

HLU Committee

From: Katelyn Studer <noreply@adv.actionnetwork.org>
Sent: Thursday, June 19, 2025 12:52 AM
To: HLU Committee
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Housing Land Use Committee,

Aloha Councilmembers,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares.

This is truly the LEAST we can do for the native residents of Hawaii. I realize there is a lot of money involved with these short term rentals - but I think as a country we are all starting to see that catering to these businesses and “people” does nothing but devastate the working class. Indeed the way they immediately play the victim as soon as they don’t get their way for their vacation property, while people are HOMELESS on their mother land is cruel and disgusting. Short term rentals will continue to exist, this will not kill it, but it will make a vast and significant difference for the people who actually live there.

Please, we need to start seeing more examples of brave people standing up to big money and actually taking care of their communities.

Katelyn Studer
krstuder03@gmail.com

Atlanta, Georgia 30310

HLU Committee

From: K. Gillespie <katrin.gillespie@yahoo.com>
Sent: Thursday, June 19, 2025 4:10 AM
To: HLU Committee
Subject: Testimony Bill 9
Attachments: Katrin Gillespie Testimony Bill 9.docx

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

Aloha Chair and Council Members,

I have attached my testimony regarding Bill 9 to this email. Please do not hesitate to contact me for any questions you may have.

Mahalo,
Katrin Gillespie

Katrin Gillespie
1101 Juniper Street, NE, Apt 303
Atlanta, GA 30309

June 19, 2025

Testimony in Support of Bill 9 – Phasing Out Short-Term Rentals

Aloha Chair and Council Members,

My name is Katrin Gillespie, and I submit this testimony as an independent tourism researcher, a longtime visitor to Hawai‘i, and a committed advocate for regenerative tourism. I write today in strong support of Bill 9, which seeks to phase out short-term rentals—a necessary and overdue step toward restoring balance, equity, and dignity to a community that has long borne the burdens of an extractive tourism economy.

As someone who has worked in hospitality and studied tourism systems for years, I have witnessed how unregulated short-term rentals displace local families, inflate housing costs, and erode the cultural and ecological integrity of host communities. In Lāhainā, these impacts are not theoretical—they are lived realities. The fires of 2023 laid bare the fragility of a system that prioritizes visitor accommodations over local resilience. To rebuild Lāhainā without addressing the unchecked proliferation of short-term rentals would be to repeat the very patterns that made the community so vulnerable in the first place.

In his seminal work *Hawai‘i: The Legend That Sells*, Bryan Farrell warned that “unrestricted and unmanaged tourism” would lead to the commodification of Hawaiian culture and the marginalization of Native Hawaiians. He cautioned that the mythologizing of Hawai‘i as a paradise for outsiders often comes at the expense of those who call it home. That warning has become prophecy. Today, short-term rentals are not just a housing issue—they are a continuation of a system that extracts value from Hawaiian land while denying Native Hawaiians the right to live, thrive, and steward their ancestral spaces.

Patrick Wolfe’s theory of settler colonialism reminds us that colonialism is not an event, but a structure—one that seeks to eliminate the native not necessarily through violence, but through erasure, displacement, and economic marginalization. The proliferation of short-term rentals in Maui is part of that structure. It displaces Kānaka Maoli from their homelands, fragments communities, and replaces cultural continuity with transient occupancy.

Bill 9 is not just a policy proposal—it is a moral imperative. It is a chance to begin dismantling the systems that have commodified Hawai‘i and to return decision-making power to the people who have cared for this land for generations. Regenerative tourism is not possible without justice. And justice begins with protecting the right of Native Hawaiians to live in their own communities.

I urge you to pass Bill 9 and to stand with Lāhainā—not as a product to be consumed, but as a living, breathing community that deserves protection, restoration, and respect.

Mahalo for your time and consideration.

Katrin Gillespie

Tourism Researcher | Regenerative Tourism Advocate | Longtime Visitor to Hawai‘i

HLU Committee

From: Jiya Chong <noreply@adv.actionnetwork.org>
Sent: Thursday, June 19, 2025 5:31 AM
To: HLU Committee
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Housing Land Use Committee,

Aloha Councilmembers,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares.

