2%	1	0.7%	3	2.3%	1	0.8%
Total Respondents	403	100.0%	151		131		121	
<p>Maui has many visitors, and some of these like to stay in private single family homes. These visitors may stay at these homes for a short time, or for as long as 3 months. Were you aware of the fact that visitors rent private, single family homes?</p>								
Yes	305	75.7%	112	74.2%	93	71.0%	100	82.6%
No	90	22.3%	35	23.2%	35	26.7%	20	16.5%
DON'T KNOW/REFUSED	8	2.0%	4	2.6%	3	2.3%	1	0.8%
Total	403	100.0%	151	100.0%	131	100.0%	121	99.9%
<p>Are you in favor or opposed to allowing visitors to rent single family homes while on vacation in Maui?</p>								
Favor	232	57.6%	84	55.6%	77	58.8%	71	58.7%
Oppose	85	21.1%	33	21.9%	22	16.8%	30	24.8%
(Don't Care)	51	12.7%	24	15.9%	17	13.0%	10	8.3%
Don't know/No opinion	31	7.7%	8	5.3%	13	9.9%	10	8.3%
REFUSED	4	1.0%	2	1.3%	2	1.5%		
Total	403	100.0%	151	100.0%	131	100.0%	121	100.1%
<p>Current Maui law does not allow rental of a single family home for less than 180 days. The law is currently under review. Do you think the law should be changed so that a property owner should be allowed to rent out a home for less than 180 days?</p>								
Yes	233	57.8%	94	62.3%	70	53.4%	69	57.0%
No	111	27.5%	39	25.8%	37	28.2%	35	28.9%
DON'T KNOW/NO OPINION	59	14.6%	18	11.9%	24	18.3%	17	14.0%
Total	403	100.0%	151	100.0%	131	99.9%	121	99.9%
<p>Should a property owner be allowed to rent out a home for less than 30 days?</p>								
Yes -- Should	180	77.3%	71	75.5%	50	71.4%	59	85.5%
No -- Should not	47	20.2%	21	22.3%	18	25.7%	8	11.6%
DON'T KNOW/NO OPINION	6	2.6%	2	2.1%	2	2.9%	2	2.9%
Total	233	100.0%	94	100.0%	70	100.0%	69	100.0%
<p>General effect of TVRs on neighborhood</p>								
Strong positive impact	23	5.7%	10	6.6%	5	3.8%	8	6.6%
Positive impact	67	16.6%	28	18.5%	19	14.5%	20	16.5%
No impact	138	34.2%	53	35.1%	48	36.6%	37	30.6%
Negative impact	92	22.8%	32	21.2%	28	21.4%	32	26.4%
Strong negative impact	32	7.9%	15	9.9%	10	7.6%	7	5.8%
DON'T KNOW	49	12.2%	13	8.6%	20	15.3%	16	13.2%
REFUSED	2	0.5%			1	0.8%	1	0.8%
Total	403	100.0%	151	99.9%	131	100.0%	121	99.9%

APPENDIX D: SURVEY RESULTS, MAUI ISLAND REGIONS, Continued

	Maui Island		West and South Maui		Central Maui		Upcountry, Paia-Haiku, and Hana	
	Count	Col %	Count	Col %	Count	Col %	Count	Col %
What effect on the neighborhood do vacation rental houses have on property values?								
Strong positive impact	38	9.4%	12	7.9%	16	12.2%	10	8.3%
Positive impact	84	20.8%	28	18.5%	30	22.9%	26	21.5%
No impact	103	25.6%	43	28.5%	28	21.4%	32	26.4%
Negative impact	92	22.8%	38	25.2%	29	22.1%	25	20.7%
Strong negative impact	25	6.2%	10	6.6%	6	4.6%	9	7.4%
DON'T KNOW	61	15.1%	20	13.2%	22	16.8%	19	15.7%
Total	403	100.0%	151	99.9%	131	100.0%	121	100.0%
What effect on the neighborhood do vacation rental houses have on traffic congestion?								
Strong positive impact	24	6.0%	8	5.3%	8	6.1%	8	6.6%
Positive impact	41	10.2%	12	7.9%	19	14.5%	10	8.3%
No impact	148	36.7%	59	39.1%	43	32.8%	46	38.0%
Negative impact	119	29.5%	49	32.5%	34	26.0%	36	29.8%
Strong negative impact	49	12.2%	17	11.3%	18	13.7%	14	11.6%
DON'T KNOW	22	5.5%	6	4.0%	9	6.9%	7	5.8%
Total	403	100.0%	151	100.1%	131	100.0%	121	100.1%
What effect on the neighborhood do vacation rental houses have on availability of housing rentals for residents?								
Strong positive impact	23	5.7%	5	3.3%	10	7.6%	8	6.6%
Positive impact	52	12.9%	20	13.2%	23	17.6%	9	7.4%
No impact	97	24.1%	41	27.2%	28	21.4%	28	23.1%
Negative impact	143	35.5%	64	42.4%	37	28.2%	42	34.7%
Strong negative impact	65	16.1%	17	11.3%	23	17.6%	25	20.7%
DON'T KNOW	23	5.7%	4	2.6%	10	7.6%	9	7.4%
Total	403	100.0%	151	100.0%	131	100.0%	121	100.0%
Have these units affected land values in your neighborhood?								
Yes	86	21.3%	34	22.5%	26	19.8%	26	21.5%
No	242	60.0%	89	58.9%	83	63.4%	70	57.9%
DON'T KNOW/REFUSED	75	18.6%	28	18.5%	22	16.8%	25	20.7%
Total	403	100.0%	151	100.0%	131	100.0%	121	100.0%
How have these units affected land values in your neighborhood?								
Raised values significantly	23	26.7%	8	23.5%	5	19.2%	10	38.5%
Raised values somewhat	37	43.0%	14	41.2%	12	46.2%	11	42.3%
No impact	9	10.5%	4	11.8%	3	11.5%	2	7.7%
Lowered values somewhat	7	8.1%	4	11.8%	1	3.8%	2	7.7%
Lowered values significantly	5	5.8%	3	8.8%	2	7.7%	2	7.7%
Don't know/no opinion	4	4.7%			3	11.5%	1	3.8%
REFUSED	1	1.2%	1	2.9%				
Total	86	100.0%	34	100.0%	26	100.0%	26	100.0%
How have these units affected the quality of life for you and your family?								
Raised quality of life significantly	18	4.5%	5	3.3%	6	4.6%	7	5.8%
Raised quality of life somewhat	52	12.9%	21	13.9%	18	13.7%	13	10.7%
No impact	270	67.0%	108	71.5%	87	66.4%	75	62.0%
Lowered quality of life somewhat	29	7.2%	10	6.6%	5	3.8%	14	11.6%
Lowered quality of life significantly	13	3.2%	4	2.6%	5	3.8%	4	3.3%
Don't know/no opinion	20	5.0%	3	2.0%	9	6.9%	8	6.6%
REFUSED	1	0.2%			1	0.8%		
Total	403	100.0%	151	100.0%	131	100.0%	121	100.0%

APPENDIX D: SURVEY RESULTS, MAUI ISLAND REGIONS, Continued

	Maui Island		West and South Maui		Central Maui		Upcountry, Paia-Haiku, and Hana	
	Count	Col %	Count	Col %	Count	Col %	Count	Col %
Without giving us specific locations or addresses, are you personally familiar with such private home rentals?								
Yes	211	52.4%	74	49.0%	56	42.7%	81	66.9%
No	187	46.4%	74	49.0%	73	55.7%	40	33.1%
DON'T KNOW/REFUSED	5	1.2%	3	2.0%	2	1.5%		
Total	403	100.0%	151	100.0%	131	100.0%	121	100.0%
How many such units are you familiar with?								
1	21	10.0%	3	4.1%	9	16.1%	9	11.1%
2 TO 4	87	41.2%	32	43.2%	26	46.4%	29	35.8%
5 TO 10	43	20.4%	17	23.0%	8	14.3%	18	22.2%
More than 10	55	26.1%	20	27.0%	12	21.4%	23	28.4%
DON'T KNOW/REFUSED	5	2.4%	2	2.7%	1	1.8%	2	2.5%
Total	211	100.0%	74	100.0%	56	100.0%	81	100.0%
Where are familiar units								
In your immediate neighborhood	115	54.5%	50	67.6%	21	37.5%	44	54.3%
Further away on your island	115	54.5%	32	43.2%	36	64.3%	47	58.0%
On another island in Maui County	13	6.2%	3	4.1%	4	7.1%	6	7.4%
Don't know	4	1.9%	2	2.7%	2	3.6%		
Total	247	100.0%	74	100.0%	56	100.0%	81	100.0%
Should these units be registered with and regulated by the County of Maui?								
Yes	256	63.5%	93	61.6%	85	64.9%	78	64.5%
No	114	28.3%	44	29.1%	36	27.5%	34	28.1%
DON'T KNOW/REFUSED	33	8.2%	14	9.3%	10	7.6%	9	7.4%
Total	403	100.0%	151	100.0%	131	100.0%	121	100.0%
Should these units be allowed, with conditions, in your neighborhood?								
Yes	276	68.5%	110	72.8%	87	66.4%	79	65.3%
No	90	22.3%	26	17.2%	33	25.2%	31	25.6%
DON'T KNOW/REFUSED	37	9.2%	15	9.9%	11	8.4%	11	9.1%
Total	403	100.0%	151	100.0%	131	100.0%	121	100.0%
Should these units be allowed, with conditions, in and near resorts?								
Yes	287	71.2%	108	71.5%	90	68.7%	89	73.6%
No	79	19.6%	28	18.5%	31	23.7%	20	16.5%
DON'T KNOW/REFUSED	37	9.2%	15	9.9%	10	7.6%	12	9.9%
Total	403	100.0%	151	100.0%	131	100.0%	121	100.0%
Should these units be allowed, with conditions, in single family residential areas?								
Yes	242	60.0%	96	63.6%	79	60.3%	67	55.4%
No	131	32.5%	41	27.2%	43	32.8%	47	38.8%
DON'T KNOW/REFUSED	30	7.4%	14	9.3%	9	6.9%	7	5.8%
Total	403	100.0%	151	100.0%	131	100.0%	121	100.0%
Should these units be allowed, with conditions, in rural areas?								
Yes	274	68.0%	108	71.5%	88	67.2%	78	64.5%
No	108	26.8%	36	23.8%	34	26.0%	38	31.4%
DON'T KNOW/REFUSED	21	5.2%	7	4.6%	9	6.9%	5	4.1%
Total	403	100.0%	151	100.0%	131	100.0%	121	100.0%

APPENDIX D: SURVEY RESULTS, MAUI ISLAND REGIONS, Continued

	Maui Island		West and South Maui		Central Maui		Upcountry, Paia-Haiku, and Hana	
	Count	Col %	Count	Col %	Count	Col %	Count	Col %
Do you think these units should be taxed, for the County Real Property tax, as homes, commercial businesses, hotel and resort property, or other?								
Homes	83	20.6%	33	21.9%	29	22.1%	21	17.4%
Commercial businesses	124	30.8%	40	26.5%	40	30.5%	44	36.4%
Hotel and resort property	115	28.5%	45	29.8%	36	27.5%	34	28.1%
Other	48	11.9%	21	13.9%	18	13.7%	9	7.4%
DONT KNOW/REFUSED	33	8.2%	12	7.9%	8	6.1%	13	10.7%
Total	403	100.0%	151	100.0%	131	100.0%	121	100.0%
How long have you lived on Maui?								
Less than 6 months	4	1.0%	3	2.0%	1	0.8%		
6 months to 1 year	8	2.0%	5	3.3%	2	1.5%	1	0.8%
1 to 2 years	29	7.2%	16	10.6%	4	3.1%	9	7.4%
3 to 5 years	38	9.4%	23	15.2%	5	3.8%	10	8.3%
6 to 9 years	39	9.7%	17	11.3%	12	9.2%	10	8.3%
10 or more years	157	39.0%	64	42.4%	38	29.0%	55	45.5%
Lifetime	126	31.3%	21	13.9%	69	52.7%	36	29.8%
DONT KNOW/REFUSED	2	0.5%	2	1.3%				
Total	403	100.0%	151	100.0%	131	100.0%	121	100.0%
People in Household								
1	50	12.4%	26	17.2%	9	6.9%	15	12.4%
2	135	33.5%	58	38.4%	41	31.3%	36	29.8%
3	78	19.4%	28	18.5%	21	16.0%	29	24.0%
4	64	15.9%	14	9.3%	30	22.9%	20	16.5%
5	44	10.9%	15	9.9%	15	11.5%	14	11.6%
6	13	3.2%	3	2.0%	7	5.3%	3	2.5%
7	12	3.0%	5	3.3%	6	4.6%	1	0.8%
8	2	0.5%					2	1.7%
9	2	0.5%			1	0.8%	1	0.8%
DONT KNOW/REFUSED	3	0.7%	2	1.3%	1	0.8%		
Total	403	100.0%	151	100.0%	131	100.0%	121	100.0%
Do you own or rent your own home?								
Own	237	58.8%	81	53.6%	79	60.3%	77	63.6%
Rent	160	39.7%	68	45.0%	50	38.2%	42	34.7%
Occupy without cash payment	3	0.7%			1	0.8%	2	1.7%
DONT KNOW/REFUSED	3	0.7%	2	1.3%	1	0.8%		
Total	403	100.0%	151	100.0%	131	100.0%	121	100.0%
Do you own any other homes in Maui County?								
Yes	51	12.7%	16	10.6%	15	11.5%	20	16.5%
No	347	86.1%	132	87.4%	114	87.0%	101	83.5%
DONT KNOW/REFUSED	5	1.2%	3	2.0%	2	1.5%		
Total	403	100.0%	151	100.0%	131	100.0%	121	100.0%

