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*Founding Partner*

1001 Bishop Street, Suite 650  
Honolulu, Hawai'i 96813-3484  
Tel: (808) 521-5631  
Fax: (808) 523-1402  
E-mail: sysadmin@pbrhawaii.com

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August 14, 2025

Tasha Kama, Chair  
Housing and Land Use Committee  
Maui County Council  
200 S. High Street  
Wailuku, Hawai'i 96793

**SUBJECT: KAIAHALE 'O KAHILUHILU AFFORDABLE HOUSING RENTAL PROJECT (HLU-1(1))**

Dear Chair Kama:

Thank you for your letter dated August 7, 2025 regarding the Kaiahale 'o Kahiluhilu Affordable Rental Housing Project (HLU-1(1)). HKI Kahului Kaiahale LLC is the Applicant for the 201H application.

As the Applicant's planning consultant, PBR HAWAII is providing the Applicant's responses to the questions in your letter. The Applicant's responses are organized to follow the order of the comments in your letter:

*1. Will water conservation measures recommended by the Department of Water Supply be incorporated? If so, explain how.*

**Response:** The Project is designed to meet Leadership in Energy and Environmental Design (LEED) Gold criteria for multifamily housing. Water conservation measures will include the following or approved equal:

Indoor

- EPA WaterSense labeled low flow water fixtures, including bathroom sink faucets at 0.5 gallons per minute (gpm) at 60 psi; Showerhead at 1.8 gpm; and Kitchen sink faucet at 1.5 gpm.
- High efficiency toilets that use 0.8 gallons per flush.

Outdoor

- Contractor will provide and adhere to best management practices adopting Landscape Industry Council of Hawaii irrigation recommendations.
- Irrigation includes a SMART-approved Watermark controller paired with water-saving spray heads to adjust watering based on weather and soil moisture conditions, minimizing water and energy use.
- Drought tolerant plants and native plants include Hawaiian trees (Manele), shrubs (White Hibiscus, GreenTi) and ground covers (Carex, Pohinahina).

*2. What types of alternative water sources are being considered, if any?*

**Response:** Reclaimed water service is not available within the vicinity of the Project. The Project's focus on native and adaptive vegetation significantly reduces the need for supplemental irrigation and minimizes water consumption.

3. *How will stormwater be managed and what best management practices will be implemented?*

**Response:** Responses regarding stormwater management and best management practices are provided below:

Stormwater Management

The Project drainage system will consist of drain inlets, drain lines, storm drain manholes, a hydrodynamic separator, subsurface infiltration, and chamber system with an overflow that connects the County's storm water system.

Best Management Practices

The following site design strategies and best management practices (BMPs) will meet water quality requirements:

- Minimize Soil Compaction
- Minimize Impervious Surfaces
- Limit Runoff from Landscaped Areas to Impervious Areas
- Storm Drain Markers on Drain Inlets
- Storm Drain Inlets with Stenciling
- Manufactured Treatment Device

4. *What is the duration of the ground lease?*

**Response:** The Hawai'i Housing Finance and Development Corporation (HHFDC) will determine the term of the ground lease, with a minimum of 65 years and a maximum allowable duration of up to 99 years.

5. *What types of amenities will be provided to encourage residents to use alternative modes of transportation and reduce carbon emissions?*

- a. *Will charging stations for electric bikes, scooters, or other small electric vehicles be made available? If no, why not?*
- b. *What other types of infrastructure will be constructed to support electric vehicle charging? If parking stalls will be designated for electric vehicle parking and charging, please indicate the number of stalls.*

**Response:** The Project will include:

- 218 bicycle parking spaces (196 long-term and 22 short-term).
- 18 EV-Ready parking spaces with infrastructure in place to support the future addition of EV charging stations when rebates or funding become available. In the meantime, residents have convenient access to several EV charging stations located within the neighborhood.

Resident bicycles, e-bikes and personal micromobility devices can be stored in a secure on-site storage room. The storage room will be equipped with electrical outlets, and residents will provide their own chargers that are compatible with their specific brand of e-bike.

6. *What types of technology will be incorporated to promote energy efficiency?*

**Response:** The Project is being designed to meet LEED Gold certification with modeled energy savings of approximately 35% compared to baseline code requirements.

The Project includes the following or approved equal:

- High-performance building envelope that includes an R-30 insulated roof, insulated metal-framed walls with R-3 continuous exterior rigid insulation plus R-19 cavity insulation, and air sealing measures to minimize leakage.
- High efficiency electric water heaters in units with R-4 insulated piping to reduce standby losses.
- ENERGY STAR rated appliances, including refrigerators, and exhaust fans.
- Low-flow, WaterSense labeled toilets, showerheads, and kitchen faucets, reducing water demand and the energy required to heat it.
- High-efficiency ventilation systems with continuous, low-flow bathroom fans that ramp up on demand, ensuring good indoor air quality with minimal energy use.
- Cool roof metal roofing with high solar reflectance to reduce heat gain and lower cooling loads.
- Electrical submetering to allow residents to monitor their usage.
- Solar Photovoltaic system to offset common area energy use.