Jiya Chong
sujikimchi@hotmail.com
100 kenui st
Lahaina , Hawaii 96761

HLU Committee

From: County Clerk
Sent: Thursday, June 19, 2025 7:19 AM
To: HLU Committee
Subject: Fwd: Testimony
Attachments: Support for Bill 9 to Phase Out the Minatoya List!; Support for Bill 9 to Phase Out the Minatoya List!; Add to email testimony Pamela Blessum; Maui housing; Support for Bill 9 to Phase Out the Minatoya List!; Support for Bill 9 to Phase Out the Minatoya List!; Support for Bill 9 to Phase Out the Minatoya List!

HLU Committee

From: Jiya Chong <noreply@adv.actionnetwork.org>
Sent: Thursday, June 19, 2025 5:31 AM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Councilmembers,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares.

Jiya Chong
sujikimchi@hotmail.com
100 kenui st
Lahaina , Hawaii 96761

HLU Committee

From: Katelyn Studer <noreply@adv.actionnetwork.org>
Sent: Thursday, June 19, 2025 12:52 AM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Councilmembers,

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This is truly the LEAST we can do for the native residents of Hawaii. I realize there is a lot of money involved with these short term rentals - but I think as a country we are all starting to see that catering to these businesses and “people” does nothing but devastate the working class. Indeed the way they immediately play the victim as soon as they don’t get their way for their vacation property, while people are HOMELESS on their mother land is cruel and disgusting. Short term rentals will continue to exist, this will not kill it, but it will make a vast and significant difference for the people who actually live there.

Please, we need to start seeing more examples of brave people standing up to big money and actually taking care of their communities.

Katelyn Studer
krstuder03@gmail.com

Atlanta, Georgia 30310

HLU Committee

From: Pamela Blessum <onourpaths@gmail.com>
Sent: Wednesday, June 18, 2025 9:53 PM
To: County Clerk
Subject: Add to email testimony Pamela Blessum

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



Lāhaina Strong 10h



jennifermreads



Lāhainā Strong is supporting Bill 9, which is currently being considered by the Maui County Council. If passed, it would **phase out short-term rental use in apartment-zoned districts**, sometimes referred to as the “Minatoka List.”

The aim of Bill 9 is to **restore**

HLU Committee

From: Pamela Blessum <onourpaths@gmail.com>
Sent: Wednesday, June 18, 2025 9:31 PM
To: County Clerk
Subject: Re: Maui housing

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

*typos

I'm white.

Moves here to protect 2 babies by the court 2001.

Not able to leave back to the continent after raising them.

Typo was I said I've been a voting Democrat since I was 18.

On Wed, Jun 18, 2025 at 9:20 PM Pamela Blessum <onourpaths@gmail.com> wrote:

Aloha ~

Please stop vacation rentals.

Please.

Please make Hawaii (Maui) for Hawaiians and visitors as temporary guests.

Mahalo,

Pamela Blessum

Resident since 2001

Voting Democrats since I was 28

Living with body impairment since 1985

Emo stable and operating slower from neuro impact

HLU Committee

From: Nicole Muao <noreply@adv.actionnetwork.org>
Sent: Wednesday, June 18, 2025 7:01 PM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Councilmembers,

Hello, My name is Nicole Muao. I currently live in Goodyear, Arizona. I was priced out of Lahaina when I was 10 in the year 2000. Born in California but moved to Maui when I was 4 I started kindergarten at King Kamehameha 3rd school on Front Street. Passed by Lahaina Banyan tree everyday big part of my childhood. We then moved to Ipukula Way there I started school at Princess Nahi Ena Ena went there 1st to 4th grade. I met my friend Courtney Keakahuilani and other friends who also lost their homes in Lahaina fire. Never forget the ugly feeling I got seeing my childhood friends talk about losing their homes and how Lahaina is gone!! Hearing local Hawaiian families who been in Lahaina/Hawaii for generations and generations being displaced all over yet there's room for them at home is heartbreaking. What is Hawaii without the Hawaiians? The Aloha spirit stays with you forever even years after leaving because of the Hawaiians in Lahaina who showed you it. I speak for the Hawaiians/locals that lived in my old stomping grounds where I ran around freely. I strongly support Bill 9 so the people who deserve to be in Lahaina/Hawaii can come back home where they belong. Since the mid 90s local families had to leave due to ridiculous cost of living. It's time for a change so the people of Lahaina can stay in Lahaina.

Nicole Muao
nicolemuao@gmail.com

Goodyear , Arizona 85338

HLU Committee

From: Desislava Mertens <noreply@adv.actionnetwork.org>
Sent: Wednesday, June 18, 2025 4:40 PM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Councilmembers,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares.