APPENDIX D: SURVEY RESULTS, MAUI ISLAND REGIONS, Continued

	Maui Island		West and South Maui		Central Maui		Upcountry, Paia-Haiku, and Hana	
	Count	Col %	Count	Col %	Count	Col %	Count	Col %
Now, I'd like to know if you think you are likely to move again. What is the soonest that you would probably move to another home?								
Less than 6 months	45	11.2%	24	15.9%	11	8.4%	10	8.3%
1 to 2 years	79	19.6%	31	20.5%	29	22.1%	19	15.7%
3 to 10 years	59	14.6%	16	10.6%	21	16.0%	22	18.2%
Over 10 years	19	4.7%	10	6.6%	4	3.1%	5	4.1%
Probably never	167	41.4%	51	33.8%	58	44.3%	58	47.9%
DON'T KNOW	32	7.9%	18	11.9%	8	6.1%	6	5.0%
REFUSED	2	0.5%	1	0.7%			1	0.8%
Total	403	100.0%	151	100.0%	131	100.0%	121	100.0%
When you do move, do you expect to stay on the same island, move to a different island in Maui County, move to another County, or move out of state?								
Same island	152	75.2%	68	84.0%	48	73.8%	36	64.3%
Same County, different island	7	3.5%	3	3.7%	3	4.6%	1	1.8%
Different County	15	7.4%	5	6.2%	4	6.2%	6	10.7%
Different state U.S.	20	9.9%	3	3.7%	7	10.8%	10	17.9%
DON'T KNOW/REFUSED	8	4.0%	2	2.5%	3	4.6%	3	5.4%
Total	202	100.0%	81	100.0%	65	100.0%	56	100.0%
Do you think you will be buying or renting your next home?								
Buy	111	73.0%	50	73.5%	34	70.8%	27	75.0%
Rent	36	23.7%	17	25.0%	12	25.0%	7	19.4%
DON'T KNOW/REFUSED	5	3.3%	1	1.5%	2	4.2%	2	5.6%
Total	152	100.0%	68	100.0%	48	100.0%	36	100.0%
What is your ethnic background?								
Caucasian	173	42.9%	90	59.6%	25	19.1%	58	47.9%
Chinese	5	1.2%	2	1.3%	2	1.5%	1	0.8%
Filipino	34	8.4%	14	9.3%	14	10.7%	6	5.0%
Hawaiian/part Hawaiian	70	17.4%	14	9.3%	35	26.7%	21	17.4%
Japanese	54	13.4%	9	6.0%	32	24.4%	13	10.7%
Mixed not Hawaiian	20	5.0%	9	6.0%	5	3.8%	6	5.0%
Black	1	0.2%					1	0.8%
Other	33	8.2%	10	6.6%	14	10.7%	9	7.4%
DON'T KNOW/REFUSED	13	3.2%	3	2.0%	4	3.1%	6	5.0%
Total	403	100.0%	151	100.0%	131	100.0%	121	100.0%
What is your employment status?								
Working full time	244	60.5%	94	62.3%	76	58.0%	74	61.2%
Working part time only	42	10.4%	14	9.3%	14	10.7%	14	11.6%
Student	3	0.7%	1	0.7%	1	0.8%	1	0.8%
Retired	64	15.9%	26	17.2%	24	18.3%	14	11.6%
Homemaker	24	6.0%	5	3.3%	12	9.2%	7	5.8%
Other	22	5.5%	10	6.6%	4	3.1%	8	6.6%
DON'T KNOW/REFUSED	4	1.0%	1	0.7%			3	2.5%
Total	403	100.0%	151	100.0%	131	100.0%	121	100.0%
What was your total household income last year?								
Under \$30,000	73	18.1%	20	13.2%	28	21.4%	25	20.7%
\$30,000 to \$49,999	78	19.4%	27	17.9%	21	16.0%	30	24.8%
\$50,000 to \$74,999	88	21.8%	41	27.2%	24	18.3%	23	19.0%
\$75,000 to \$99,999	48	11.9%	16	10.6%	17	13.0%	15	12.4%
Over \$100,000	38	9.4%	18	11.9%	11	8.4%	9	7.4%
DON'T KNOW	38	9.4%	14	9.3%	18	13.7%	6	5.0%
REFUSED	40	9.9%	15	9.9%	12	9.2%	13	10.7%
Total	403	100.0%	151	100.0%	131	100.0%	121	100.0%
Gender								
Male	158	39.2%	59	39.1%	53	40.5%	46	38.0%
Female	245	60.8%	92	60.9%	78	59.5%	75	62.0%
Total	403	100.0%	151	100.0%	131	100.0%	121	100.0%

APPENDIX E: VERBATIM RESPONSES

Why do you say that [you favor TVRs]?

A PROPERTY OWNER SHOULD HAVE THE RIGHT TO RENT HIS PROPERTY
ALLOWING CHEAPER HOUSING, THEY CAN BE MORE AT EASE.
ANONE CAN VISIT
ANYTHING THAT IMPROVES TOURISM IS GOOD.

ANYTHING TO GET THEM HERE, BASICALLY THEY COME HERE AND THEY DON'T LIKE
STAY IN HOTELS BECAUSE HOTELS ARE KIND OF EXPENSIVE AND IF THEY STAY IN HOMES
THEY CAN DO THEIR OWN COOKING.

AS LONG AS THEY ARE QUIET DON'T BOTHER US
AS LONG AS THEY PAY THE RENT, IT DOESN'T MATTER.
AS LONG ITS BY LOCAL RESIDENTS
AS LONG THEY PAY THERE RENT IT ALSO HELPS THE ECONOMY
BECAUSE IT'S HARD AND DIFFICULT TO MAKE A LIVING
BECAUSE THE COST OF HOTELS ARE PRETTY HIGH
BECAUSE ITS BETTER THAN THE COST OF HOTEL

BECAUSE A LOT OF PEOPLE HAVE THESE OHANA THINGS AND ARE DEPENDING ON
THEM FOR INCOME AND AS LONG AS THEY HAVE THE PERMITS.

BECAUSE A LOT OF THEM NOT CONTROLLED IN A PROPER WAY IN THE RESIDENTIAL
AREAS.

BECAUSE EVERYBODY HAS THE RIGHT TO STAY WHEREVER THEY LIKE AS LONG AS
THEY PAY THE RENT.

BECAUSE EVERYBODY IS OUT TO MAKE MONEY, KNOW WHAT I MEAN, MAYBE
SOMETIMES THE PRICE OF VACATION RENTALS IS HIGH OR MIGHT BE NO AVAILABILITY.

BECAUSE HOMEOWNERS SHOULD BE ALLOWED TO DO WHAT THEY WANT TO DO.
BECAUSE HOTELS ARE VERY EXPENSIVE.
BECAUSE I BELIEVE IT DOESN'T MAKE ANY DIFFERENCE IF THE OWNER OR SOMEONE
ELSE IS LIVING THERE, SOMETIMES IT'S THE ONLY WAY A VISITOR CAN AFFORD TO COME
HERE.

BECAUSE I DON'T LIKE THE WAY PEOPLE WHO HAVE HOMES SHOULD BE INTERFERED
WITH THE WAY THEY USE THEM.

BECAUSE I DON'T THINK THE NEED FOR THE COUNTY TO COLLECT TAXES IS MORE
IMPORTANT THE NEED FOR FLEXIBLE OPTIONS FOR PEOPLE WHO WANT TO COME HERE.

BECAUSE I FEEL THAT WITHOUT TOURISM WE CANNOT SURVIVE.
BECAUSE I GUESS THEY NEED A PLACE TO STAY FOR VACATION.
BECAUSE I HAVE FAMILIES FROM OTHER STATES.

BECAUSE I HAVE FRIENDS WHO ARE OWNERS AND RENT OUT TO DIFFERENT PEOPLE.

BECAUSE I KNOW OF SOMEONE WHO HAS A HOME HERE BUT THEY LIVE IN ANOTHER
STATE AND THEY HAVE SOMEONE TAKE OF CARE OF IT WHILE THEY'RE GONE.

BECAUSE I LIKE TO STAY IN THAT KIND OF PLACE WHEN I TRAVEL.
BECAUSE I PROBABLY WOULD DO THE SAME.

Why do you say that [you favor TVRs]? (Continued)

BECAUSE I THINK IT'S UP TO THE INDIVIDUAL WHO RENTS IT AS LONG AS IT DOESN'T AFFECT THE TOURIST INDUSTRY BADLY I WOULD BE IN FAVOR OF IT.

BECAUSE I THINK IT IS A COTTAGE INDUSTRY THAT IS BENEFICIAL.

BECAUSE I THINK IT IS CHEAPER FOR THEM TO RENT A HOUSE THAN A HOTEL.

BECAUSE IF I WAS COMING TO A DIFFERENT ISLAND AND STAYING QUITE LONG LIKE A COUPLE WEEKS OR MORE I WOULD LIKE TO RENT A COTTAGE OR SOMETHING LIKE THAT IN A COMFORTABLE HOME WHILE ON VACATION.

BECAUSE IF SOMEONE IS RENTING THEIR HOME THEY SHOULD BE ABLE TO RENT IT TO ANYONE THEY WANT, THERE ARE FAMILIES WHO WANT TO RENT THESE HOMES, AND IT'S A BETTERMENT FOR THE LOCAL ECONOMY.

BECAUSE IF THEY WANT TO STAY IN THE PLACE WHERE THEY CAN COOK FOR THEMSELFS

BECAUSE IN THE NEIGHBORHOODS THAT THESE HOMES ARE IN TAKE GOOD CARE AND SEND PROPERTY VALUES SOARING AND PEOPLE TAKE BETTER CARE OF THE HOUSES WHICH GOOD FOR EVERYBODY.

BECAUSE IS THEIR HOUSE

BECAUSE IT'S A FREE COUNTRY.

BECAUSE IT'S UP TO THE OWNER OF THE HOUSE.

BECAUSE IT GIVES A LITTLE FOR THE PERSON WHO IS RENTING IT OUT.

BECAUSE IT HELPS THE LOCAL HOMEOWNERS IN ONE WAY OR THE OTHER.

BECAUSE IT IS EASY FOR THEM FOR PARKING AND CHEAPER.

BECAUSE IT PREVENTS THEM FROM BUILDING MORE HOTELS OR RESORTS

BECAUSE IT REALLY DOESN'T MATTER. THEY CAN STAY AS LONG AS THEY WANT.

BECAUSE IT WILL THE RENT.

BECAUSE ITS FREEDOM AS LONG AS THEY DONT BRAKE ANY LAW

BECAUSE ITS GOOD FOR THE ECONOMY BRINGS MORE MONEY IN TO HOME OWNERS THAN HOTEL RATES ARE EXPENSIVE

BECAUSE ITS THE ONLY WAY TO DO THINGS ,I STAYED IN ONE

BECAUSE OF PEOPLE WHO COME AS A FAMILY, SOMETIMES A HOME IS BETTER FOR THEM, SUCH AS LAUNDRY AND THEY CAN DO THEIR OWN COOKING, AND IT'S COST EFFECTIVE.

BECAUSE OF SHORTAGE IN RENTAL.

BECAUSE OF THE SHORTAGE OF HOUSING, ENABLE PEOPLE TO VISIT AT A LOWER PRICE AND MORE ECONOMIC.

BECAUSE OUR OCCUPANCY RATES IN OUR HOTELS ARE HIGH AND I DON'T THINK IT POSES A THREAT TO OUR HOTEL INDUSTRY AND IT OFFERS VISITORS A VARIETY OF EXPERIENCES ON MAUI AND IS A GOOD THING AND IS IMPORTANT PART OF OUR ECONOMY.

BECAUSE SOME PEOPLE MAKE THEIR MONEY.

BECAUSE THAT BRINGS PEOPLE HERE AND SPEND MONEY IN OUR ECONOMY.

BECAUSE THATS MY OPINION

BECAUSE THE COST OF LIVING AND WHEN THEY TRAVEL WHETHER IT BE FROM THE MAINLAND OR OTHER COUNTRIES THEY'RE PAYING A LOT TO GET HERE AND IT'S OPPORTUNITY FOR THEM TO SPEND LESS THAN WHAT THEY WOULD PAY IN THE HOTELS AND IT HELPS THE HOMEOWNERS.

