

RICHARD T. BISSEN, JR.  
Mayor

JOSIAH K. NISHITA  
Managing Director

JORDAN MOLINA  
Director

PAUL M. BARANY, P.E.  
Deputy Director

WADE SHIMABUKURO, P.E.  
Development Services Administration

VACANT  
Engineering Division

MICHAEL KINORES  
Highways Division

Telephone: (808) 270-7845  
Fax: (808) 270-7955



**DEPARTMENT OF PUBLIC WORKS**  
**COUNTY OF MAUI**  
200 SOUTH HIGH STREET, ROOM NO. 434  
WAILUKU, MAUI, HAWAII 96793  
[www.mauicounty.gov/publicworks](http://www.mauicounty.gov/publicworks)

August 4, 2025

Honorable Richard T. Bissen, Jr.  
Mayor, County of Maui  
200 S. High Street  
Wailuku, Hawaii 96793

**APPROVED FOR TRANSMITTAL**

*Richard T. Bissen, Jr.* 8-6-25  
Mayor Date

For Transmittal to

Honorable Tasha Kama, Chair  
Housing and Land Use Committee  
200 South High Street  
Wailuku, Hawaii 96793

Dear Chair Kama:

**SUBJECT: HOUSING PROJECTS UNDER CHAPTER 201H HAWAII  
REVISED STATUTES: KAIAHALE O KAHILUHILU  
AFFORDABLE HOUSING RENTAL PROJECT (HLU 1(1))**

The Department of Public Works (Department) is in receipt of your letter dated July 31, 2025, requesting comments on the subject matter above.

The Department is transmitting a copy of a letter, dated July 25, 2025, to Tom Schnell, Vice President, PRB Hawaii & Associates. The letter is a response letter offering comments on proposed exemptions for the Kaiahale O Kahiluhilu Affordable Housing Application, 153 West Kaahumanu Avenue, Kahului, TMK: (2) 3-7-004:003 (portion).

Should you have any questions, please contact me at Ext. 7845.

Sincerely,

*Jordan Molina*

JORDAN MOLINA  
Director of Public Works

RICHARD T. BISSEN, JR.  
Mayor

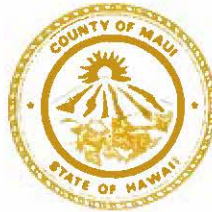
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Development Services Administrator

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COUNTY OF MAUI  
DEPARTMENT OF PUBLIC WORKS  
DEVELOPMENT SERVICES ADMINISTRATION  
110 ALAIHI STREET, SUITE 214  
KAHULUI, MAUI, HAWAII 96732

July 25, 2025

Tom Schnell, Vice President  
PRB Hawaii & Associates, Inc.  
1001 Bishop Street, Suite 650  
Honolulu, Hawaii 96813

SUBJECT: **KAIAHALE 'O KAHILUHILU AFFORDABLE HOUSING APPLICATION**  
**153 WEST KA'AHUMANU AVENUE, MAUI, HAWAII**  
**TMK: (2) 3-7-004:003 (PORTION)**

Dear Mr. Schnell,

In response to your letter dated March 31, 2025, in which you request comments on proposed exemptions, we offer the following:

*B. Exemptions from Title 12, MCC, Streets, Sidewalks, and Public Places*

*1. Exemption from Driveway Permits fees. **No objection.***

*Please be advised that the project team should research county laws and have awareness of fee waivers already provided for by law. Ordinance 5816, which established the Fiscal Year 2026 Budget for the County of Maui already provides a waiver from driveway permit fees for any agency of the state government (see Exemption 2 on page 46 of Appendix B Rates and Fees).*

*2. Exemption from driveway spacing for fire access driveway on Vevau Street. **The Department opposes this exemption pending further clarification.***

*The Department requests clarification of whether the fire access driveway will always be available for access or used only during emergencies. If the driveway will be used for regular access, the Department opposes the exemption due to safety concerns of project traffic conflicting with the bus traffic from the adjacent driveway access the County's Kahului Transit Center.*