Desislava Mertens
Desigancheva6@gmail.com

Lahaina, Hawaii 96761

HLU Committee

From: Kawaiohawaiki Anakalea <noreply@adv.actionnetwork.org>
Sent: Wednesday, June 18, 2025 4:29 PM
To: County Clerk
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Councilmembers,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares.

Kawaiohawaiki Anakalea
kehlanipua18@gmail.com

Honolulu, Hawaii 96813

HLU Committee

From: Mero Geesey <noreply@adv.actionnetwork.org>
Sent: Thursday, June 19, 2025 8:15 AM
To: HLU Committee
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Housing Land Use Committee,

Aloha Councilmembers,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares.

Mero Geesey
merosg@gmail.com

Denver, Colorado 80214

HLU Committee

From: County Clerk
Sent: Thursday, June 19, 2025 8:21 AM
To: HLU Committee
Subject: Fw: Support for Bill 9 to Phase Out the Minatoya List!

From: Mero Geesey <noreply@adv.actionnetwork.org>
Sent: Thursday, June 19, 2025 8:15 AM
To: County Clerk <County.Clerk@mauicounty.us>
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Councilmembers,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares.

Mero Geesey
merosg@gmail.com

Denver, Colorado 80214

HLU Committee

From: Ocean Allies <oceanallies@yahoo.com>
Sent: Thursday, June 19, 2025 8:55 AM
To: HLU Committee
Subject: Testimony Regarding the Proposed Conversion of Vacation Rentals to Affordable Long-Term Housing

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

Aloha Chairperson and Council Members,

My name is Ashleigh Gay, and I am writing to share my testimony as a long-time member of the West Maui community, a former resident of Lahaina, and a current homeowner at Pohailani in Kahana.

My husband and I moved to Maui in 2008. Fresh out of college, I started working as a naturalist for the Pacific Whale Foundation, and he worked in hospitality at the Ritz-Carlton Kapalua Bay. We rented a small space in Napili for \$1,600/month—barely a one-bedroom—but it was perfect. Over time, we worked hard, saved, and used our 401ks to buy a condo in Napili Villas, and later a home in the Lahainaluna neighborhood.

We were never investors. We were just a local couple, building a life in a place we love, and doing everything right—working full-time, raising a child, contributing to the community. Our roots in Lahaina ran deep. We owned and operated a private charter boat out of the harbor, we worked in hotels, and we supported local families through every stage of that journey.

When the 2023 fires devastated Lahaina, our family—like many others—was upended. My husband lost his maritime job. The hospitality world collapsed. We moved back to Kauai to stabilize our lives, find work, and ensure our daughter could attend school. But we made a conscious choice to rent our Pohailani condo to a displaced fire family. It wasn't an easy decision—it was the right one.

But here's what people might not realize about units like ours: they are not affordable. Our 650 sq ft condo in Kahana comes with a **\$2,800 mortgage** and now, post-fire, **\$1,900 in monthly HOA dues**. That's **\$4,700/month** just to carry the cost of ownership. Even if we wanted to rent it affordably—say, \$2,500—it would mean thousands of dollars out of our pocket every month. That's not sustainable for a family like ours. And we're not alone.

We are *not* large-scale vacation rental owners. We are full-time working residents who had no choice but to buy because rental housing was unavailable or unaffordable. The only reason we could stay on Maui at all was by purchasing. Now, this proposed bill threatens to force people like us—local families, long-time contributors—into foreclosure, simply because the math doesn't work.

We believe in affordable housing. We want displaced families to return and rebuild. But the burden of that cannot be placed solely on the shoulders of everyday homeowners who already sacrificed everything to live here. Please consider:

- The **actual cost** of ownership in these condo complexes
- The **risk of unintended consequences**—like pushing local families into financial ruin

- The need for **targeted solutions**, not blanket conversions

This bill, as it stands, will not create affordable housing. It will create forced sales, vacant units, and lost opportunity for people who still want to be part of Maui's future.

Please don't forget about families like ours.

Mahalo for your time and consideration.

Ashleigh Gay

Former Lahaina resident | Pohailani condo owner | West Maui advocate

HLU Committee

From: Alexandra Langenberg <mussmoose@yahoo.com>
Sent: Thursday, June 19, 2025 9:00 AM
To: HLU Committee
Subject: Bill 9 written testimony

[You don't often get email from mussmoose@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Good Morning

I am writing this testimony to give my personal economic situation with my “minotoya” property at The Kuleana. It is my hope that you all pay close attention to the financial details as many are in the same boat as I am.