7. *What types of sustainable, recycled, and low-emission materials will be used during construction?*

**Response:** Project includes the following or approved equal:

- *Certified Wood Products:* All wood used in the building must be either non-tropical, reused/reclaimed, or certified by the Forest Stewardship Council (FSC). The Project will use Douglas fir for structural elements, which meets these requirements.
- *Low-Emission Building Materials:* Interior materials are low emissions, including:
  - Site-applied interior paints and coatings
  - Flooring materials
  - Insulation products
  - Site-applied adhesives and sealants
- *Durable Water-Resistant Materials:* Are required in wet areas, including non-paper-faced backer board above bathtubs and showers, and water-resistant flooring in kitchens, bathrooms, laundry rooms, and entryways.
- *Recycled Content Materials:* The design team is evaluating insulation products containing post-consumer recycled content.
- *Local Materials:* The design team is investigating the use of locally extracted, processed, and manufactured materials for concrete aggregate and foundation work.
- *High-Performance Building Envelope:* Energy-efficient materials include:
  - Standing seam metal roofing with cool roof coatings
  - R-30 roof insulation

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- Metal-framed exterior walls with R-3 continuous insulation and R-19 cavity insulation
- R-4 insulation on domestic hot water piping
- Low-E insulated glass to improve energy efficiency and comfort

8. *Will high-intensity activated crosswalk beacons and raised crosswalks be constructed in and around the Project area? Please explain.*

**Response:** The Kāne Street/Vevau Street intersection crosswalk is outfitted with Rectangular Rapid Flashing Beacons (RRFBs). Raised crosswalks are not indicated around the Project area.

9. *Identify the planned emergency access ingress and egress routes for the Project, and explain how they may be affected by the construction of the proposed Civic Center project nearby.*

**Response:** The Kāne Street driveway is designed as the primary access point (ingress/egress) for residential and emergency vehicle access to this Project as it provides a direct connection to Ka'ahumanu Avenue and the most convenient route to Project building entries and parking areas. The Vevau Street driveway is included to meet Department of Fire and Public Safety requirements by providing a secondary emergency vehicle route in and out of the Project.

During construction of the proposed Civic Center, the Project's temporary secondary emergency access route to Vevau Street will continue to function until it is replaced by the Civic Center's permanent emergency access route on Vevau Street, which will also serve as the Civic Center's primary access point (ingress/egress).

10. *Explain the rationale for the selected income groups that may qualify to rent a unit. Is there any opportunity to also accommodate households earning up to 80 percent of the Area Median Income? If not, explain why.*

**Response:** By serving families earning 60% to 30% of the area median income (AMI), the Project aligns with the highest level of need identified in the 2024 Hawaii Housing Planning Study (HHPS). Maui County has a disproportionately high share of households below 50% AMI, many of whom are families with children experiencing rent burden, overcrowding, or displacement. By prioritizing this income band, the project supports stable, long-term housing for working family households. It also aligns with state and county recovery goals and positions the project to leverage key financing programs such as LIHTC and RHRF that are structured to reach this critical population segment.

11. *How many units will meet the American with Disabilities Act accessibility standards, and how many parking stalls will be designated for people with disabilities?*

**Response:** The Project will comply with the American with Disabilities Act (ADA) requirements for units and parking:

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- Units:
  - 21 units, including:
    - 14 units for mobility-impaired
    - 2 units for mobility-impaired and hearing-impaired
    - 5 units for hearing-impaired
- Parking:
  - 15 parking stalls, including:
    - 4 ADA van stalls

Thank you for the opportunity to provide the Applicant's clarifications.

Sincerely,

PBR HAWAII

A handwritten signature in black ink, appearing to read 'Tom Schnell', written in a cursive style.

Tom Schnell, AICP  
Vice President

cc: Questor Lau, EAH Housing  
Stan S. Fujimoto, Hawai'i Housing Finance & Development Corporation

## HLU Committee

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**From:** Tom Schnell <tschnell@pbrhawaii.com>  
**Sent:** Thursday, August 14, 2025 9:17 AM  
**To:** HLU Committee  
**Cc:** Tasha A. Kama; Carla M. Nakata  
**Subject:** HLU-1(1), Relating to Kaiahale 'o Kahiluhilu Affordable Housing Rental Project  
**Attachments:** 2025-08-14 Response Chair Kama-HLUC Questions (HLU-1(1)).pdf

Chair Kama and HLU Committee Staff,

On behalf of the Applicant (HKI Kahului Kaiahale LLC), PBR HAWAII is providing the Applicant's responses to the questions in your letter dated August 7, 2025, regarding the Kaiahale 'o Kahiluhilu Affordable Rental Housing Project (HLU-1(1)).

Tom Schnell, AICP  
Vice President



**PBR HAWAII**

Phone: 808-521-5631

Mobile: 808 561-7978

Email:

[tschnell@pbrhawaii.com](mailto:tschnell@pbrhawaii.com)