BECAUSE THE HOTEL IS A RIP OFF.

Why do you say that [you favor TVRs]? (Continued)

BECAUSE THE SINGLE FAMILY HOMES THAT THEY RENT, THEY GIVE BUSINESS TO THE PERSON THAT IS RENTING THE HOME. IN HERE, PEOPLE USES THEIR HOMES AS RENTALS TO PRODUCE INCOME FOR MAINTENANCE.

BECAUSE THEIR INTENTION IS NOT TO LIVE HERE LONG AND RENTING SINGLE FAMILY HOMES ARE LOT CHEAPER THAN HOTELS

BECAUSE THEY'RE CHEAPER THAN THE HOTELS.

BECAUSE THEY'RE HELPING THE ECONOMY.

BECAUSE THEY BRING MORE MONEY.

BECAUSE THEY HAVE THE RIGHT TO DO SO.

BECAUSE THEY HAVE TO STAY SOMEWHERE ITS HARD FOR THEM TO STAY IN HOTELS ITS EXPENSIVE

BECAUSE VISITOR CAN HAVE A FEELING OF WHAT IS REALLY TO BE HERE.

BECAUSE WE NEED VISITORS TO COME AND VISIT US EXTRA MONEY FOR OTHER FAMILY

BECAUSE WE TRADE PLACES WE RENT FROM THEM WHEN WE ARE ON VACATION

BECAUSE WHEN I WAS VISITING MAUI AND LOOKING FOR EMPLOYMENT I RENTED A HOUSE AND FULLY FURNISHED AND ALLOWED ME TO LOOK FOR OPPORTUNITIES.

BECAUSE WHY NOT?

BECAUSE HOTELS ARE EXPENSIVE AND HAMES ARE CHEAPER

BECAUSE IT WAS WELL SET UP AND DIDNT AFFECT THE RESIDENTS

BED AND BREAKFASTSES ARE AROUND THE WORLD AND THEY SHOULD BE HERE ALSO.

BOLSTERS ECONOMY

BRING IN A LOT OF INCOME

BRING IN MORE MONEY TO THE ISLANDS

BRING TOURISM

BRINGS IN MONEY; STIMULATES THE HOUSING MARKET

BRINGS IN MORE MONEY

BRINGS INCOME INTO THE COUNTY, AND DON'T HAVE TO BUILD ADDITIONAL FACILITIES.

BRINGS MONEY IN

BRINGS MONEY TO ECONOMY.

BRINGS MONEY TO THE ISLAND

BRINGS MORE MONEY INTO ECONOMY

BUILD MORE HOUSES

BUSINESS BEING CONDUCTED AND PAY A LICENCE FEE AND BE PROPERLY LICENES

CANT SEE ANY REASON NOT TO.

CAUSE IT BRINGS MONEY TO THE ECONOMY

CERTAIN CIRCUMSTANCES

CHEAPER FOR THE VISITORS; GENERATES INCOME FOR THE RENTERS

CHEAPER THAN HOTELS

COST OF LIVING IS SO HIGH

Why do you say that [you favor TVRs]? (Continued)

COST WISE IT WOULD BE CHEAPER FOR A FAMILY TO STAY IN A HOME
DIFFERENT WAYS TO VACATION
DIVERSITY, I SEE NOTHING WRONG WITH SOMEONE RENTING A UNIT.
DON'T KNOW
DON'T LIKE CONTROLS, GOVERNMENT, OR OTHERWISE, PEOPLE SHOULD BE ABLE TO DO
WHAT THEY WANT TO DO.
ECONOMY WOULD BOOST
FIND AFFORDABLE LIVING
FOR AS LONG AS THEY PAY TAXES AND IT HELPS THE HOMEOWNERS PAY THEIR
MORTGAGE.
FOR ME IT IS ALRIGHT.
FOR THE ECONOMY BY EXTRA INCOME BY THE RENTING FAMILY
GOOD ALTERNATIVFOR FAMILIES WITH HOTEL ALTERNATIVE
GOOD FOR ECONOMY
GOOD FOR ECONOMY.
GOOD FOR THE ECONOMY.
GOOD OPPORTUNITY FOR PEOPLE WHO OWN HOMES
HAVE DEAR FRIENDS THAT RENT AND ARE ABLE TO VISIT
HAVING THEM TO STAY
HELP THE ECONOMY
HELP THE ECONOMY BY BRINGING IN MONEY
HELP THE HOMEOWNER, THAT'S FOR SURE AND THE MORE PEOPLE WE GET COMING IN
THE BETTER FOR THE ECONOMY, THAT'S FOR SURE.
HELP THE HOUSEOWNERS WITH MORTGAGEE
HELP WITH THE ECONOMY
HELPFUL FOR THE LOCALS
HELPING THE ECONOMY
HELPS MAUI ECONOMY AND SMALL BUSINESSES
HELPS OUR ECONOMY
HELPS THE ECONOMY
HOMEOWMERS NEED THE MONEY
HOTEL RATES ARE TO HIGH
HOTELS ARE EXPENSIVE
HOTELS ARE PRICEY
HOUSING IS A LOT CHEAPER, AND MORE INDEPENDENT LIVING.
I AM A LANDLORD; SEASONAL VISITORS ARE QUITE GOOD FOR ME
I AM A RENTER
I APPROVE IF THEY ARE TAXED PROPERLY
I BELEVE THIS HELPS THE ECONOMY;
I BELIEVE IT IS ALL RIGHT
I DO NOT KNOW
I DO NOT SEE A PROBLEM WITH THIS
I DO NOT THINK THERE IS ANYTHING WRONG WITH IT
I DON'T CARE.

Why do you say that [you favor TVRs]? (Continued)

I DON'T HAVE ANY PERSONAL INTEREST IN IT, I JUST THINK PEOPLE SHOULD BE ABLE TO DO WHAT THEY WANT TO DO, IT'S A FREE COUNTRY, I THINK PEOPLE SHOULD BE ABLE TO RENT THEIR HOUSES, IT'S THEIR HOUSES.

I DON'T KNOW AND WHY NOT?

I DON'T KNOW, I GUESS IT'S AN INCOME FOR MAUI PEOPLE.

I DON'T KNOW, IT'S GOOD FOR THE ECONOMY.

I DON'T KNOW, THERE'S NO REASON NOT TO, PLUS IT PROVIDES EXTRA INCOME FOR INDIVIDUAL FAMILIES.

I DON'T KNOW.

I DON'T SEE ANY HARM.

I DON'T SEE ANY PROBLEM ON THEIR VACATION.

I DON'T SEE ANY PROBLEM WITH IT. IT ALSO DEPENDS ON THE LOCATION OR SHORTAGE OF HOTEL.

I DON'T SEE ANYTHING WRONG WITH IT.

I DON'T THINK IT'S A PROBLEM.

I GUESS AS LONG AS THE PERSON RENTING AND OPERATING THE HOME IS DOING IT LEGALLY THEN IT'S OKAY.

I GUESS FOR OUR TOURISM ECONOMY.

I GUESS MAUI COUNTY HAS NOT KEEP WITH ITS HOUSING INFRASTRUCTURE, A LOT OF PEOPLE ARE RENTING OUT FOR EXTRA INCOME AT SAME TIME ACCOMODATING INCOMING VISITORS, THESE VISITORS ARE NOT THE REAL AFFLUENT BUT MANAGE TO VISIT ON A LOW BUDGET.

I HAVE NO PROBLEM WITH IT

I HAVE VISITORS SHARE MY HOME FOR A FEW DAYS TO A WEEK, THEY GIVE ME WHAT THEY CAN AFFORD; A RELATIVE BY MARRIAGE

I HAVEN'T BEEN HERE LONG ENOUGH SO I DON'T KNOW BUT WHERE WE ARE I KNOW THAT PEOPLE WHO LIVE HERE WHO HAVE FAMILIES WHO COME OUT AND STAY IN HOMES.

I JUST KNOW THAT THEY SHOULD BE ABLE TO MAKE THEIR OWN CHOICES.

I JUST THINK THAT IT'S JUST ANOTHER OPPORTUNITY FOR PEOPLE WHO HAVE A 2ND HOME TO HELP THEIR FINANCES.

I PREFER THEM TO RENT RATHER THAN BUY

I RENTED A CONDO AND I BELIEVE OTHERS SHOULD BE ALLOWED TO ALSO

I TAKE CARE OF A RENTAL ON MY PROPERTY. HOTEL RATES ARE CRAZY

I THINK IT'S GOOD FOR THE ECONOMY.

I THINK IT HELPS TO PREVENT OVERDOING HOTELS ESPECIALLY ON MOLOKAI AND IT HELPS TO BRING ADDED INCOME TO FAMILIES ON MOLOKAI WHO ARE STRUGGLING ECONOMICALLY.

I THINK ITS A GOOD OPPORTUNITY AS LONG AS THEY HAVE RULES AND REGULATIONS AND ITS SOMETHING I WOULD WANT TO DO

I THINK ITS GOOD FOR THE ECONOMY

I THINK PEOPLE WANT TO STAY IN SINGLE FAMILY HOMES ON VACATION AND IT'S CONNECTED TO AFFORDABLE HOUSING, WE ALLOW BUILDERS TO BUILD RESORTS AND PROMISE TO BUILD AFFORDABLE HOUSING BUT DON'T, SO THERE'S BACKLOG OF AFFORDABLE HOUSING NOT BUILT.

Why do you say that [you favor TVRs]? (Continued)

I THINK THEY SHOULD BE ALLOWED TO STAY IN AFFORDABLE HOUSING THE FACT THAT THE SINGLE FAMILY HOME IS GOOD FOR THEM.

I THINK VISITORS HAVE DIFFRENT EXPERIENCE TO KNOW MORE BETTER ABOUT HAWAII I THINKS IT HELPS BRING MORE TOURISTS

I WOULD RATHER PEOPLE RENT SINGLE FAMILY HOUSES THAN EXPENSIVE HOTELS I WOULD WANT THE SAME OPPURTUNITY

IF A PERSON OWNS A HOME THAT PERSON SHOULD HAVE THE RIGHT TO RENT IT OUT

IF IT'S A BETTER DEAL THAN HOTELS, WHATEVER BRINGS VISITORS HERE, I GUESS.

IF IT'S GOING TO HELP THE ECONOMY, IT BRINGS IN MONEY AND TOURISM ALWAYS HELPS.

IF PEOPLE WANT TO DO THAT, ITS FINE

IF THATS WHAT THEY WANT TO DO

IF THE HOMES ARE OPEN I DON'T SEE ANY PROBLEM.

IF THE VISITORS PAY FOR THE PRIVILEGE THEY SHOULD BE ALLOWED TO DO SO; THE OWNERS SHOULD BE ALLOWED TO RENT THEIR HOMES

IF THEY ARE FRIENDS AND FAMILY

IF THEY CAN AFFORD IT THEN IT'S THEIR CHOICE.

IF THEY CAN FIND A CHEAPER HOUSING, THE BETTER.

IF THEY LIVE IN A HOUSE THEY HAVE MORE ROOM THAN A HOTEL. THE HOME OWNER WILL RECEIVE RENTAL MONEY.

IF THEY WANT TO RENT A PLACE TO STAY ITS UP TO THEM

IF THEY WANT TO SPEND THAT MONEY MORE MONEY FOR MAUI COUNTY.

IN A CONTROLLED ENVIRONMENT

INCOME FOR THE RENTERS

IT'S A GOOD BUSINESS

IT'S BECAUSE WE HERE IN MAUI AND TOURISM IS WHAT PEOPLE HERE LIVE ON AND IT'S EXTRA MONEY.

IT'S BETWEEN THE OWNER AND THE RENTER.

IT'S CHEAPER THAN HOTEL

IT'S GOOD FOR BOTH PEOPLE AND ECONOMY

IT'S GREAT ALTERNATIVE THAN HOTELS, MORE AFFORDABLE, GOOD FOR ECONOMY, GREAT WAY FOR PEOPLE TO GET CLOSER TO MAUI AND LOCAL WAYS.

IT'S GREAT FOR THE ECONOMY, THESE PEOPLE WOULDN'T COME AT EXCEPT FOR AFFORDABLE VACATION RENTALS, IF YOU CAN STAY IN A PLACE FOR \$50 OR \$60 A NIGHT IT'S A DEAL AND VACATION RENTALS PAY TAXES IT'S GREAT FOR THE ECONOMY.

IT'S THE OWNER'S CHOICES.

IT'S THIER VACATION; MONEY; TIME

IT BRINGS MONEY IN IT HELPS THE ECONOMY

IT DOES NOT MATTER.

IT DOESN'T BOTHER ME IF THEY DO THAT.

IT HELPS CUMULATE THE ECONOMY.