We purchased our two bedroom condo in 2014 after selling our one bedroom unit purchased in 2000. The bank, for mortgage lending interest rates, categorizes these units as CONDO-TEL. They said it is because the Kuleana has a lobby and a front office which runs/operates the rental business. The Kuleana has had this feature since the 1970s when it was built.

Due to the CONDO-TEL category, we pay a higher interest rate on our mortgage.

The monthly mortgage for our unit is \$2,600 Our monthly HOA maintenance fees are \$1,213 Insurance and taxes add another \$400 per month. Then add monthly electric costs (which are not included in our HOA maintenance).

We have used our condo every year and rented it out as a vacation rental when not in personal use. Our plan was to eventually retire or partially retire in Maui at our condo After the Lahaina fires we immediately took our condo out of the rental program and offered it to a local family who had lost their home. They were part of the Kuleana Ohana (part of the staff there). Many other owners at the Kuleana did the same.

We rented to them for less than our monthly expenses because we wanted to be able to help them as best we could.

Towards the end of our one year lease we notified them that we could no longer afford to continue subsidizing their rent. They left without paying the last month's rent.

We have new long term tenants in our unit at a higher monthly amount but we still are not covering our monthly expenses.

We have never set out to make huge profits. We just need to be able to pay our mortgage and insurance etc. Our on island management company advertised our unit and no one was able to afford the monthly amount rent to cover our costs.

So my questions for you all center around “affordable housing”.

The fact that we could not find long term local families to rent our place at an amount needed to cover our monthly outlays (not for profit) illustrates that our unit is not affordable. Is the county willing to help subsidize the monthly rent so that locals can afford it? So that owners can afford to rent them out long term?

How do you plan to bridge this gap???? What are your plans to bring these property owners to the table when economically it is not viable for many owners just like me?

We will also not sell our unit should the real estate market in Maui becomes depressed. We have a mortgage balance to pay off. So unless the government is going to step in with rental assistance or mortgage loss pay offs, don't count on units being available. Locals are not going to buy a condo that has a maintenance fee that potentially doubles their monthly outlay.

You would be well advised to assess what percentage of the minatoya properties will actually be made available for local housing. From what I hear it's not going to pan out like you think it is. There is a HUGE gap between the owners bottom line expenses and what locals can afford. And if your answer is to keep locals paying rent, they are no longer building equity in their own home.

Please focus instead in building affordable HOMES for these families. Homes they can build equity in for their Ohanas and future generations. You are doing a real disservice to them otherwise. They deserve more and you are not going to make them whole again thinking these small, old, and extraordinarily expensive condos are the answer. I oppose Bill 9. Your constituents deserve homes.

Alexandra Langenberg
Sent from my iPhone

HLU Committee

From: Maui_County Council_mailbox
Sent: Thursday, June 19, 2025 9:19 AM
To: HLU Committee
Cc: martin micheelsen.biz
Subject: FW: Support For Bill 9 Making Transit Rentals Regular Rentals

Aloha HLU Committee,

Forwarding to you from the county.council@mauicounty.us inbox.

Mahalo!

-----Original Message-----

From: martin micheelsen.biz <martin@micheelsen.biz>
Sent: Wednesday, June 18, 2025 12:40 PM
To: Maui_County Council_mailbox <county.council@mauicounty.us>
Subject: Support For Bill 9 Making Transit Rentals Regular Rentals

You don't often get email from martin@micheelsen.biz. Learn why this is important
<<https://aka.ms/LearnAboutSenderIdentification>>

Aloha,

It may not be all the units on the Minotoya list that are suitable for families, but getting even some of these units into the regular rental pool will help.

A third of Maui homes sit empty, owned by off-island investors using them to diversify portfolios. This drives development away from locals and leaves land unavailable for resident housing. Raise property taxes on non-resident owners very substantially to discourage speculation. Set clear criteria for how to qualify for the normal residential property tax rate. Enforce with severe penalties and back pay for fraudulent residency claims and reward those who report them.

Martin Micheelsen

71 Healani Place

HLU Committee

From: Christopher Widtfeldt <christopherwidtfeldt@proton.me>
Sent: Thursday, June 19, 2025 9:40 AM
To: HLU Committee
Subject: From a former vacationer, please support Bill 9.