Tom Schnell, Vice President

**SUBJECT: KAIAHALE 'O KAHILUHILU AFFORDABLE HOUSING APPLICATION  
153 WEST KA'AHUMANU AVENUE, MAUI, HAWAII  
TMK: (2) 3-7-004:003 (PORTION)**

July 25, 2025

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3. **Exemption from Street Trees. The department opposes this exemption.**

*Please clarify the extent to which street trees will be provided. Please note that a stated benefit of the project is that it is "within walking distance of jobs, schools, recreation, and shopping". Street trees are central to making sidewalks safe, healthy, comfortable and sustainable. The proposal to eliminate street trees undermines the project's purported value of being in a walkable location.*

D. **Exemption from Title 16, MCC, Buildings and Construction**

3. **Exemption from Electrical Permit fees. No objection.**

*Please be advised that the project team should research county laws and have awareness of fee waivers already provided for by law. Ordinance 5816, which established the Fiscal Year 2026 Budget for the County of Maui already provides a waiver from electrical permit fees for any project that is funded in whole or in part by the County. (see Exemption 1 on page 43 of Appendix B Rates and Fees).*

4. **Exemption from Plumbing Permit fees. No objection.**

*Please be advised that the project team should research county laws and have awareness of fee waivers already provided for by law. Ordinance 5816, which established the Fiscal Year 2026 Budget for the County of Maui already provides a waiver from plumbing permit fees for any project that is funded in whole or in part by the County. (see Exemption 1 on page 45 of Appendix B Rates and Fees).*

5. **Exemption from Building Permit and Plan Review fees. No objection.**

*Please be advised that the project team should research county laws and have awareness of fee waivers already provided for by law. Ordinance 5816, which established the Fiscal Year 2026 Budget for the County of Maui already provides a waiver from building permit fees for any project that is funded in whole or in part by the County. (see Exemption 4 on page 35 of Appendix B Rates and Fees). The plan review fee is also waived because of the building permit fee being waived.*

6. **Exemption from improvements to public streets for (1) construction of curb, gutter, sidewalk, and (2) placement of underground utilities. The Department opposes this exemption.**

Tom Schnell, Vice President

**SUBJECT: KAIAHALE 'O KAHILUHILU AFFORDABLE HOUSING APPLICATION  
153 WEST KA'AHUMANU AVENUE, MAUI, HAWAII  
TMK: (2) 3-7-004:003 (PORTION)**

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*The project must construct these improvements and apply the County funding it already received towards these costs or request additional funding from the County. Please note that a stated benefit of the project is that it is "within walking distance of jobs, schools, recreation, and shopping". Eliminating the improvements to the pedestrian ways and removal of the obstructions caused by overhead utility poles undermines the project's purported value of being in a walkable location.*

*The Department requests an off-site improvement plan be submitted for review and comment. The improvements to Kane St should be consistent with the improvement made by the neighboring Kahului Lani Apartments and include road widening to achieve an ultimate right-of-way width of 80 feet, 6-foot wide sidewalks, realignment of curb and gutters as necessary to accommodate road widening, and relocation of overhead utilities underground. At the project's Kane St. driveway, the Department will also need to evaluate the need for a left-turn lane into the project, crosswalks, streetlighting, and other traffic safety improvements that are necessary to meet the minimum requirements for public health and safety as required by HRS 201H-38.*

**E. Exemption from Title 18, MCC, Subdivision**

- 1. Exemption from providing complete streets improvements. The Department opposes this exemption.**

*The project site plan fails to describe the bicycle and pedestrian improvements proposed by the project. The project must construct complete street improvements and apply the County funding it already received towards these costs or request additional funding from the County. Please note that stated benefit of the project is that it is "within walking distance of jobs, schools, recreation, and shopping". Eliminating complete street improvements undermines the project's purported value of being in a walkable location.*