IT HELPS ECONOMY

Why do you say that [you favor TVRs]? (Continued)

IT IS EASIER FOR VISITORS WITH FAMILIES, MORE PRIVATE

IT IS HOMEOWNERS RIGHT TO RENT

IT IS THEIR MONEY

IT SHARES THE WEALTH

IT SHOULD BE A MATTER OF CHOICE FOR THE HOMEOWNER;

IT SOMETHING THAT HAS BEEN DONE FOR YEARS AND YEARS BUT ALL OF THE SUDDEN IT'S BEEN BROUGHT TO LIGHT AND NOW JUMP ON THESE PEOPLE AND DON'T LET THEM RENT BED AND BREAKFASTS ANYMORE BUT THESE PEOPLE HAVE INVESTED IN THEM.

ITS THE PERSONS HOME IF THEY WANT TO RENT IT ITS UP TO THEM

ITS UP TO THEM. IF THEY FIND SOMETHING CHEAPER THAN THE HOTEL, WHY NOT?

JUST BECAUSE THEY'RE PAYING RENT AND SOMEBODY IS BENEFITING FROM IT.

JUST TO HELP OUT MONEY WISE.

LESS PEOPLE TO AFFORD HOMES

LOCAL BUSINESS

LONG TERM IS CHEAPER

MAINLY BECAUSE I THINK IT'S AN INDIVIDUAL'S RIGHT TO DO WHAT HE WANTS TO DO WITH HIS PROPERTY AND IF SOMEONE IS BEING ROWDY, BREAKING THE LAW, HARASSING THE NEIGHBORHOOD, OR DRIVING CAR TOO FAST THEN IT BECOMES A POLICE MATTER.

MAINLY BECAUSE I THINK PEOPLE DESERVE AN ALTERNATIVE TO STAYING IN RESORTS AND TO HAVE A DIFFERENT EXPERIENCE OF LIVING ON MAUI, TO EXPERIENCE WHAT IT'S LIKE TO LIVE HERE AS OPPOSED TO THE MAINLAND.

MAKES A NICER EXPERIENCE FOR TOURISTS

MONEY INTO THE ECONOMY

MORE CONVIENENT FOR FAMILY

MORE HOMEY THAN A HOTEL

MORE INCOME

MORE PRIVACY FOR VISITORS; PRICES ARE ABOUT THE SAME

NEED TO GET VISITORS HERE

NO

NO COMMENT

NO HARM IN IT; HOME OWNERS WHO RENT GAIN MONEY

NO IDEA

NO PROBLEM WITH IT

NO PROBLEM WITH IT

NO REASON

NOT INVADING MY PRIVACY

NOT STAYING FOR FREE

NOT SURE

NOT WANT TO LIVE IN HOTELS

NOTHING WRONG

OF COURSE THEY HAVE THEIR OWN DECISION AND PLANS. IT IS ALSO GOOD FOR THE ECONOMY BECAUSE THEY PAY TAXES.

ONLY IN CERTAIN AREAS

OWNER SHOULD BE ABLE TO DO WHAT HE WISHES WITH IT

Why do you say that [you favor TVRs]? (Continued)

PEOPLE BRING MONEY TO ISLANDS
PEOPLE HAVE THE RIGHT TO RENT
PEOPLE HAVE TO STAY SOMEWHERE
PEOPLE NEED TO MAKE MONEY, AND IF THEY CAN RENT, O.K.
PEOPLE SHOULD BE ABLE TO CHOOSE FOR AS LONG AS THEY PAY TAXES, IT IS A BUSINESS.
PEOPLE SHOULD BE ABLE TO STAY WHEREVER THEY CHOOSE. HOTELS ARE EXPENSIVE
PEOPLE SHOULD HAVE THE RIGHT TO RENT THEIR PROPERTY
PEOPLE WANT THE CHANCE TO AFFORD TO COME HERE, AND IT'S ALTERNATIVE TO BIG RESORTS.
PRIVATELY OWNED HOMES, AND PEOPLE HAVE THE "RIGHT" TO DO WHAT THEY WANT
PROPERTIES ARE MAINTAINED BETTER WHEN THEY ARE RENTED OUT
PROVIDES INCOME FOR FAMILIES
RAISES MONEY
SEE NO DIFFERENCE IN ANY TYPE OF RENTAL SITUATION
SEE NO HARM
SHOULD BE FREE TO RENT OUT
SHOULD STAY ANYWHERE THEY WANT TO.
SOME PEOPLE NEED MORE ROOM
SO FAM/FRIENDS CAN COME STAY
SOME HOME OWNERS NEED THE INCOME; BRING IN MORE TOURISTS
SOME OF THEIR HOTELS ARE TOO EXPENSIVE.
SOME VISITORS HAVE BIG FAMILY AND NEED A MORE CHEAPER THAN CONDOS OR HOTEL.
SOME VISITORS WOULD REGULAR LIVING TYPE, COOK, SHOPPING ETC.
SOMETIMES THIS IS DONE FOR WORK PURPOSES AND THIS IS MUCH CHEAPER
SPENDING MONEY AT MY NIGHTCLUB
SUCH VISITORS WILL PROBABLY SPEND MORE MONEY
SUPPORT THE ECONOMY
THE OWNERS ARE MAKING MONEY;
THE RESORTS ARE TOO EXPENSIVE
THERE ARE FAMILIES WHO TRAVEL AND THE HOTEL ROOMS ARE NOT ADEQUATE FOR FAMILIES WHO HAVE CHILDREN AND WANT TO STAY FOR LONG PERIODS OF TIME AND HOTELS DON'T HAVE KITCHEN FACILITIES.
THERE SHOULD BE NO RESTICTIONS ON MOVING AROUND
THEY ARE NOT HERE MORE THAN 3 MONTHS AND THEY CONTRIBUTE A LOT OF MONEY TO THE ECONOMY. THEY BUY LOTS OF MERCHANDISE ON THE STORES.
THEY ARE PAYING
THEY ARE VISITORS
THEY BRING MONEY INTO THE ECONOMY
THEY CAN DO WHAT EVER THEY WANT TO DO.
THEY HAVE TO HAVE A PLACE TO STAY
THEY HELP THE ECONOMY; HELP PROPERTY VALUES
THEY MAKING INCOME OUT OF IT AND THEY PAYING THEIR MORTGAGE.

Why do you say that [you favor TVRs]? (Continued)

THEY MIGHT ENJOY MORE INTIMACY THAN STAYING IN A HOTEL. HAVE MORE LITTLE INDEPENDENCE IN TERMS OF FOOD.

THEY SHOULD BE ABLE TO DO WHAT THEY WANT TO DO

THEY SHOULD BE ALLOWED TO DO SO

THEY SPENT MORE MONEY WHEN THEY ARE HERE AND MORE MONEY FOR THE COMMUNITY.

THEY WON'T BE STAYING TOO LONG

TO BREAK THE HOTEL MONOPOLY

TO PROMOTE TOURISM

TOURISM

TOURISTS GET A MORE PERSONAL EXPERIENCE OF MAUI; MAUI ECONOMY NEEDS THE MONEY

VISITORS TO ENJOY ISLAND

VITAL PART OF OUR ATTRACTION

WE CAN BUILD UP FRIENDS; IT PAYS FOR THOSE WHO RENT

WE DON'T HAVE A REAL LOT VARIETY OF INEXPENSIVE HOTEL ROOMS.

WE DONT HAVE ENOUGH JOBS NO HUGE VISITOR INDUSTRY

WE NEED MORE VISITOR HERE TO MAKE MONEY AND IT HELPS THE ECONOMY

WE NEED VISITORS

WE WANT THE PEOPLE WHO CAN AFFORD A HOME RENTAL.

WELL BECAUSE BEING A PARENT OF 2 CHILDREN I KNOW HOW DIFFICULT IT IS TO STAY IN HOTELS AND YOU CAN COOK AND YOU DON'T HAVE WORRY ABOUT NOISE WHEN YOU HAVE KIDS AND BE NATURAL AND PROBABLY COST BECAUSE YOU DON'T HAVE TO EAT OUT.

WELL I THINK BECAUSE MORE OPTION TO STAY.

WELL IF THE OWNER WOULD LIKE TO RENT IT.

WELL IT WILL HELP PEOPLE OWN HOUSE IN PAYING THEIR MORTGAGE.

WELL THEY WANT TO LIVE TOGETHER AND COOK THEIR OWN.

WELL, BECAUSE I DO HAVE RELATIVES WHO COME FROM OUT OF STATE AND IF THEY'RE ABLE TO AFFORD THE HOUSING AVAILABLE IT'S ALRIGHT AND AS LONG AS IT'S MADE KNOWN TO THE COMMUNITY WHERE THESE HOME ARE AVAILABLE IT'S OKAY WITH ME.

WELL, BECAUSE THIS IS AMERICA, THEY HAVE EVERY RIGHT TO DO SO, IT BRINGS MONEY INTO THE ECONOMY, AND I DON'T SEE ANYTHING TERRIBLE.

WELL, DEPENDING IF IT'S A FAMILY MEMBER DO YOU CONSIDER IT A VISITOR, IF IT'S A VISITOR THEN IT'S MORE APPROPRIATE TO GO TO A HOTEL, IF IT'S A FAMILY MEMBER WE WOULD RECOMMEND TO GO TO A FAMILY HOME OR CLOSE FRIEND.

WELL, I FEEL THAT PEOPLE ARE FREE TO RENT WHERE THEY WANT.

WELL, IF THEY'RE NOT GOING TO BE USING IT OR BE GONE FOR 3 MONTHS THEN WHY NOT RENT IT.

WELL, THE BED AND BREAKFAST IN MY WAY OF THINKING IS GENERATING A TAX BASE FOR THE ECONOMY AND IS ADDING TO THE ECONOMY.

WELL, THERE'S NOT A PROBLEM WITH IT AND IF THERE'S NOT PROBLEM DON'T FIX IT.

WELL, THEY'RE HERE TO VISIT AND SPEND THEIR MONEY.

Why do you say that [you favor TVRs]? (Continued)

WHILE I WOULD LIKE TO SEE VACATION RENTAL HOME BUT I DON'T WANT SEE THE STATE OR THE COUNTY GET INTO THE BUSINESS OF CONSTRUCTING HOMES SPECIFICALLY FOR TOURISTS, BUT IF IT'S FOR OUR PEOPLE IT OKAY AND LET THE INDIVIDUAL HOME OWNER RENT OUT HIS HOME.

WHOEVER OWNS IT AND WANTS TO RENT IT OUT...OK

WHY NOT

WHY NOT THEY SHOULD BE ABLE TO RENT SINGLE FAMILY HOMES FOR MORE PRIVACY

WHY NOT, I JUST DON'T HAVE A PROBLEM WITH IT, I'M THINKING IT'S A FREE COUNTRY.

WHY NOT?

WHY SHOULDN'T THEY?

WILL BE GOOD IDEA, THEIR PROPERTY

WILL HELP THEM HAVE A PLACE TO STAY, HELPS THE ECONOMY,

WITHIN THE RIGHT SETTING, IT IS GOOD

WOULDN'T BUILD SO MANY HOTELS, KEEP THE LAND THE SAME.

Why do you say that [you oppose TVRs]?

A LOT OF JOBS WERE TAKEN AWAY...NEED HOTEL JOBS.

BECAUSE NOT PAYING APPROPRIATE TAX

BECAUSE THEY'LL BE IN OUR NEIGHBORHOODS, ETC. DON'T KNOW WHAT KIND OF PEOPLE THEY ARE. BEST FOR ECONOMY IF THEY STAY IN HOTELS.

BECAUSE WE HAVE HOUSING SHORTAGE

BECAUSE AS A RENTER MYSELF ITS HARD TO FIND LONG TERM RENTALS

BECAUSE HOUSING SHOULD BE FOR PERMANENT RESIDENTS, IF THEY VISIT THEY SHOULD STAY IN HOTELS.

BECAUSE I DON'T THINK IT'S FAIR TO THE OTHER PEOPLE WHO NEED HOMES TO RENT.

BECAUSE I FEEL LIKE OUR ISLAND IS VERY CROWDED AND BECAUSE OF THE PART TIME RESIDENTS.

BECAUSE I FEEL THEY SHOULDN'T TURN THE NEIGHBORHOOD INTO A RENTAL UNIT.

BECAUSE IF THEY RENT THE HOUSE AND THERE ARE OTHER PEOPLE WHO LIVE HERE WHO NEED THE HOUSE SO THEY GOING BE DELAYED UNTIL THE HOUSE IS OPEN, IT WILL MAKE MORE FOR PEOPLE WHO LIVE HERE.

BECAUSE IS NOT FAIR FOR US THAT LIVED HERE ALL OUR LIVES.

BECAUSE IT IS FOR US TO LIVE HERE PERMANENTLY.

BECAUSE IT PUSHES THE RENT UP FOR THE PEOPLE WHO ACTUALLY LIVE HERE FULL TIME.

BECAUSE IT SEEMS LIKE EVERYBODY IS TRYING TO MAKE A DOLLAR. THE MORE PEOPLE COMING IN THE MORE IT GETS WORSE. TOTALLY OUT OF CONTROL.

BECAUSE IT TAKES AWAY HOUSING FOR RESIDENTS.

BECAUSE PLENTY PEOPLE NEEDS HOUSES TO LIVE IN.

BECAUSE THE HOUSING IN MAUI IS MINIMAL.