You don't often get email from christopherwidtfeldt@proton.me. [Learn why this is important](#)

Please let the Hawaiian people stay on their homeland, and please stop calling them names pricing them out of their homes. That's not what Aloha means, and that goes against what we as Americans stand for. Maui is a beautiful place but the fact is, if you forget, our country has overthrown their civilization, banned their language, and gentrified (and is gentrifying) the people whom have lived there for hundreds of years, who are responsible for Hawaii being what it is today and prior to American contact. If you thank them by continuing on your hate campaign, separating their families and polluting their beaches, then you are not American, and I do not intend to come back until you help them to gain their rights, and learn to live and work together with them and not compromising our principles, and their own.

Thank you.
-Christopher

HLU Committee

From: Josef Erlemann <josef312@gmail.com>
Sent: Thursday, June 19, 2025 2:07 PM
To: HLU Committee
Subject: Written Testimony to Bill 9 | Josef Erlemann | Maui Resident
Attachments: Written Testimony Josef Erlemann Bill 9 June 19 2025.pdf

You don't often get email from josef312@gmail.com. [Learn why this is important](#)

Hello Committee Members,

My name is Josef Erlemanna, and I have been a Maui resident for 19 years. I am writing to submit my written testimony to Bill 9. My testimony is below and is in the signed attachment. Feel free to email or call if you have any questions.

June 19, 2025

Councilmember Tasha Kama, Chair
Councilmember Tom Cook, Vice Chair

RE: Opposition to Bill 9 – A BILL FOR AN ORDINANCE AMENDING CHAPTERS 19.12, 19.32, AND 19.37 OF THE MAUI COUNTY CODE, RELATING TO TRANSIENT VACATION RENTALS IN APARTMENT DISTRICTS

Aloha Chair Kama, Vice Chair Cook, and Members of the Committee,

My name is Josef Erlemann. I'm a licensed Realtor with Compass and have proudly called Maui home for the past 19 years. I am writing to express my strong opposition to Bill 9, which proposes to phase out legal, permitted transient vacation rentals (TVRs) in apartment-zoned areas. While I support efforts to address Maui's housing needs, I believe this bill takes the wrong approach and will have unintended consequences that harm our local economy, workforce, and families.

I reside on Maui, own my home here, and also own a permitted short-term vacation rental (STVR) included on the Minatoya list. This property is not a luxury—it's a vital source of income for my family. The revenue it generates helps support our cost of living on Maui. We pay our property taxes, GET, TAT, MCTAT, and employ local cleaners, maintenance professionals, and vendors. This property, like many others on the Minatoya list, represents a long-term investment in Maui and a commitment to being part of the community, not a threat to it.

Bill 9, as proposed, would force many responsible local owners to sell their properties. In many cases, those buyers will be out-of-state investors who may not contribute locally or live here at all. The unintended effect is further erosion of our resident middle class and a weakened sense of local ownership. From an economic standpoint, the UHERO report projects a loss of nearly 1,900 jobs and hundreds of millions in visitor spending—critical funds that support our island's infrastructure and recovery efforts, especially in the wake of the Lahaina wildfire.

We should focus on targeted, enforceable regulations that distinguish between responsible TVR operators and illegal activity, not blanket bans that punish families doing things the right way. Let's

prioritize smart policy over sweeping prohibitions. The responsible path forward supports our economy, upholds fairness, and preserves the fabric of our communities.

Thank you for the opportunity to share my perspective and for your service to the people of Maui County.

Regards,

Josef Erlemann

(808) 283-9892

Kula, HI

Realtor, Compass Maui

Please see the attached PDF document.

Joe Erlemann

josef312@gmail.com

June 19, 2025

Councilmember Tasha Kama, Chair
Councilmember Tom Cook, Vice Chair
Committee on Housing and Land Use

RE: Opposition to Bill 9 – A BILL FOR AN ORDINANCE AMENDING CHAPTERS 19.12, 19.32, AND 19.37 OF THE MAUI COUNTY CODE, RELATING TO TRANSIENT VACATION RENTALS IN APARTMENT DISTRICTS

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We should focus on targeted, enforceable regulations that distinguish between responsible TVR operators and illegal activity, not blanket bans that punish families doing things the right way. Let's prioritize smart policy over sweeping prohibitions. The responsible path forward supports our economy, upholds fairness, and preserves the fabric of our communities.