- 3. Exemption from constructing curbs, gutters, and sidewalks along the project frontages (MCC 18.20.040). The Department opposes this exemption.**

*The project must construct these improvements and apply the County funding it already received towards these costs or request additional funding from the County. Please note that stated benefit of the project is that it is "within walking distance of jobs, schools, recreation, and shopping". Eliminating the improvements to the pedestrian ways undermines the project's purported value of being in a walkable location.*



Tom Schnell, Vice President

**SUBJECT: KAIAHALE 'O KAHILUHILU AFFORDABLE HOUSING APPLICATION  
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4. *Exemption from constructing sidewalks along the project frontages (MCC 18.20.070).*  
**The Department opposes this exemption.**

*The project must construct these improvements and apply the County funding it already received towards these costs or request additional funding from the County. Please note that stated benefit of the project is that it is "within walking distance of jobs, schools, recreation, and shopping". Eliminating the improvements to the pedestrian ways undermines the project's purported value of being in a walkable location.*

5. *Exemption from constructing curbs and gutters along the project frontages (MCC 18.20.080).* **The Department opposes this exemption.**

*The project must construct these improvements and apply the County funding it already received towards these costs or request additional funding from the County. Please note that stated benefit of the project is that it is "within walking distance jobs, schools, recreation, and shopping". Curbs and gutters are necessary and integral components of constructing sidewalk improvements and road widening.*

G. *Exemption from Title 20, MCC, Environmental Protection*

1. *Exemption from Grading Permit fees.* **No objection.**

H. *Permitting*

1. *Exemption from Section 16.25.105, MCC, Permits from standard permitting process of all County permits.* **The Department opposes this exemption.**

*The Department is unable to comprehend the exemption as written and will be unable to implement the exemption.*

*The exemption further states that the project intends to utilize the fast track permitting procedures under Section 2.96.160, MCC. Section 2.96.160, MCC, provides that a project qualifies for fast track permitting upon recordation of a fully executed residential workforce housing agreement between the developer and the County. If the project desires to modify the eligibility requirements for fast track permitting, then it should consult with the County Department of Housing and propose an exemption to Chapter 2.96, MCC accordingly.*

Tom Schnell, Vice President

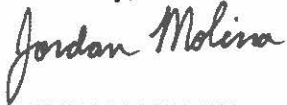
**SUBJECT: KAIAHALE 'O KAHILUHILU AFFORDABLE HOUSING APPLICATION  
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July 25, 2025

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Please feel free to contact me at (808) 270-7845 if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Jordan Molina".

JORDAN MOLINA  
Director of Public Works

## HLU Committee

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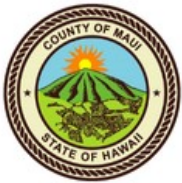
**From:** Estrelita B. Dahilig <Estrelita.B.Dahilig@co.maui.hi.us>  
**Sent:** Wednesday, August 6, 2025 11:20 AM  
**To:** HLU Committee  
**Cc:** Jordan K. Molina; Paul M. Barany; Summer K. Enfield-Carlos; Josiah K. Nishita; Erin A. Wade; Cynthia E. Sasada; Kelii P. Nahooikaika  
**Subject:** TRANSMITTAL: HOUSING PROJECTS UNDER CHAPTER 201H HAWAII REVISED STATUTES: KAIAHALE O KAHILUHILU AFFORDABLE HOUSING RENTAL PROJECT (HLU 1(1))  
**Attachments:** HLU.Kama. Chairpdf.pdf

Aloha,

Please see attached transmittal dated August 4, 2025, from Director of Public Works Jordan Molina regarding the above subject matter.

Thank you and have a great day!

Mahalo,  
Lita



**Lita B. Dahilig**

Secretary

County of Maui  
Office of the Mayor  
808-270-7855  
estrelita.b.dahilig@co.maui.hi.us