

HLU Committee

From: Tom Schnell <tschnell@pbrhawaii.com>
Sent: Tuesday, August 5, 2025 11:32 PM
To: Tasha A. Kama; HLU Committee
Cc: Carla M. Nakata
Subject: HLU-1(1), Relating to Kaiahale 'o Kahiluhilu Affordable Housing Exemption Amounts
Attachments: 2025-08-02 V5 Park Dedication Analysis.pdf; 2025-08-02 V4 Fee Exemption Calculations.pdf

Dear Chair Kama,

At the Housing and Land Use Committee meeting on Tuesday, August 4, 2025, the Committee request calculations of the amounts (values) of the fee exemptions the Applicant, HKI Kahului Kaiahale LLC, is seeking for the Kaiahale 'o Kahiluhilu Affordable Housing project.

Attached for the Committee's review are two files:

- Fee Exemption Calculations—this worksheet includes calculations for all fee exemptions requested
- Park Dedication Analysis—this worksheet shows the value of the exemption from park dedication requirements.

Tom Schnell, AICP
Vice President



PBR HAWAII

Phone: 808-521-5631

Mobile: 808 561-7978

Email:

tschnell@pbrhawaii.com

WORKSHEET: Requested Exemptions Kaiahale o Kahiluhilu

Maui County Code [Code of Ordinances | County of Maui, HI | Municode Library](#)
 Residential WFH unit: <= 140% of [Chapter 2.96 - RESIDENTIAL WORKFORCE HOUSING POLICY | Code of Ordinances | Cour](#)
 AMI as est. by HUD
 Rates updated per FY26 Appx B [005-FY26-Appendix B Rates and Fees.pdf](#)

Reference	Fee type and basis	Ratio/input	Quantity	Fee basis	Phase 1	Phase 2	Total
MCC 16.25.109.2.1 FY26 pdf pg. 49	Plan Review Fee Percent of permit fee	35%	\$1,322,392	\$462,837	\$295,903	\$166,935	
	Requested exemption						\$462,837
MCC 16.25.109 FY26 pdf pg. 35	Building Permit Fee Total valuation estimate		\$131,065,147				
	Fee for valuation over \$1,000,000						
	Base fee (per phase)	\$5,880	1.0	\$5,880	\$5,880	\$5,880	
	For additional \$1,000 or fraction	\$10.00	131,064	\$1,310,642	\$839,556	\$471,076	
	Requested Exemption						\$1,322,392
MCC 20.08.090 FY26 pdf pg 47	Grading Permit Fee Cubic Yards (CY) of excavation or fill, whichever is greater		23,000				
	Fee for 10,001 CY or more						
	For first 10,000 CY (per phase)	\$2,675	1.0	\$2,675	\$2,675	\$2,675	
	For additional 100 CY or fraction	\$8	130.0	\$1,040	\$543	\$497	
	Requested exemption						\$6,390
MCC 20.08.090 FY26 pdf pg. 47	Grubbing Permit Fee Grubbing area (acres)		1.0				
	Fee						
	For first acre, each phase	\$100	1.0	\$100	\$100	\$100	
	For additional acres or fraction	\$50	-	\$0	\$0	\$0	
	Requested exemption						\$200
MCC 16.04D.050 Fire Code, Appx B pdf 17	Fire Department Plan Review Fee Percent of building permit fee	17.5%	\$1,322,392	\$231,419	\$147,951	\$83,467	
	Requested exemption						\$231,419
MCC 16.18B.107.1 (Electrical Code) See Appx B pg 37 for	Electrical Code Permit & Inspection Fees Fee						
	Issuing permit	\$23	1	\$23	\$23	\$0	
	Service installation for over 400	\$46	0	\$0	\$0	\$0	
	Requested exemption						\$23
MCC 16.20C.105.5 Plumbing Code FY26 pdf pg 43 De minimus>	Plumbing Code Permit & Inspection Fees Number of structures Number of fixtures Fee Permits per building - Residential Permit per fixture (fixtures alloc. per Other lines		2 2,332				
	Permits per building - Residential	\$23	2	\$46	\$23	\$23	
	Permit per fixture (fixtures alloc. per	\$18	2,332	\$41,976	\$27,468	\$14,508	
	Requested exemption						\$42,022
MCC 12.08.050 Driveways FY26 pdf pg 46 De minimus	Driveway Permit Fee Number of driveways Fee Permits per residential driveway		2				
	Permits per residential driveway	\$90	2	\$180	\$90	\$90	
	Requested exemption						\$180