Thank you for the opportunity to share my perspective and for your service to the people of Maui County.

DocuSigned by:
 6/19/2025
C743E149B0984D5...
Regards,
Josef Erlemann
(808) 283-9892
Kula, HI
Realtor, Compass Maui

HLU Committee

From: Sherrie Stinger, REALTOR (S) <stingeronmaui@gmail.com>
Sent: Thursday, June 19, 2025 2:24 PM
To: HLU Committee
Subject: Bill 9 - Opposition
Attachments: Council letter 1.pdf

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

Aloha Committee,

Please see attached.

Warmest Aloha,
Sherrie Stinger

June 19, 2025

Councilmember Tasha Kama, Chair
Councilmember Tom Cook, Vice Chair
Committee on Housing and Land Use

RE: Bill 9 – A BILL FOR AN ORDINANCE AMENDING CHAPTERS 19.12, 19.32, AND 19.37 MAUI COUNTY CODE, RELATING TO TRANSIENT VACATION RENTALS IN APARTMENT DISTRICTS
Hearing Date – May 27, 2025 at 5:00 p.m.

Aloha Chair Kama, Vice Chair Cook and members of the committee,

My name is Sherrie Stinger, and I am a licensed Realtor and member of the REALTORS® Association of Maui. I write today to express my opposition to Bill 9, which proposes to eliminate thousands of transient vacation rental units in apartment-zoned areas. This bill raises serious concerns related to property rights, regulatory overreach, and economic instability.

Many of these properties were legally established under zoning laws that contemplated short-term use. In fact, the original Covenants, Conditions & Restrictions (CC&Rs) for numerous affected properties explicitly allow for transient use. Rolling back those rights now would constitute a regulatory taking, exposing the County to potential lawsuits and significant legal costs.

Furthermore, the data collected by RAM shows this bill will not produce meaningful gains in housing stock. Only 8% of TVR owners indicated they would convert to long-term rentals. The majority plan to either sell or repurpose their units for personal use. The result is a net loss of housing accessibility, not a gain.

Rather than dismantling a legal sector of our economy, the County should pursue policies that foster new construction and encourage long-term rentals through incentives. Zoning reform, infrastructure investment, and streamlined permitting can yield more sustainable outcomes.

For the above reasons, I respectfully urge the Council to defer this measure indefinitely and revisit it with a more collaborative, data-driven approach.

Mahalo,



Sherrie Stinger – StingerOnMaui@gmail.com

Coldwell Banker Island Properties

HLU Committee

From: Sherrie Stinger, REALTOR (S) <stingeronmaui@gmail.com>
Sent: Thursday, June 19, 2025 2:24 PM
To: HLU Committee
Subject: Bill 9 - Opposition
Attachments: Council letter 2.pdf

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

Aloha,

Please see attached.

Warmest Aloha,
Sherrie Stinger

June 19, 2025

Councilmember Tasha Kama, Chair
Councilmember Tom Cook, Vice Chair
Committee on Housing and Land Use

**RE: Bill 9 – A BILL FOR AN ORDINANCE AMENDING CHAPTERS 19.12, 19.32,
AND 19.37 MAUI COUNTY CODE, RELATING TO TRANSIENT VACATION
RENTALS IN APARTMENT DISTRICTS**
Hearing Date – May 27, 2025 at 5:00 p.m.

Aloha Chair Kama, Vice Chair Cook and members of the committee,

My name is Sherrie Stinger, and I have the privilege of working with local families every day as a Realtor on Maui. I'm writing to ask you to reconsider Bill 9—not just as a real estate professional, but as a neighbor who has seen firsthand how these policies affect real people.

Many of my clients are kupuna who bought condos decades ago with the hope of supporting their retirement. Others are working families who rely on short-term rental income to pay their mortgage and stay rooted in Maui. If this bill becomes law, many of them will face financial ruin or be forced to sell their homes. That's not just an economic loss—it's a loss of community.

We are all in agreement that housing affordability is a critical issue. But this bill doesn't solve that problem. According to RAM's recent survey, only a tiny fraction of owners would convert their units to long-term housing. These properties are often not affordable due to high HOA fees, maintenance costs, and mortgage burdens. Instead, many will go off the market altogether or be purchased by investors who won't contribute to the local fabric.