BECAUSE THE PEOPLE THAT WORK HERE CANT GET A PLACE TO STAY

Why do you say that [you oppose TVRs]? (Continued)

BECAUSE THERE'S A LOT OF PEOPLE WHO NEED HOMES AND IT SEEMS WE SHOULD BE PROVIDING FOR THE RESIDENTS HERE FIRST AND IT COULD POSSIBLY AFFECT THE COST OF RENTALS.

BECAUSE THERE ARE LOCAL PEOPLE WHO LIVE HERE WHO COULD BENEFIT FROM THAT HOUSING AND CAN'T GET HOUSING BECAUSE THEY ARE VACATION RENTALS AND IT DRIVES UP THE COST OF RENTALS.

BECAUSE THEY'RE USUALLY IN RESIDENTIAL AREAS AND I THINK IF THEY SHOULD HAVE THEM THEY SHOULD IN PROPERLY ZONED AREAS SUCH AS HOTEL-CONDO.

BECAUSE THEY TAKE AWAY THE HOMES THAT SHOULD BE OCCUPIED BY THE PEOPLE WHO LIVE HERE.

BECAUSE WE HAVE A PROBLEM OF HOUSING HERE AND THEY SHOULD BE RENTED TO LOCAL RESIDENTS.

BECAUSE WHOEVER OWNS A HOME SHOULD GIVE RESIDENTS A CHANCE TO RENT

BRINGS UP THE HIGH PRICES IN RENT

CAN'T THEY STAY AT HOTELS

CHANGE THE NEIGHBORHOOD

CUTTING OUT HOUSING FOR LOCALS

DON'T NEED THEM HERE

DON'T THINK IT'S RIGHT

DRIVES THE COST OF HOUSING UP.

DRIVING UP THE RENTS

DUE TO THE FACT WE DON'T KNOW WHERE THE FUNDS ARE GOING.

FEEL IT'S DENEGATING THE ZONING, NEIGHBORS DON'T HAVE ANY CHOICE, UPSET NEIGHBORHOOD. LACK OF PLANNING, WHAT IS MAUI? WHERE ARE WE GOING? WATCHED OAHU GROW...

FEELS LIKE THERE IS A HOUSING SHORTAGE,

HAVE HOTELS AND THEY SHOULD STAY IN THE HOTELS. I FEEL LIKE I AM OF BOTH.

I DON'T KNOW

I DON'T KNOW.

I DON'T LIKE TO DIVULGE THAT INFORMATION.

I DON'T SEE ANY HARM IN IT.

I DON'T THINK IT SHOULD BE DONE.

I FEEL THAT THE HOMES IN MAUI SHOULD BE LOWER FOR THE RESIDENTS.

I HAVE NO PROBLEM WITH THAT.

I HAVE THEM COME TO MY HOUSE AS FAMILY AND THEY STAY WITH PAYING RENT, SO RENTALS ARE SUPPOSED TO BE SPECIFIED AS RENTALS BECAUSE THERE ARE DIFFERENT TAX CATEGORIES AND DIFFERENT RULES AND A FAMILY MEMBER VISITS I WOULD NOT CONSIDER IT A RENTAL.

I THINK IT TAKES HOUSING OPPORTUNITIES AWAY FROM LOCAL RESIDENTS.

IF STAY IN HOTELS THEN MORE JOBS

IF THEY STAY IN PRIVATE HOMES THE HOTELS WILL LOSE MONEY AND THE HOTEL EMPLOYEES WILL LOSE JOBS

IM IN THE HOTEL BUSINESS

IMPACT ON THE COMMUNITY, CHANGES IT FROM RESIDENTIAL TO HOTEL COMMUNITY

Why do you say that [you oppose TVRs]? (Continued)

IN MAUI IT IS HARD TO FIND CHEAPER RENTAL HOUSE TO LIVE AND THERE LOTS OF PEOPLE THAT HAVE BEEN THERE LOOKING FOR PLACE TO STAY FOR A LONG TIME AND THEY SHOULD BE GIVEN FIRST PREFERENCE

IT BRINGS THIEVERY

IT IS ILLEGAL

IT MAKES LESS AVAILABLE HOUSING FOR RESIDENTS

IT TAKES AWAY FROM THE LOCAL PEOPLE

IT TAKES AWAY FROM THE LOCALS, THE VISITORS ARE ABLE TO PAY HIGHER RENT

IT WOULD BE SQUEEZING OUT THE LOCALS

JACKS UP RENT

LONG TERM RESIDENTS ONLY

MAUI HAS SHORTAGE OF HOUSING, LOCALS FIRST THEN VACATIONERS

MORE THAN ENOUGH HOTELS; DEPRIVING HOTEL WORKER OF JOBS

NEED SPACE FOR FAMILY

NO COMMENT

NO INCOME TO THE STATE

NON-COMPLIANT TO LAWS GOVERNING RENTALS

NO OPINION

ONLY HERE FOR A VACATION

OTHER THAN SINGLE FAMILY HOMES, I'M NOT IN FAVOR OF VACATION RENTALS IN MY NEIGHBORHOOD, I DEFINITELY THINK IT'S HARMFUL TO THE VALUE OF THE REAL ESTATE, IF ZONING MEANS ANYTHING IT NEEDS TO BE ENFORCED.

PLENTY OF CONDOS; RESIDENTS NEED TO RENT THOSE HOMES

PRICES ARE TOO HIGH TO AFFORD TO RENT OR BUY

RAISES THE PROPERTY PRICES AND IT MAKES IT HARDER FOR LOCAL PEOPLE TO RENT

RATHER STAY IN HOTELS

REDUCES THE AVAILABILITY OF LOCAL HOUSING

RENT IS HARD FOR RESIDENTS

RENTAL UNITS SHOULD GO TO MAUI RESIDENTS

RESIDENTIAL AREAS SHOULD STAY RESIDENTIAL

SHORTAGE FOR HOUSES FOR SINGLE FAIMILY HOUSES

SHORTAGE OF AFFORDABLE HOUSING FOR LOCAL RESIDENTS

SHORTAGE OF HOUSING

SHOULD RENT THE PLACES FOR RENT, NOT SINGLE FAMILY HOUSES

SLOW DOWN OTHER BUSINESS AND PEOPLE W/O JOBS

SOME MAY BE FRIENDS AND CANNOT DO THE SAME

STAY IN HOTELS

TAKES AWAY FROM THE LOCAL RENTAL MARKET;

TAKING PEOPLE AWAY FROM HOTELS

THE COUNTY SHOULD DIVERSIFY INSTEAD OF RELYING ON TOURISM

THE ECONOMY, LIKE THE HOTEL AND STUFF LIKE THAT, THEY NEED MORE REVENUE SINCE 9-11.

THE HOTELS ARE HERE, THEY SPEND A LOT OF MANY, AND THEY NEED TO HAVE RETURNS ON THEIR INVESTMENT.

THE HOTELS NEED THE VISITORS SO AS TO PAY FOR THE HOTEL TAX

THERE IS A HOUSING SHORTAGE HERE

Why do you say that [you oppose TVRs]? (Continued)

THEY'RE NOT CONTRIBUTING TO ECONOMY.
THEY ARE NOT PAYING ANY TAXES
THEY ARE NOT ZONED FOR THAT PURPOSE
THEY CAN GO TO THE HOTELS
THEY DON'T PAY THE TAXES, LIKE BED AND BREAKFASTS THEY DON'T HAVE TO PAY TAXES,
THEY DON'T GO BY THE REGULATORY LAWS LIKE RENT-A-CAR AND STUFF LIKE THAT.
THEY SHOULD STAY IN HOTEL; TO MANY ILLEGAL BED AND BREAKFASTS
THEY SHOULD STAY IN HOTELS.
THEY TAKE AWAY FROM THE LOCAL POPULATION
TOO MANY PEOPLE HERE LOOKING
TOO MUCH TRAFFIC, AND YOU DON'T KNOW WHO THEY ARE
TRUE OCCUPANCY
WE ALREADY HAVE A SHORTAGE OF RENTALS HERE, WE DONT NEED VISITORS RENTING
PLACES.
WE SHOULD BE SUPPORTING THE HOTEL INDUSTRY
WELL I WOULDN'T WANT TO SEE ANYBODY IN RESIDENTIAL AREAS STAYING FOR SHORT TERM
AND LEAVE.
WELL IT'S A MATTER OF CHOICE FOR THE VISITOR AND LIKEWISE TO THE HOMEONER.
WELL, I KNOW IT'S THE INDIVIDUAL DECISION BUT THERE MAY BE STRANGERS IN THE
NEIGHBORHOOD AND WE DON'T KNOW THEIR BACKGROUNDS AND IF THEY'RE CHILD MOLESTORS
OR KILLERS OR SOMETHING ELSE.
WELL, THERE ARE PLENTY OF HOTELS.
WELL, WHEN WE GO TRAVELLING WE PAY THOSE OUTRAGEOUS TAXES AND THEY SHOULD DO
THE SAME.
WHY NOT RENT TO LOCALS.

Why do you say that [you neither favor nor oppose TVRs]?

AFFECT THE HOME
AFFECTS LONG TERM, BUT HELPS ECONOMY. MORE OPPOSED FOR THE FACT THAT VISITORS
GET THESE BIG HOUSES AND ONLY LIVE THERE FOR A WEEK OR SO AND DON'T PAY TAXES.
DOESN'T PAY INTO ECONOMY.
AS LONG AS IT ISNT YOUR HOUSE.
AS LONG AS THEY ARE JUST VISITING I DO NOT CARE
AS LONG AS THEY'RE GOOD, DECENT PEOPLE, I DON'T MIND.
BECAUSE THEY PROBABLY BRING MORE MONEY TO THE ISLAND HERE BUT THERE PROBABLY
ONLY RENTING VACATION HOMES.
BECAUSE I DON'T KNOW
BECAUSE I DON'T SEE IT AS PROBLEM.
BECAUSE I LIVE A PEACEFUL LIFE AND I DON'T WANNA BE INVOLVED IN ALL THOSE THINGS.
BECAUSE I WAS AWARE OF IT BUT DIDN'T KNOW IF IT WAS A PROBLEM OR IF IT WAS IN LARGE
NUMBERS.
BECAUSE IF A GUY HAS HIS HOUSE AND WANTS TO RENT TO SOMEONE, IT IS UP TO HIM AND
THE GOVERNMENT CAN'T BE TELLING PEOPLE WHAT TO DO.
BECAUSE I'M NOT LIVING ON MAUI, I LIVE ON MOLOKAI

Why do you say that [you neither favor nor oppose TVRs]? (Continued)

BECAUSE IT DOESN'T REALLY ME AS LONG THEY WEREN'T MAKING NOISE AND PARTYING, IF THEY WERE A FAMILY ON VACATION IT PROBABLY WON'T BOTHER ME, BUT IF IT WAS A STREAM OF COLLEGE KIDS STAYING NEXT DOOR PARTYING THEN IT WOULD BOTHER ME.

BECAUSE ITS A VERY COMPLICATED TO ANSWER

BECAUSE NOT DISRUPTING THE NEIGHBORHOOD AND HELPING THE ECONOMY

BECAUSE SOME PEOPLE HAVE A LARGE FAMILY AND THEY NEED MORE SPACE AND COST SHOULD BE THE ISSUE.

BECAUSE THE PEOPLE WHO THE PROPERTY, IT'S UP TO THEM THE PEOPLE WHO OWN THE PROPERTY.

BECAUSE THEY BIOTH HAVE NEGATIVE AND POSITIVE EFFECTS.

DEOSN'T MATTER

DEPENDS ON CIRCUMSTANCES...PEOPLE WHO HAVE BEEN INVOLVED AREN'T PAYING TAXES---OPPOSED.... THEN FOR IT IF THEY PAY TAXES---FAVOR

DO NOT KNOW RAMIFICATIONS

DO NOT SEE A PROBLEM EITHER WAY

DOES NOT AFFECT ME

DOESNT MATTER

DOESN'T MATTER

DON'T CARE

DON'T KNOW

DON'T MIND

DOESN'T IT HURT THE ECONOMY?

GOOD FOR THE ISLAND

HARD TO TELL IF IT AFFECTS THEM

HAS NOTHING TO DO WITH ME

I AM INDIFFERENT

I AM NOT A HOMEOWNER

I DO NOT KNOW OF ANY PROBLEMS DEVELOPING FROM THIS

I DON'T KNOW

I DON'T KNOW ENOUGH ABOUT IT IF IT IS HURTING ANYBODY AND I DON'T KNOW ENOUGH ABOUT IT TO HAVE AN OPINION.

I DON'T KNOW, I DON'T HAVE ANY OPINION.

I DON'T KNOW.

I DON'T THINK IT IS A GOOD IDEA

I GUESS BECAUSE I DON'T UNDERSTAND AND I DON'T KNOW ANYBODY WHO RENTS OUT OR RENTS TO STAY AT SUCH VACATION RENTALS.

I GUESS HERE ON MOLOKAI IT ISN'T A FACTOR.

