

August 13, 2025

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MEMO TO: HLU-4 File

F R O M: Nohelani U'u-Hodgins, Vice-Chair
Housing and Land Use Committee

Nohelani U'u-Hodgins

SUBJECT: **TRANSMITTAL OF LEGISLATIVE PROPOSAL RELATING TO
TEMPORARY INVESTIGATIVE GROUP ON POLICIES AND
PROCEDURES FOR TRANSIENT VACATION RENTAL USES IN
THE APARTMENT DISTRICTS (HLU-4)**

The attached legislative proposal pertains to Item 4 on the Committee's agenda.

paf:jgk:25-205b

Attachment

**Temporary Investigative Group on Policies and Procedures for Transient
Vacation Rental Uses in the Apartment Districts**

Housing and Land Use Committee (HLU-4)

Purpose of investigation:

The investigation's purpose is to make findings and recommendations on:

1. Identifying Apartment District properties where continuing Transient Vacation Rental uses may be appropriate, even if the Council enacts an ordinance phasing out TVRs as permitted uses in the A-1 and A-2 zones. "Properties" includes individual units or entire buildings.
2. Summarizing forecasted economic and social impacts of TVR uses being phased out in the Apartment Districts.
3. Suggesting Council-initiated bills to approve a Change in Zoning, Community Plan Amendment, or Conditional Permit for the identified properties.
4. Suggesting improvements to Chapter 19.510, Maui County Code, "Application and procedures," to make applications for a Change in Zoning, Community Plan Amendment, or other land-use entitlements more cost efficient and time efficient.

Scope of investigation:

The investigation's scope is as follows:

1. The Temporary Investigative Group may evaluate Apartment District properties on which Transient Vacation Rental use is a permitted use to:
 - a. Identify current uses on the properties.
 - b. Consider uses likely to occur on the properties if Transient Vacation Rental uses are phased out.
 - c. Analyze how phasing out Transient Vacation Rental uses will impact the surrounding community and the County as whole.

- d. Determine whether Transient Vacation Rental uses should be allowed to continue on the properties through the appropriate land-use-designation changes.
2. The Temporary Investigative Group may work with the Planning Director to review the Department of Planning's application and review processes for land-use-designation changes to:
 - a. Consider the timeliness of applications, from initiation to final approval or denial.
 - b. Identify factors that may hinder processing of applications.
 - c. Consider policies and procedures to quicken the processing of applications, including those implemented by other municipalities.
3. During its investigation, the Temporary Investigative Group may:
 - a. Conduct interviews and discussions with County officers or, with the applicable agency head's approval, County personnel, including personnel from the following agencies: Department of Planning, Department of Finance, Department of Housing, and Department of the Corporation Counsel.
 - b. Conduct interviews and discussions with individuals with expertise on Apartment District properties and their uses and the impacts of phasing out Transient Vacation Rental uses in the Apartment Districts.
 - c. Consult with representatives from the following groups: Apartment District and other property owners, officials in other municipalities, land-use planners, housing advocates, economists, and businesspersons in real estate, hospitality, and other industries.
 - d. Research other municipalities' land-use processes.
4. At the investigation's conclusion, the Temporary Investigative Group is requested to:
 - a. Identify Apartment District properties on which Transient Vacation Rental uses should be allowed to continue and recommend the appropriate land-use-designation changes.
 - b. Identify and rank in order of importance changes to Chapter 19.510 to improve application and review processes.

- c. Identify which beneficial changes to policies and procedures require legislative proposals and action by the Council.
- d. Identify which beneficial policies and procedures can be accomplished by Department of Planning administrative action.

Duration and general rules:

- 1. Discussion of matters on the investigation's purpose and scope is restricted to only those Councilmembers appointed as Temporary Investigative Group members by the Housing and Land Use Committee.
- 2. The presence of three members, whether in person or online, for a discussion called and convened by the Chair, or in the absence or disability of the Chair, the Vice-Chair, is a quorum of the Temporary Investigative Group.
- 3. Discussion of matters on the investigation's purpose and scope is restricted to discussions called and convened by the Chair, or in the absence or disability of the Chair, the Vice-Chair;
- 4. Three affirmative votes are required to establish a recommendation.
- 5. The Temporary Investigative Group will submit a report of the group's recommendations to the Housing and Land Use Committee by December 31, 2025; and
- 6. The Temporary Investigative Group may be referred to as "the Bill 9 TIG."
- 7. The Temporary Investigative Group will be dissolved after presentation of its report to the Housing and Land Use Committee.

Membership:

Nohelani U'u-Hodgins, Chair

Authority:

Call, convene, and facilitate discussions; request staff assistance from the Council Chair and the Administration; draft the report to the Housing and Land Use Committee; establish and enforce parliamentary procedure.

Tamara Paltin, Vice-Chair

In the Chair's absence or disability,
the Vice-Chair assumes the Chair's
duties.

Tom Cook, member

Voting member.

Shane M. Sinenci, member

Voting member.

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