Rather than targeting legal, tax-paying owners, let's focus on smarter enforcement, building new housing, and supporting those who already provide long-term rentals. This is our home—we can do better than tearing apart livelihoods in the name of a solution that doesn't work.

Please defer Bill 9 and consider a more compassionate and effective path forward.

With gratitude,



Sherrie Stinger – StingerOnMaui@gmail.com
Maui Resident & Community Advocate

HLU Committee

From: Sherrie Stinger, REALTOR (S) <stingeronmaui@gmail.com>
Sent: Thursday, June 19, 2025 2:25 PM
To: HLU Committee
Subject: Bill 9 - Opposition
Attachments: Council letter 3.pdf

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

Aloha,

Please see attached.

Warmest Aloha,
Sherrie Stinger

June 19, 2025

Councilmember Tasha Kama, Chair
Councilmember Tom Cook, Vice Chair
Committee on Housing and Land Use

**RE: Bill 9 – A BILL FOR AN ORDINANCE AMENDING CHAPTERS 19.12, 19.32,
AND 19.37 MAUI COUNTY CODE, RELATING TO TRANSIENT VACATION
RENTALS IN APARTMENT DISTRICTS
Hearing Date – May 27, 2025 at 5:00 p.m.**

Aloha Chair Kama, Vice Chair Cook and members of the committee,

My name is Sherrie Stinger, and I am a licensed Realtor with Coldwell Banker Island Properties and a resident of Maui for 36 years. I'm writing to strongly oppose Bill 9, which seeks to phase out legal transient vacation rentals (TVRs) in apartment-zoned areas. While I fully support addressing our island's housing crisis, this bill creates more problems than it solves—particularly for our local economy, small businesses, and property owners.


Bill 9 threatens to eliminate a vital source of income for many residents. These units often help retirees and local families maintain ownership of their properties. If this bill passes, they will likely be forced to sell—many to out-of-state buyers who will not contribute to our community. The result is a shrinking middle class and growing financial instability.

From a business perspective, the economic fallout will be significant. The UHERO report highlights **potential losses of nearly 1,900 jobs and hundreds of millions in visitor spending**. This is not a theoretical risk—this is a real threat to Maui's service industry, real estate market, and tax base. The proposed ban will severely disrupt sectors recovering from the wildfire.

Rather than imposing a sweeping ban, I urge the Council to pursue smart, balanced regulations that protect both our housing stock and our economic foundation. With targeted zoning reforms and better enforcement of illegal rentals, we can preserve responsible TVR operators and address housing challenges concurrently.

Thank you for your time and consideration.

Respectfully,



Sherrie Stinger
RS-74750
Coldwell Banker Island Properties

HLU Committee

From: Tim and Sumin <timandsumin@gmail.com>
Sent: Thursday, June 19, 2025 2:34 PM
To: HLU Committee
Subject: Written testimony for opposing bill 9

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Aloha, Planning Commission members-

We are the owners of Kapalua Golf Villas 26P 5-6 and oppose the proposed bill as we do not believe it will provide the local support needed in West Maui.

Our unit has been supporting the local economy as it provides a great lodging option for families with multiple kids of various ages in need of a kitchen, separate living spaces and other amenities that are not available at hotel rooms. In addition, we have always hired local companies for property management, cleaning, maintenance and repairs of our unit, such as My Perfect Stay, South Coast Appliance Repair, Hourly Clean and Steve Plumbing. This proposed bill will result in losing all of this local support.

The proposed bill seems to be for creating affordable local housing. However, Kapalua Resort was built as a tourist destination and, as a result, we pay higher taxes (over \$20,000 annually) and HOA dues (over \$17,000 annually) in order to maintain the unit to be part of the resort. Hence, units such as Kapalua Golf Villas may not be suitable to become affordable local housing. The proposed bill will only deter tourism in the area and further diminish the local support in West Maui, prolonging the recovery.

Thank you for your consideration.

Sincerely,

Tim & Sumin Chen

HLU Committee

From: Khara <kjabolaing@gmail.com>
Sent: Thursday, June 19, 2025 3:06 PM
To: HLU Committee
Subject: Support Testimony for Bill 9 on June 23
Attachments: TESTIMONY IN STRONG SUPPORT OF BILL 9.pdf

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

Aloha:

Please find my testimony in support of Bill 9 attached herewith for Monday's hearing. I also plan to testify orally via Teams on 6/23/25.