I GUESS I DON'T KNOW ENOUGH ABOUT IT FOR LACK OF INFORMATION.

I HAVE NO REAL PROBLEM

I JUST DON'T CARE, I DON'T KNOW.

I KNOW OF SOME WHO RENT AND THEN BUY

I LIKE THE IDEA ITS AVAILABLE FOR PEOPLE BUT THEY NEED THE NEIGHBORS APPROVAL SOME VISITORS ARE NOISY

I LIVE NOT TO BE JUDGEMENTAL AND OPINIONATED. I JUST MIND MY OWN BUSINESS.

I SEE THAT IT IS A COMPLETE ISSUE AND LOTS OF ARGUMENTS ON EACH SIDE

Why do you say that [you neither favor nor oppose TVRs]? (Continued)

I WISH THERE WAS MORE HOUSING FOR EVERYONE AND THE COST OF LIVING IS VERY HIGH HERE.

IF I HAD THE OPPORTUNITY I MIGHT RENT OUT A HOUSE MYSELF

IF IT'S DONE APPROPRIATELY, THEN FINE. BUT IF IT'S DISTURBING/DISRUPTIVE- OPPOSED

IF SOMEONE WANTS TO RENT THERE ITS THEIR BUISNESS

IF THE PERSON WANTS TO GO AHEAD ITS FINE WITH ME

IF THERE IS HOUSING AVAILABLE, WHY NOT?

I'M COMFORTABLE, RETIRED AND I SPEND THE WAY I WANT TO.

I'M NOT OPPOSED BUT I THINK THE TAX STRUCTURE IS WHAT THEY'RE DUCKING OUT OF AND THE PROPERTY TAX YOU KNOW.

I'M NOT REALLY, I'M NOT A HOME OWNER, THAT'S WHY.

IN FAVOR, BUT IF THERE'S A WHOLE TRACK HOME VACATION RENTAL HOME. OPPOSED DUE TO TOO MUCH TRAFFIC.

INCLINATION IS TO BE IN FAVOR , BUT SINCE WE HAVE A PROBLEM WITH HOUSING

IT DOES NOT BOTHER ME.

IT DOESN'T BOTHER ME, I'D HAVE RESEARCH IT MORE BEFORE I HAVE PROS OR CONS ABOUT IT, I JUST DON'T KNOW THE NEGATIVE EFFECTS OF IT.

IT DOESN'T REALLY AFFECT ME

IT HAS MANY IMPLICATIONS

IT IS NOT BUSINESS.

IT'S A FREE COUNTRY

IT'S THEIR OWN HOME ITS UP TO THEM

ITS UP TO THEM

JUST READ DONT REALLY KNOW

NO (OPINION)

NO (OPINION)

NO (OPINION)

NO OPINION

NO COMMENT

NO OPINION

NO REFERENCE

NOT OF MY CONCERN

NOT A CONCERN

NOT AN IMPORTANT ISSUE TO ME

NOT VERY IMPORTANT TO ME

PEOPLE HAVE TO MAKE A LIVING; THE COST OF LIVING HERE IS SO HIGH

PEOPLE SHOULD HAVE THE RIGHT TO RENT THEIR OWN HOMES

PERSONALLY I WON'T RENT OUT MY HOME BUT I'M NOT OPPOSED TO IT.

RATHER NOT

SAME ON THE MAINLAND

TAKE HOSING AWAY FROM LOCALS

THE EXPENSIVE HOMES USUALLY ARE THE ONES RENTED OUT

THE OWNER OF THE HOUSE SHOULD HAVE THE CHOICE OF HOW IT IS USED

THE OWNERS DECISION

THE RENTERS ARE BRINGING IN VISITORS THAT WILL AID THE ECONOMY

Why do you say that [you neither favor nor oppose TVRs]? (Continued)

THERES ALOT OF VACTION RENTALS BUT I DID NOT THERE ARE HOUSES THEN AGAIN ITS GOOD FOR THE ECONOMY

THEY CAN WRECK A PLACE; IRRESPONSIBLE

UP TO THE OWNER OF PROPERTY

UP TO THE OWNERS

WE NEED THE TOURISTS TO AID THE ECONOMY; MAKES FOR LESS PRIVACY FOR RESIDENTS

WELL IT'S UP TO THE PERSON AND THE RENTER

WELL, BECAUSE IT'S A WELL KNOWN PRACTICE TO RENT CONDOS.

WELL, BECAUSE THEY'RE PAYING FOR IT, IT'S THEIR PREROGATIVE, THEIR CHOICE, THEY CAN'T AFFORD TO LIVE HERE ALL THE TIME THAT'S WHAT THEY DO.

WELL, I THINK IT'S A PROBLEM BECAUSE I'D LIKE TO SEE BUSINESSES THRIVE BUT I DON'T LIKE TO SEE LOCAL PEOPLE NOT THRIVE AND PEOPLE COME HERE AND JUST EXPLOIT THAT OPPORTUNITY.

Do you have any other comments on this issue that you want to share?

A MEDIUM SHOULD BE REACHED BETWEEN LONG-TERM AND SHORT-TERM RENTALS AGAINST VACATION RENTAL, RAISES THE COST OF LIVING IN MAUI. TOO MUCH COMMERCIALISM AND THEY DON'T EVEN LIVE HERE.

ALL BED AND BREAKFAST PLACES SHOULD BE TAXED AND REGULATED PROPERLY
A LOT OF MAINLANDERS COMING HERE

AS LONG AS IT'S NOT LONG TERM AND IT IS A CHEAPER WAY FOR PEOPLE WHO ARE VISITING THEN IT'S OKAY.

AS LONG AS THERE IS A SET STANDARD AND THERE'S RULES AND EVERYONE FOLLOWS THE RULES I DON'T SEE A PROBLEM AS LONG AS IT'S REGULATED AND CONTROLLED, THERE HAS A DENSITY LEVEL SO THAT 100 OF 200 HOMES IN A NEIGHBORHOOD CAN NOT BE VACATION RENTALS.

B&B'S ARE A GREAT IDEA, MAUI BEHIND TIMES.

BE GOOD IF IT WAS STRAIGHTENED OUT, AND CLEAR.

BIG ISSUE ON THIS ISLAND

BIG ISSUE, PEOPLE SHOULD DO WHAT THEY WANT, BUT NOTHING ILLEGAL. BE TAXED PROPERLY DO NOT EXPAND MAUI COUNTY'S BUDGET...

CONCERNED ABOUT RENTALS, PARKING AND ROADWAYS

CONDITIONS SHOULD BE AGREED UPON DEVELOPER, BUYER AND LOCAL NEIGHBORS.

CONTACT NEIGHBORS TO GET PERMISSION

CONTROLS ON PEOPLE'S ENVIRONMENT DON'T HELP, THESE QUESTIONS AREN'T VERY GOOD AREN'T SPECIFIC, THEY NEED TO BE DETAILED. YOU SHOULD NOT HAVE 2 QUESTIONS WITH THE OPTION OF ONE ANSWER, OR BE ALLOWED TO SPECIFY YOUR ANSWER.

COVERED EVERYTHING

DO SOMETHING ABOUT TRAFFIC

FOR EVERY SINGLE HOME THAT RENTED FOR VACATION RENTAL WE DON'T HAVE TO WORRY ABOUT EDUCATING THE CHILDREN OF THOSE RENTALS AND WE SAVE MONEY.

FOR SOME PEOPLE IT'S A WAY TO MAKE IT POSSIBLE TO AFFORD PROPERTY. AND CAN SEE HOW IT'S GOING TO BE AN INTERESTING SITUATION TO FIGURE OUT GUIDELINES...THERE'S ALWAYS A SHADY GRAY AREA.

GO WITH THE FLOW

GOV SHOULD STAY OUT OF THE HOME OWNERS BUSINESS

HAS BECOME A PROBLEM FOR MAUI RESIDENTS TO RENT

HAVE ENOUGH TO PARKING IN OWN PROPERTY, NOT ON STREETS. SHOULD BE INSPECTED BY FIRE DEPARTMENT. SEWER AND WATER.

HAVE TO RENT BECAUSE OF MORTGAGE

HOME INSPECTIONS SHOULD BE IN EFFECT FOR VACATION RENTALS.

HOME RENTALS ARE NOT APPROPRIATE SHOULD USE HOTELS AND CONDOS FIRST, NOT SINGLE HOMES.

HOTELS SHOULD CONTRIBUTE MONEY TO LOCAL RESIDENTS FOR LANDSCAPING, PAINTING, ETC FOR SCHOOLS, PARKS, ETC. ADD SIDEWALKS.

HOUSING IS SO TIGHT TO BEGIN WITH IT WOULD BE A NEGATIVE IMPACT AND UNAFFORDABLE

I'M NOT TOTALLY OPPOSED TO THE IDEA OF RENTING SINGLE FAMILY HOMES AS VACATION HOMES AS LONG AS THEY RENT FOR NOT LESS 180 DAYS.

I'M PROBABLY NOT HERE LONG ENOUGH TO GIVE YOU FEEDBACK.

I CAN'T THINK OF ANY.

I CAN'T THINK OF ANYTHING.

Do you have any other comments on this issue that you want to share?

I DIDN'T REALIZE IT WAS AN ISSUE.

I DO NOT LIKE MAUI COUNTY HAVING SO MUCH POWER OVER PEOPLE'S HOMES

I DO NOT THINK THAT PEOPLE SHOULD BE TOLD HOW TO USE THEIR PROPERTY

I DON'T BELIVE THAT THIS IS A MATTER THAT SHOULD BE REGULATED. A PERSON WHO OWNS HOME IS ENTITLED TO USE ITS PROPERTY ANY WAY HE LIKES AS LONG AS IT IS NOT ILLEGAL O CRIMINAL IN NATURE.

I DON'T THINK NEGATIVELY ABOUT RENTING SINGLE FAMILY DWELLING TO VISITORS HOWEVER DO THINK CONDITIONS SHOULD BE MADE AND THE ISSUE SHOULD BE LOOKED INTO

I DONT THINK THAT THE LAW ARE NOT BEING EXECUTED,THE ECONOMY DONT HAVE ENOUGH POWER TO INVESTIGATED

I GUESS WHEN YOU OWN A PROPERTY YOU SHOULD BE ABLE TO DO WHAT WITHOUT A BUNCH O CROOKED POLITICIANS INTERFERING AND I THINK THIS STATE IS FULL OF CROOKED POLITIAN RIGHT UP TO THE GOVERNOR HIMSELF.

I HAVE A VACATION RENTAL AND I'VE HAD IT FOR 14 YEARS AND IT'S THE EPITOME OF ALOHA AN PEOPLE COME HERE AND SPEND MONEY AND MY NEIGHBORS DON'T HAVE A PROBLEM WITH IT.

I JUST DONT THINK ITS NOT THAT BAD AND SAVES A LOT OF MONEY

I JUST THINK THE COUNTY OF MAUI SHOULD CONCENTRATE ON MORE HOUSING FOR PEOPLE BECAUSE MORE PEOPLE ARE MOVING TO MAUI AND THEY SHOULD DO SOMETHING QUICK AND A LO OF LOCAL PEOPLE ARE MOVING TO BIG ISLAND AND LAS VEGAS BECAUSE THEY WANT TO OW HOMES.

I THINK IT IS A GOOD THING WHEN YOU WEIGH THE BAD AND GOOD, IT IS A LOW IMPAC COMMERCIAL BUSINESS AND GIVE TOURIST CHOICES TO VISIT MAUI. IT CREATES A BETTE ATMOSPHERE WHEN PEOPLE COME HERE IF THEY LIVE IN THE NEIGHBORHOOD FOR SOME PEOPLE.

I THINK BECAUSE OF THE HOTEL PRICE ARE HIGH IN HERE, VISITORS RENT SINGLE FAMIL HOMES. OWNERS OF THIS FAMILY HOMES CAN BE OF HELP IN THEIR INCOME.

I THINK HOMEOWNERS SHOULD BE ENCOURAGED TO CREATE THEIR OWN BUSINESSES AND PART TIME RENTALS ARE A GOOD WAY FOR HOMEOWNERS TO MAKE A LIVING.

I THINK IN OUR COMMUNITY THE MONEY IS HELPING US BUT WHEN I SEE IT IN ANOTHER WA WHEN IT GETS IN THE WAY THAT S DIFFERENT THING

I THINK ITS UNFAIR THAT YOU COULDN'T HAVE ANY BED AND BREACKFAST HERE

I THINK THAT ALL SINGLE FAMILY DWELLING HOUSING SHOULD BE USED AS RESIDENTIAL FO PEOPLE THAT ARE RESIDENT ON MAUI AND NOT FOR PARTIAL RESIDENCE OR VISITORS.

I THINK THEY SHOULD BE ALLOWED TO CONTINUE TO EXIST WITH CERTAIN RULES AN REGULATIONS.

I THINK THEY SHOULD REGULATE THE RENTERS AND VISTORS IN EACH AREA. DECISION IN EAC DISTRICT.

