

Merchant Horovitz & Tilley

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VIA Hand Delivery

Robert Carroll, Chair
Land Use Committee
County Council, County of Maui
200 S. High Street
Wailuku, Hawaii, 96793

Re: **WAIKAPU DEVELOPMENT VENTURE AFFORDABLE
HOUSING PROJECT (I.U.-2(4))**

Dear Council-Member Carroll:

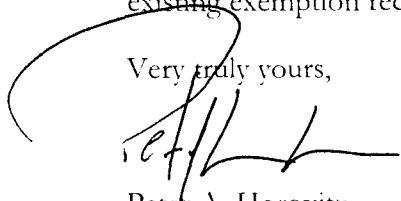
Enclosed please find an updated table outlining both the requested County-waived fees as well as estimated development cost-savings relating to the requested exemptions. We hope this provides a clearer picture of the scope of the cost-savings that will be passed on to purchasers.

Additionally, we are requesting one further exemption as follows:

Exemption from Conditions of Zoning Per Ordinance 3686: An Exemption from the Conditions set forth in Exhibit B of Ordinance 3686, "A Bill for an Ordinance to Change Zoning from Agricultural District to P-1 Public Quasi-Public District (Conditional Zoning) for Property Situated at Wailuku, Maui, Hawaii" as it relates to the portion of the property to be subdivided for the proposed 201H project."

The ordinance would still apply to the remainder of the property retained by Emmanuel Lutheran Church of Maui. Furthermore, the amendment is consistent with our existing exemption requests including D.3 relating to potential roadway fees.

Very truly yours,



Peter A. Horovitz

Enclosure

RECEIVED AT Lu MEETING ON 8/22/2018

REQUESTED EXEMPTION	TOTAL AMOUNT SAVINGS RE: COUNTY FEES AND/OR CHARGES	ALLOCATION OF TOTAL SAVINGS RE COUNTY FEES / CHARGES ON PER UNIT BASIS	TOTAL AMOUNT SAVINGS RE: PHYSICAL IMPROVEMENTS / CONSTRUCTION/ ENTITLEMENT	ALLOCATION OF SAVINGS RE: CONSTRUCTION / APPROVAL PROCESS COTS ON PER UNIT BASIS	TOTAL COST SAVINGS ALLOCATED PER UNIT BASIS (*Passed On to Buyers)	NOTES/COMMENTS
A.1 & F.1 Application for <i>Community Plan Amendment & Change in Zoning</i>	\$9,900.00	\$123.75	\$150,000.00	\$1,875.00	\$1,998.75	The Approval Process includes professional consultants, planners and significant "time" (carrying costs re: price to buy land)
B.1 & B.2	\$12,865.00	\$160.81	-	-	\$160.81	Based on 1.5 tons per unit at \$107 per ton plus a \$25 permit fee.
C.1 (No Monetary Value)	-	-	-	-	-	
C.2 (No Monetary Value)	-	-	-	-	-	
D.1 and E.4	-	-	\$90,000.00	\$1,125.00	\$1,125.00	Fire protection provided along Waiale Road as State will not allow access from the project site to Honoapiilani Highway. Per DWS there is no water system along Honoapiilani Highway mauka of the project site. -- Fire protection is provided along Waile Road and internally within project per consultation with Maui Fire Department
D.2	-	-	-	-	-	Fee no longer applicable. Request deletion.
D.3	-	-	-	-	-	No fees currently adopted.
E.1	-	-	-	-	-	
<i>Electrical Permit Fee</i>	\$30,800.00	\$385.00	-	-	\$385.00	Based on 1200 s.f. dwelling at 200amp
<i>Building Permit (review fee \$ permit fee)</i>	\$149,040.00	\$1,863.00	-	-	\$1,863.00	Based on per building value at \$200K
<i>Plumbing Permit Fee</i>	\$40,160.00	\$502.00	-	-	\$502.00	Based on 20 fixtures
E.2 Fire Permit Fee	\$1,960.00	\$24.50	-	-	\$24.50	Fee only applies to 12 duplex units but for purposes of this table the amount is divided amongst 80 units.
E.3 (No Monetary Value)	-	-	-	-	-	
E.4 See above (D.1 and E.4)	-	-	-	-	-	
E.5 & F.6	-	-	\$22,800.00	\$285.00	\$285.00	
F.1 (See A.1 and F.1)	-	-	\$0.00	\$0.00	-	
F.2	-	-	\$41,600.00	\$520.00	\$520.00	
F.3 (No Monetary Value)	-	-	-	-	-	
F.4 (No Monetary Value)	-	-	-	-	-	
F.5 (No Monetary Value)	-	-	-	-	-	
F.6	-	-	-	-	-	Same as E.6 above.
	-	-	-	-	-	

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F.7	-	-	-	-	-	
Roadway "A"	-	-	\$20,400.00	\$255.00	\$255.00	
Roadway "B"	-	-	\$16,200.00	\$202.50	\$202.50	
Roadway "C"	-	-	\$14,400.00	\$180.00	\$180.00	
Roadway "D"	-	-	\$16,800.00	\$210.00	\$210.00	
F.8 (No Monetary Value)	-	-	-	-	-	
G.1 (No Monetary Value)	-	-	-	-	-	
H.1	\$7,200.00	\$90.00	-	-	\$90.00	Exempt
H.2	-	-	-	-	-	Exempt, but values included in sections E above.
H.3-H5	-	-	-	-	-	
H-6	-	-	-	-	-	Exempt, but we are providing community park space.
H.7	\$894.00	\$11.18	-	-	\$11.18	Exempt, but estimated value is provided.
TOTAL SAVINGS:	\$252,819.00	\$3,160.24	\$372,200.00	\$4,652.50	\$7,812.74	