Mahalo,
Khara Jabola

--

Khara Jabola

'Ewa Beach (Honouliuli)
Siya/kanya (she/her)

TESTIMONY IN STRONG SUPPORT OF BILL 9
Relating to Transient Vacation Rentals in Apartment Districts
Submitted via HLU.committee@mauicounty.us

Monday, June 23, 2025

9:00 a.m.

Council Chamber, Kalana O Maui Building

Aloha e Chair Kama, Vice Chair U'u-Hodgins and Honorable Members of the Housing and Land Use Committee,

My name is Khara Jabola-Carolus and I am submitting this testimony in STRONG SUPPORT of Bill 9 as a gender policy expert and co-author of the new report *EQUALITY IN FAMES: THE IMPACT OF THE LAHAINA WILDFIRE DISASTER ON GENDER EQUALITY AND FILIPINO WOMEN IN HAWAI'I*, the first comprehensive forensics of a wildfire disaster's impact on gender equality (not just Filipino women) in the United States.

In partnership with Arizona State University and Child and Family Services, I also co-led and authored *SEX TRAFFICKING EXPERIENCES ACROSS HAWAI'I*, the first peer-reviewed, empirical research report and large-scale survey to understand human trafficking on Maui.

Based on the findings of both reports, I urge the Committee to pass Bill 9:

Maui will not be able to decrease gender based violence without decreasing Transient Vacation Rentals.

More affordable housing is critical to women's safety. Women cannot flee domestic violence or escape commercial sexual exploitation without affordable housing. Lack of affordable housing is often the primary barrier to women leaving violent relationships and the push factor into violence cycles. Even when women are able to leave violent relationships, they are forced to rely on couch surfing, overcrowded, or unaffordable housing (i.e., where they cannot meet basic needs), which complicates recovery and can cause revictimization.

Linkages between housing and domestic violence on Maui

- After the Lahaina fire, many domestic violence victims reported heightened fear of leaving their abusers due to not having any housing as a result of the fire.
- Many domestic violence victims reported heightened fear of leaving their abusers due to not having any housing as a result of the fire. More landlords attempted to remove tenants that were experiencing domestic violence, not just the abusers but the victims who called police too many times and were drawing unwanted negative attention to their units.
- Lack of affordable housing discourages women from reporting violent abuse. Mental health service providers and law enforcement officials predict that there will be an increase in gender based violence reporting as the recovery progresses and especially after FEMA housing assistance ends because survivors will no longer fear jeopardizing recovery benefits if they formally report perpetrators who they live with.
- Specific to the Filipino community, 16% of Filipino female fire survivors surveyed have engaged in survival sex or sex acts in exchange for basic needs. Nearly half (48%) exchanged sex acts for long-term housing. This included sex acts with a landlord.

- Despite Fair Housing legislation that offers protection to tenants, renters continue to be subjected to sexual violence from landlords as the Hawai'i State Commission on the Status of Women documented during the COVID-19 pandemic. Without affordable options, women are unlikely to formally report these abuses and seek help.
- A top recommendation for future fire disasters is to ensure adequate housing for domestic victims so that they do not get displaced by landlords for reporting domestic violence post-disaster.

Linkages between affordable housing and sex trafficking on Maui

- Sex trafficking is a horrific crime where people are forced, tricked or coerced to perform sex acts for others. The majority of sex trafficking victims in Hawai'i and on Maui are female.
- Of the islands, Maui has the second highest percent of Child and Family Services clients who report sex trafficking experiences.
- 18.5% of Maui sex trafficking victims identified as being forced to exchange sex for housing.
- 48% percent sex trafficking victims on Maui in 2019 identified as some Native Hawaiian.
- For half of the sex trafficking victims in Maui, their current housing situation was precarious (shelter, couch surfing, transitional housing, hotel, foster/group home, and streets)
- 65% percent of the sex trafficking victims on Maui reported that they had experienced homelessness.
- 44% percent of sex trafficking victims on Maui reported having observed domestic violence in their homes as children.

Mahalo for hearing Bill 9 and the time dedicated to considering this important bill.

Khara Jabola-Carolus, J.D.

HLU Committee

From: Sean Lindsey <noreply@adv.actionnetwork.org>
Sent: Thursday, June 19, 2025 6:59 PM
To: HLU Committee
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Housing Land Use Committee,

Aloha Councilmembers,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares.

Sean Lindsey
seanelindsey@yahoo.com

Kamuela, Hawaii 96743