I THINK TOO MANY PEOPLE OUTSIDE THE ISLAND ARE TRYING TO MAKE MONEY BY BUYIN PLACES HERE JUST KNOCKS OUT THE MEANING OF THIS PLACE.

I THINK USUALLY THE PEOPLE THAT STAY IN PRIVATE RENTAL HOMES PREFERRED THAT T LARGE HOTELS. IF THEY DID NOT STAY IN PRIVATE RENTAL UNIT THEY WOULD NOT COME TO MAI AND GO TO SOMEWHERE ELSE INSTEAD.

I THINK WE DO HAVE UNDER PERMANENT HOMES THEY SHOULD HAVE MORE AVAILABLE HOUSE FOR THE WORKING PEOPLE OR COLLEGE STUDENTS

I THINK WE NEED TO DO WHATEVER TO ATTRACT MORE VISITORS TO MAUI TO HELP TH ECONOMY

I THINK WHEN IT COMES TO TOURISTS THEY SHOULD MAKE IT CLOSER TO THE RESORTS

I THINK YOU'VE COVERED EVERYTHING PRETTY WELL.

I THINK YOU'VE COVERED EVERYTHING.

Do you have any other comments on this issue that you want to share?

I THINK YOUR AFFORDABLE HOUSING SHOULD BE FOR RESIDENTIAL BEFORE RENTAL.
I WILL TRY TO CONTACT THE COUNTY AND DETERMINE THE OUTCOME OF THIS SURVEY
I WISH TO ABOLISH HOME RENTALS FOR TOURISTS
I WOULDN'T WANT MY NEIGHBOR TO HAVE THAT KIND OF PRIVILEGE.
IM ALL FOR IT ,FEWER PEOPLE WILL COME IT WONT HURT THE NEIBHERHOOD IT WILL IMPROVE I
AND MORE WORK FOR PEOPLE
IM VERY UPSET PEOPLE COME BUILD HOUSES BUT THEY ONLY STAY HERE FOR A LITTLE TIM
THEY USE UP ALL ELECTRCITY AND THE LAND AND THE RENTS ARE TO HIGH AND NOT GOOD FO
THE COMMUNITY THEY SHOULD STAY HERE FOR ONE YEAR BEFORE THEY CAN BUILD A HOUSE
INCOME PROPERTY SHOLD BE TAXED
IT SHOULD BE ALLOWED BUT LIMITED IN SOME WAYS
IT IS VERY CROWDED HERE, ISLAND IS TOO SMALL. SHOULD MINIMIZE PART RESIDENTS. EITHE
BE HERE OR NOT.
IT SHOULD BE ALLOWED BUT ONLY TO PEOPLE WHO HAVE HAD RESIDENCY HERE, PLAY BY TH
RULES, RESPECT THE AINA, AND PAY TAXES LIKE I DO AND IT SHOULD BE FAIR FOR EVERYONE, AN
PEOPLE HAVE THE RIGHT TO MAKE A LIVING.
ITS NOT ACROSS THE BOARD
ITS THEIR PROPERTY
JUST IN THE FUTURE I WOULD TO GET A PLACE ON THE ISLAND AND HOPING TO HAVE OR BUY M
OWN PLACE.
LAW SHOULD BE ENFORCED
MASSIVE CAN OF WORMS AND T HE COUNTY IS NOT ABLE TO SOLVE THIS ISSUE AT THIS TIME
PEOPLE SHOULD STILL BE FREE TO RENT OUT HOMES WITHOUT INTERFERENCE
MAUI NEEDS BETTER HIGHWAYS
MINIMIZE HIGHWAYS...REFOREST UNUSED AGRICULTURAL AREAS.
MOE LITTER MORE TRAFFIC AND A BAD INFLUENCE ON THE COMMUNITY
MORE HOUSING AFFORDABLE HOUSING FOR THE LOCAL PEOPLE
MORE INCOME OPPORTUNITIES.
MORE PUBLIC DISCUSSION ON THE ISSUE
MOUSE PROBLEMS
NEED TO CONCENTRATE ON MORE IMPORTANT ISSUES SUCH AS EDUCATION, JOBS, LOCA
HOUSING
NO
NO ADDITIONAL COMMENT
NO ADDITIONAL COMMENTS
NO COMMENT
NO COMMENT,
NO COMMENT.
NO COMMENTS
NO REALLY.
NO STRONG FEELINGS
NO VACATION RENTALS ON THE OUTER ISLANDS SO THE PRICES OF VISITOR RENTALS ARE \$40
PER NIGHT;
NO, BUT THERE ARE THE ONES ON OUR ISLAND THAT THEY DO SUCH A FANTASTIC TURNOVE
THAT YOU WOULD BE SURPRISED THAT THE VISITORS ASK ABOUT HOMES TO RENT, ESPECIALLY I
THEY'RE STAYING TWO WEEKS OR LONGER.

Do you have any other comments on this issue that you want to share?

NO, CAN RELATE TO BOTH SIDES. NEEDS TO BE REVIEWED. LOOK OUT FOR THE RIGHTS O NEIGHBORS.

NO, EXCEPT THAT THE REQUIREMENTS SHOULD BE STREAMLINED BUT YET ALSO HAVE SOM ITEMS THAT ARE CONSISTENT THROUGHOUT THE PROCESS, I'VE SEEN SOME HOUSES RENTED OU TO SEVERAL FAMILIES WHICH I DON'T SEE ANYTHING AS LONG AS CERTAIN ISSUES ARE ADDRESSED

NO, I'LL JUST BE NICE.

NO, I'M NOT TOO FAMILIAR WITH DIFFERENT STUFF THAT GOING ON BUT I'VE HEARD THAT THEY'R THINKING ABOUT REGULATING.

NO, I'VE BEEN READING A LOT IN THE NEWSPAPER AND I HAVE NO MORE COMMENTS.

NO, I DON'T ABOUT THE ISSUE, I'M UNINFORMED.

NO, I DON'T BELIEVE SO.

NO, I DON'T.

NO, I GUESS FEEL THAT IF THEY WANT TO RENT OUT THEIR HOMES ON A WEEKLY BASIS OR WEEKS AT A TIME THAT IT'S UP TO THE HOME OWNERS AND I HATE IT THAT WE ARE MOVING TO POLICE STATE.

NO, I JUST HOPE THAT IF THEY ALLOW IT, IT WOULD BE UNDER CONTROL AND THERE ARE NO TOO MANY OF THEM SO THERE WOULDN'T AN OVERLOAD OF THEM.

NO, I THINK THAT THE FACT THE SHORT-TERM SINGLE FAMILY RENTALS HAVE DRIVEN THE LONG TERM RENTAL PRICES TOO HIGH.

NO, NO OTHER COMMENTS.

NO, NOT AT THE MOMENT.

NO, NOT OFF HAND.

NO, NOT REALLY, IT JUST THAT I'M ORIGINALLY FROM CALIFORNIA AND THE COUNTY THERE SOR OF CONTROLLED IT SO THAT THEY WOULDN'T SATURATE THE AREA WITH UNITS AND NOT IMPAC TRAFFIC AND THE OTHER SPECIFICS AND QUALITIES OF THE AREA.

NO, NOT REALLY.

NO, OTHER THAN COUNTY NEEDS TO CONFIGURE NEW WAY OF ROADS.

NO, PROBABLY THE MOST IMPORTANT ISSUE AT THE MOMENT IS THE WATER PROBLEM.

NO, THAT'S ABOUT IT.

NO, THAT'S IT.

NO, THAT'S PRETTY MUCH COVERS IT.

NO.

NO COMMENT

NO

NONE

NONE, I JUST THINK THAT BED AND BREAKFASTS SHOULD BE ALLOWED ON MAUI.

NONE, NOT FAMILIAR TO MUCH ABOUT IT

NO

NOPE.

NOT

NOT AT THE MOMENT

NOT AT THIS TIME.

NOT ENOUGH HOTEL ROOMS WHICH IS GOOD. RESTRICTED BUILDING IS GOOD FOR TH RESORTS, BUT LET THE LOCALS RENT OUT THEIR HOMES IF THEY WANT.

NOT NECESSARILY.

NOT PARTICULARLY.

Do you have any other comments on this issue that you want to share?

NOT REALLY, I KNOW THAT THESE RENTALS ARE SOMETIMES HELPFUL WHEN YOU NEED SOMETHING FOR PEOPLE COMING IN, FOR PARTIES, FOR VISITORS, AND FOR FAMILY AND RELATIVE TO STAY, AND THE LOCAL PEOPLE USE THEM TO STAY IN AND THEY'RE LESS EXPENSIVE THAN HOTELS

NOT REALLY, NO.

NOT REALLY, THE ONLY COMMENT I HAVE IS I WISH THE COUNTY WOULD DO SOMETHING ABOUT THESE ALL TERRAIN VEHICLES TEARING UP AND CAUSING EROSION OF THE LAND AND CAUSING DANGER TO RIDERS BUT POLICE SAY THEY CAN'T DO ANYTHING UNLESS CAUGHT IN CITY.

NOT REALLY.

NOT RIGHT NOW.

OBVIOUSLY I NEED MORE INFORMATION IN ORDER TO FORM AN OPINION.

ONLY PEOPLE SHOULD BE ABLE TO RENT OUT ANY RENTALS

PEOPLE MOVE TO ISLAND AND BUY UP PROPERTY FOR RENTAL PURPOSES AND NOT CONSIDERING THE LOCAL COMMUNITY

PEOPLE SHOULD BE ALLOWED TO RENT THEIR HOMES TO VISITORS BECAUSE IT WILL HELP THE ECONOMY

REALLY WISH THAT THEY WOULD THINK ABOUT THE RESIDENTS THAT LIVE IN AREA.

REGULATE HOMES THAT ARE DONE

REGULATE PROPERTY

REGULATION SHOULD BE SIMPLE AND TO COMPLY WITH

RENTALS HELP MAUI FOR POORER PEOPLE, BUT JUST FOR RENTAL, NOT TO MOVE

RENTS ARE VERY HIGH FOR LOCAL RESIDENTS;

SECURITY IN PRIVATE RENTAL IS A CONCERN.

SOME QUESTIONS WEREN'T UNDERSTANDABLE.

SOUNDS LIKE THERE HAS BEEN MOVEMENT, HARD FOR ANY SMALL BUSINESS TO SUCCEED REGULATIONS OF THESE RESTRICTIONS HELP ECONOMY.

TAKE CARE OF THE PEOPLE WHO LIVE HERE FIRST, THEN THE TOURISTS.

THAT I DON'T THE GOV'T SHOULD BE INVOLVED IN TELLING THE HOMEOWNERS WHAT THEY CAN AND CANNOT DO.

THE COUNTY SHOULD DEAL AS SOON AS POSSIBLE TO CREATE A VACATION RENTAL CATEGORY AND THERE SHOULD ADDRESS AFFORDABLE HOUSING AS VITAL PART OF ISSUE.

THE GOVERNMENT IS LOOKING FOR MORE WAYS TO TAX PEOPLE.

THE GOV'T. HAS ITS NOSE IN OTHERS BUSINESS ALREADY

THE GUIDELINES ESTABLISHED SHOULD BE DEVELOPED AND APPROVED BY THE COMMUNITY

THE MAIN PROBLEM IS IT WON'T MAKE NO DIFFERENCE EVEN IF IT'S ILLEGAL WE DON'T HAVE THAT MUCH POLICEMAN HERE WHEN PEOPLE MISBEHAVE OR MAKE NOISE

THE ONLY COMMENT I WOULD HAVE IS IT'S A LEGITIMATE BUSINESS, A LEGITIMATE WAY FOR SOMEONE TO MAKE A LIVING, AND I'M ALL FOR SOMEONE MAKING A LEGITIMATE LIVING.

THE RENTS HAVE GONE UP 30-40% IN THE LAST THREE YEARS....HARD TO BE AFFORDABLE

THE TAXATION PART WHERE THE COUNTY TAXES PROPERTY TAX I DON'T SEE WHY THEY SHOULD BE PENALIZED BY BEING CHARGED ANY KIND OF BUSINESS TAX UNLESS THEY'RE IN THAT BUSINESS I DON'T SEE WHY A PRIVATE HOMEOWNER SHOULD BE PENALIZED FOR RENTING OUT HIS HOME

THERE ARE NOT A LOT OF ACCOMMODATIONS IN RURAL AREAS HERE AND I THINK IT MAKES SENSE TO HAVE SINGLE FAMILY VACATION RENTALS AND IT HELPS THE ECONOMY AND WE'VE TRAVELED IN THE SOUTH PACIFIC AND MOST TOURISTS LIKE TO STAY IN SUCH UNITS.

THERE IS A SERIOUS SHORTAGE OF AFFORDABLE RENTAL HOUSING FOR RESIDENTS

Do you have any other comments on this issue that you want to share?

THERE SHOULD BE SOME REGULATION ON THIS ISSUE WITH REGISTERING, THE WAY ZONING IS RIDICULOUS. PEOPLE ARE TRYING TO MAKE A LIVING, ALL ITS DOING IS HELPING THE HOTEL INDUSTRY. UNDERSTAND THAT THERE HAVE TO BE REGULATIONS.

