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COUNTY COUNCIL
COUNTY OF MAUI
200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793
www.MauiCounty.us

August 7, 2025

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

Via Email: tschnell@pbrhawaii.com

Dear Mr. Schnell:

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

Thank you for your assistance during the Housing and Land Use Committee's deliberations on the proposed Kaiahale 'o Kahiluhilu Affordable Housing Rental Project.

May I please request your response to the following:

1. Will water conservation measures recommended by the Department of Water Supply be incorporated? If so, explain how.
2. What types of alternative water sources are being considered, if any?
3. How will stormwater be managed and what best management practices will be implemented?
4. What is the duration of the ground lease?
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.
6. What types of technology will be incorporated to promote energy efficiency?
7. What types of sustainable, recycled, and low-emission materials will be used during construction?
8. Will high-intensity activated crosswalk beacons and raised crosswalks be constructed in and around the Project area? Please explain.
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.
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.
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?

May I further request you transmit your response to hlu.committee@mauicounty.us by **August 14, 2025**. To ensure efficient processing, please include the Committee item number in the subject line.

Mr. Tom Schnell
August 7, 2025
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Should you have any questions, please contact me or the Committee staff (James Krueger at ext. 7761, or Jennifer Yamashita at ext. 7143).

Sincerely,

A handwritten signature in black ink, appearing to read "Tasha Kama", with a long horizontal flourish extending to the right.

TASHA KAMA, Chair
Housing and Land Use Committee

hlu:ltr:001(1)a02:jgk

HLU Committee

From: HLU Committee
Sent: Thursday, August 7, 2025 5:00 PM
To: Tom Schnell
Cc: HLU Committee; Tasha A. Kama
Subject: HLU-1(1), Relating to Kaiahale 'o Kahiluhilu Affordable Housing Rental Project
Attachments: 001(1)a02-s-TK.pdf

Aloha, Mr. Schnell, please refer to the attached letter from the Housing and Land Use Committee Chair, dated August 7, 2025.

Mahalo,
HLU Committee Staff