Reference	Fee type and basis				Phase 1	Phase 2	Total	
MCC 3.55.040, 060; MCC 8.04.040, 050	Landfill Disposal Charges		Ratio/input	Quantity	Fee basis			
		Tons of uncontaminated green waste		4				
		Tons of other construction waste		1,152				
		Fee						
		3.55.040 (pg. 10) Green waste	\$40	4	\$160	\$80	\$80	
		3.55.060 (pg. 11) Tipping fee (recycling surcharge)	\$11	4	\$44	\$22	\$22	
		8.04.040, 050 (pg. 8) Landfill disposal fee (per ton MSW)	\$110	1,152	\$126,720	\$63,360	\$63,360	
		Refuse disposal permit fee	\$25	1	\$25	\$13	\$13	
		Requested exemption						\$126,949
		Charter 8-11.4(2) MCC 14.07.030 FY26 pdf pg 62 14.04.040(B)	Water System Development Fees		Ratio/input	Quantity	Fee basis	
Fee								
4" meter (serves both phases)	\$496,460			1	\$496,460	\$248,230	\$248,230	
Requested exemption					\$496,460		\$496,460	
MCC 14.35.060 Appx B pdf 9	Wailuku-Kahului Regional WWTS-Facility Expansion/System Upgrade Assessment Fee		Ratio/input	Quantity	Fee basis			
		Charge for building permit applicants						
		Fee per gallon of project flow	\$4.57	85,245	\$389,570	\$253,670	\$135,900	
		Requested exemption					\$389,570	
MCC 14.76.070 Fees not estab. by Dept. Finance	Traffic Impact Fee (Wailuku-Kahului)		Ratio/input	Quantity	Fee basis			
		Based on traffic study for residential	INA	INA		\$0	\$0	
		Requested exemption					\$0	
MCC 16.25.201 Title 16, Buildings and Construction) Building Administrative and Supplemental Provisions	Improvements to Public Streets (underground utilities component)			Linear feet	Est cost			
		Exemption from requirement to place underground utilities (curbs, gutters, and sidewalks addressed below)						
		ROM cost of underground installation		n/a	\$1,800,000	\$900,000	\$900,000	
		Requested exemption					\$1,800,000	
MCC 16.25, 201 and MCC 18.20.040, 070, 080 Title 16: Buildings & Construction; Title 18: Subdivisions	Existing Streets (curb, gutter sidewalk component)				Est. cost			
		Exemption from requirement to construct curbs, gutters and sidewalks along street frontages						
		ROM cost of curb, gutter & sidewalk improvements (Kāne St)			\$432,856	\$216,428	\$216,428	
		Requested exemption & deferrals					\$432,856	
MCC 12.24A Landscape Planning and Beautification	Landscape requirements				Est. cost			
		Exemption from required number, species, and location of street trees						
		ROM cost of 8 trees, along Ka'ahumanu & Kāne streets			\$110,877	\$55,439	\$55,439	
		Requested exemption & deferrals					\$110,877	
MCC 16.16C.C406.10 - Subsection C406 added	EV Charging Stations				Est. cost			
		Exemption from requirement to comply with the EV pathway specified; charger-ready stalls may be exempt for WFH units rented to households earning <100% of AMI			\$5,359,883	\$3,138,958	\$2,220,925	
		Requested exemption & deferrals					\$5,359,883	
Estimated totals (rounded)					\$6,196,000	\$4,586,000	\$10,782,000	
Amount per unit							\$35,800	

WORKSHEET: Park Dedication Analysis

Kaiahale o Kahiluhilu (Kahului Civic Center)

Ref: [18.16.320 - Parks and playgrounds](#) | [Code of Ordinances](#) | [County](#)

Property is on POR of (2) 3-7-004:003 (3.40 acres)
153 West Ka'ahumanu Ave., Kahului 96732

Reference	Category and description	Basis	Area (SF)	Total
<i>MCC</i>	Park Dedication Exemption Request			
See sec I(5)		<u>No units</u>	<u>SF/unit</u>	
Appx B pdf 29	Option One: Land in perpetuity or donate	301	250	75,250
See 201H	18.16.320.B.2© Less areas provided per 201H pg. 8		(17,342)	(17,342)
	Total Option 1		57,908	57,908SF
	Option Two: Pay County fee			
	18.16.320.C.1	<u>Value/SF</u>	57,908	
	Av TAV psf in Wailuku-Kahului	\$ 73.84		
	CPA for lands classified as non-owner occupied			
	Av TAV psf in Wailuku-Kahului	\$ 55.00		
	CPA for lands classified as apartment			
	Average/total	\$ 64.42		
	Total Option 2 (rounded)			\$ 3,730,000

* "Subdivisions in which one hundred per cent of the lots or units resulting from the subdivision qualify as residential workforce housing units, as defined in section 2.96.020 of this code, shall be exempt from this section." 18.16.320(I)(5)