THESE ARE STUPID QUESTIONS, YOU COULD IMPROVE THEM BY BEING MORE SPECIFIC. MORE APPROPRIATE.

THESE TYPES OF HOME RENTAL UNITS SHOULD BE REGULATED AT A LESSER LEVEL OF PAPERWORK

THESE UNITS SHOULD BE REGULATED AS TO NOISE, TRAFFIC, ENVIRONMENT,

THESE VACATION HOME RENTALS HAVE RAISED PROPERTY TAXES FOR NEARBY RESIDENTS; THOSE VACATIONERS SHOULD PAY THE NECESSARY TAXES, NOT THE LOCAL RESIDENTS

THEY ARE MAKING A BIG DEAL OF IT

THEY SHOULD ALLOW PRIVATE RENTALS.

THEY SHOULD BE REGISTERED LEGALLY AND THEY SHOULD PAY A TAX SOMEWHERE BETWEEN FAMILY SINGLE UNIT AND HOTEL RATES AND FINALLY I BELIEVE THEY SHOULD NOT BE AGRICULTURAL LAND.

THEY SHOULD FIX THE ROADS FROM COUNTRY TO KIHE

THIS IS A ONE SIDED QUESTIONNAIRE; NEED MORE BALANCED QUESTIONNAIRE

THESE UNITS SHOULD BE REGISTERED BUT NOT REGULATED

THIS WHOLE THING IS REALLY VAGUE WHICH MEANS I CAN NOT UNDERSTAND THE PURPOSE OF THIS SURVEY.

TOO MUCH PEOPLE BEING ALLOWED TO LIVE ON MAUI, COME VISIT BUT GO HOME, I WOULD SUGGEST ONE MORATORIUM ON BUILDING AND MAKE SURE YOUR INFRASTRUCTURE CAN HANDLE IT AND TAKE CARE OF IT NEVER MIND THE HAOLE.

TWO WAY STREET TO SURVIVE

VACATION RENTAL OWNERS ARE NOT BEING TREATED PROPERLY; NEED TO TRY TO WORK WITH THEM TO SOLVE PROBLEMS

VACATIONERS WHO BUY HERE ARE A DETRIMENT TO THE ECONOMY

WHAT ABOUT THE RENTAL HOUSES OUT IN KAPALUA...IT SEEMS OK FOR THE BIG GUYS TO RENT BUT HOW ABOUT THE SMALLER GUYS?

WHERE I NOW LIVE I'M NOT AFFECTED BUT WHERE I USED TO LIVE DOWN THE BEACH 6 MILES FROM KAUNAKAKAI THERE WERE A LOT OF BED AND BREAKFASTS.

YEAH, I THINK I MENTIONED IT EARLIER, THE VISITOR TO THIS ISLAND IS GENERALLY A POSITIVE IMPACT AND THERE SHOULD BE LITTLE OR NO NEGATIVE IMPACT TO SOMEONE STAYING IN A PRIVATE HOME.

YES, WHAT IS THE PROBLEM.

YOU KNOW, I'VE BEEN READING ABOUT IT IN THE PAPER AND I DON'T SEE WHY PEOPLE SHOULD GRUMBLE ABOUT IT, IF PEOPLE LIVE UP COUNTRY ON 2-ACRE PLOTS IT IS OK BUT NOT IN PLACES WHERE HOMES ARE SO CLOSE TOGETHER.

ZONING DEPT SHOULD STOP THREATENING PEOPLE.

APPENDIX F: TVRs KNOWN TO MAUI PLANNING DEPARTMENT

Tax Map Key	Location	Owner/Operator	Name
1-3-008-015	Hana, Maui	Aina, Guy/Rolene	Hana Maui Vac Rental (TVR)
1-3-009-078	Hana, Maui	Ahmad, Raed Johnson, Anthony	Heavenly Flora (B&B)
1-6-009-018	Hana, Maui	Bowman/Butterfly	Ala Aina Ocean Vistas (B&B)
2-1-007-086	Makena, Maui	Campbell, James S	Campbell Vacation Home (TVR)
2-1-014-077	Kihei, Maui	Hudson, Peter	Hideaway (TVR)
2-1-017-040	Kihei, Maui	Gildred, Kathleen	Hale Alana Vac (TVR)
2-1-018-039	Kihei, Maui	Pounds, Rick	Pounds B&B (TVR)
2-1-018-040	Kihei, Maui	Barefoot, Tom	Barefoot Vac Rental (TVR)
2-1-019-001	Kihei, Maui	Babson, Robert	Babson B&B (TVR)
2-2-001-054	Kula, Maui	Tower, Janice Tanaka	Star Lookout (TVR)
2-3-003-002	Ormapio, Maui	O Guest Ranch Maui	O Guest Ranch (TVR)
2-3-015-020	Kula, Maui	Hughes, Harlan	Zen Villa B&B (TVR)
2-3-041-016	Pukalani, Maui	Gann, Robert/Kristen	Hula Inn (B&B)
2-3-058-050	Kula, Maui	Haskell, Herbert	Kula Hula (TVR)
2-4-002-002		Herling, Martin	Banyan Tree (TVR)
2-4-015-038	Olinda, Maui	Unterman, Ellen	Olinda Country Cottages, (TVR)
2-4-018-063	Makawao, Maui	Attix, Cherie	Hale Hookipa (TVR)
2-4-019-014	Makawao, Maui	Serle, Ron/Sherry	Aloha Cottages (TVR)
2-4-036-066	Makawao, Maui	Carlson, Robert/ Catherine	Makawao Vacation Rental (TVR)
2-4-037-055		Lord, Amy Holter, Teri	I Ke kala (B&B)
2-6-004-015	Paia, Maui	Nelson, Don	Nelson Vacation Rentals (TVR)
2-6-005-018	Paia, Maui	Holter, Lance	Luna Guest House (B&B)
2-6-009-008	Kuau, Maui	Okamura-Lewis, Valerie	Maui By the Sea (TVR)
2-6-009-009	Spreckelsville, Maui	Kilohana Paradise Partners	Kilohana Paradise Condominiums (TVR)
2-6-009-024	Kuau, Maui	Kuau Beach Condo Sunita Swaroop	Kuau Beach Place (TVR)
2-6-011-023	Paia, Maui	Deponte, Paige	Kumu La'au Hale (TVR)
2-6-013-003	Kuau, Maui	Thompson, Julie Starr, Elizabeth	Kuau Inn (B&B)
2-7-002-099	Haiku, Maui	Horstman, Edward/ Charlotte	Horstman (B&B)
2-7-007-063	Haiku, Maui	McGerty/Rice Strickland Terry/Mele	Haiku Getaway (B&B)
2-7-007-072	Haiku, Maui	Blue, Gregg	Blue Ohana (TVR)
2-7-013-007	Haiku, Maui	Weich, Emmett	Haiku Palms (TVR)
2-7-016-052	Haiku, Maui	O'Donnell, Dennis/ Robin	Haiku Lani (TVR)
2-7-033-037	Haiku, Maui	Zuanich, Susan	Zuanich Cottage (TVR)
2-7-033-043	Haiku, Maui	Bridge, Andrew/Allison	Bridge Vacation Cottage (TVR)
2-7-035-003	Haiku, Maui	Schranz, Ronald	Schranz Vacation Rentals (TVR)
2-7-035-010	Haiku, Maui	Kline, Hank & Barbara	Hookipa Bayview Cottage (TVR)
2-7-036-020	Haiku, Maui	Gummich, Frank / Deiter/ Heidemarie	Hale Maliko (6-BR B&B)
2-8-002-158	Haiku, Maui	Dantes, David	Tradewind Suites (1-BR B&B)
2-8-002-187	Haiku, Maui	Lovejoy, Robert	J&A Hideaway (TVR)
2-8-004-067	Haiku, Maui	Ludwig, Max / Tracey	Hiaiku Makai (B&B)
2-8-004-089	Haiku, Maui	Cody Beck, Stephen	Haiku Oceanview (TVR)
2-8-004-104	Haiku, Maui	DeSure, Anjule/Kenn	Maui Ocean Breezes (TVR)
2-8-009-037	Haiku, Maui	Kobke, Achim/Margaret	Lanikai B&B (TVR)
2-8-04-102	Haiku, Maui	Reversade, Gerard	Reversade Vacation Rental (TVR)

Tax Map Key	Location	Owner/Operator	Name
2-9-007-057	Huelo, Maui	Pali Uli Condo	A'Apali B&B (TVR)
2-9-007-058	Huelo, Maui	Stone, Jeff/Sharyn	Huelo Point Lookout (TVR)
3-4-005-015	Wailuku, Maui	Fairbanks, Tom	Old Wailuku Inn (B&B)
3-4-009-007	Wailuku, Maui	Levin, Doug	Levin Vac Rental (TVR)
3-5-015-069	Wailuku, Maui	Vanderveelde, Henry	4 Bedroom House Rental Mo. To Mo. (TVR)
3-6-001-005	Maalaea, Maui	Atherton, Sandra Hurlock, Donald/ Catherine	Maalaea Beach Villa (TVR)
3-8-002-073	Spreckelsville, Maui	Masters, Rapahel/ Vivienne	Friendly Beach (B&B)
3-8-002-078	Spreckelsville, Maui	Daigle, Cynthia	Aina Lani (TVR)
3-8-025-056	Wailuku, Maui	Roberts, Raymond	Robert's B&B (B&B)
3-9-007-028	Kihei, Maui	Peterson, John ANNA HALE	Hale Ana (TVR)
3-9-011-056	Kihei, Maui	Langford, Richard/ Susanne	Twin Dolphins Villa (TVR)
3-9-013-024	Kihei, Maui	Ichimura, Russell/ Bonnie	Ichimura B&B (B&B)
3-9-014-021	Kihei, Maui	Misti Isley	Kokopelli (B&B)
3-9-030-017	Kihei, Maui	Coleman, Donald Snyder, Patricia	Knot Hole (B&B)
3-9-033-053	Kihei, Maui	Wichers, Vern	Elina's B&B (B&B)
3-9-037-034	Kihei, Maui	Tantillo, James/Eva	Wonderful World B&B (B&B)
3-9-037-036	Kihei, Maui	Kawaiola, Juddee	Two Mermaids (B&B)
3-9-037-036	Kihei, Maui	Morrell, Kim	Sunnyside B&B (B&B)
3-9-038-032	Kihei, Maui	Norman, Diane	Bamboo Room (B&B)
3-9-039-014	Kihei, Maui	Beaudry, Robert Sande, Greene	Beaudry B&B (B&B)
3-9-039-014	Kihei, Maui	Hall, Carol	Ocean Breeze (B&B)
3-9-040-092	Kihei, Maui	Kjallman, Staffan/Misty	Kai's B&B (B&B)
3-9-041-015	Kihei, Maui	Kashinki, Raymond	Dolphin House (B&B)
4-3-008-016	Lahaina, Maui	Blue Chip Charters Spence, James/Beverly	Blue Horizons (B&B)
4-3-008-026	Lahaina, Maui	Smith, Dennis	Aloha Sun (B&B)
4-5-013-014	Lahaina, Maui	Weigel, Penny/Keith	Penny's Place (B&B)
4-5-024-051	Lahaina, Maui	Watts, Timothy Hiotaky-Watts, Molly	(B&B)
4-5-027-022	Lahaina, Maui	Swanson, Tanna	Guesthouse B&B (B&B)
4-5-027-033	Lahaina, Maui	Frank, Julie	Waiola Guest House (TVR)
4-5-027-057	Lahaina, Maui	Mosley, Bill	Garden Gate (B&B)
4-5-028-065	Lahaina, Maui	Clement, Daniella	House of Fountains (B&B)
4-6-006-001	Lahaina, Maui	Mower, Melinda	Aloha Lani (B&B)
4-6-006-002	Lahaina, Maui	Magpali, Betty	Belladonna (B&B)
4-6-006-033	Lahaina, Maui	Barbier, John/Sherry	Old Lahaina House (B&B)
4-6-006-066	Lahaina, Maui	Chasle, Pierre	Bambula Inn (B&B)
4-6-009-054	Lahaina, Maui	Patey, Robert	Patey's B&B (B&B)
4-6-012-017	Lahaina, Maui	Ronquillo, Alicia	Blake's Place (B&B)
5-6-007-027	Molokai	Foster, Glenn / Akiko	Kamalo Plantation (TVR)
5-7-001-066	Molokai	Yuknis, Leonard & Martha	Our Beachfront Cottage on Molokai
5-7-003-061, 63	Molokai	Dunbar Ranch Partners	Dunbar Cottage B&B (TVR)
5-7-007-005	Molokai	Swenson, Lawrence	Swenson vacation rental (TVR)
5-7-007-009	Molokai	Feeter, Christine	Pukoo Hale (TVR)
5-8-001-010	Molokai	Foster, Glenn / Akiko	Moananui Beach House (TVR)

NOTE: The list of TVRs was provided by Maui Planning Department. SMS makes no claims that the owners, names, or uses listed are current.

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