

# IMPACT FEE FACTS

COUNTY OF HAWAII PLANNING DEPARTMENT  
101 PAUAHI STREET SUITE 3 HILO, HAWAII 96720  
PHONE: (808) 961-8288 FAX: (808) 961-8742

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## INFRASTRUCTURE AND PUBLIC FACILITIES NEEDS ASSESSMENT (IPFNA) PROJECT

### A. What is the Infrastructure and Public Facilities Needs Assessment Project?

The County of Hawaii Planning Department has contracted with Helber Hastert & Fee, Planners, Inc. from Honolulu, Hawaii to conduct an Infrastructure and Public Facilities Needs Assessment (IPFNA) for the County of Hawaii.

Helber Hastert & Fee, Planners, Inc. has subcontracted with Duncan Associates, Impact Fee and Infrastructure Financing Experts of Austin, Texas and Alice Moon & Company, a Community & Public Relations company of Hilo, Hawaii to achieve the project outcomes.

The purpose of the IPFNA study is to develop a Needs Assessment, which is a statutory requirement and prerequisite to the adoption of an Impact Fee Ordinance for the County of Hawaii. The requirements of an IPFNA are described in Hawaii enabling act, Hawaii Revised Statutes (HRS), Chapter §46-141 to 148.

### B. What is the Timeline and the Expected Outcomes of this Project?

The goal is to present the IPFNA Study and a Draft Impact Fee Ordinance to the County Council by July, 2006. The expected outcomes from this project are twofold. First, the Needs Assessment Study would be prepared to provide the foundation and rational nexus for assessing and collecting impact fees for infrastructure and public facilities for the County of Hawaii. Second, a Draft Impact Fee Ordinance, would actually spell out the methodology and provide the specifics for how an Impact Fee Program would work: who would be assessed, when the fees would be collected and how much would be collected and the process for collecting fees.

### C. What are Impact Fees?

Impact Fees are monies that are collected to help pay for infrastructure and public facilities that are needed to accommodate new development. A fair and equitable system would require anyone who develops a parcel to pay this one-time charge. This could be a developer who secured a change of zone to develop a property, or a subdivider who secures the rights to divide his parcel into two or more lots, and a property owner who decides to construct a dwelling, and/or a commercial or industrial structure on his property.

If justified by the IPFNA Study, impact fees could be assessed and collected to help finance the following County of Hawaii infrastructure and public facilities: police, fire, parks, roads, sewer & solid waste. An example would be a new police sub-station, a park or for new sewer lines.

Impact Fees cannot be used to pay for manpower or to fix existing infrastructure or public facilities deficiencies. Although an inclusive impact fee program would also include provisions for funding State infrastructure and public facilities such as schools and libraries, the scope of the contract is to focus on county-owned infrastructure and public facilities. A enabling act would need to be passed authorizing the County of Hawaii to collect fees for a particular State agency. The County of Hawaii has, however, introduced a bill with the State Legislature, which would enable the County to collect fees for State Highways, which are a major thoroughfare and connecting link to our county and private roads.

## **E. What opportunities are there for public input?**

An initial stakeholder meeting was held in Hilo and Kona on November 17 & 21, 2005 to introduce the consultants. Also an Impact Fee 101 workshop was held for the Hawaii County Council on November 21, 2005.

A Video Conference was held on January 17, 2006 10:00-11:30 a.m. to discuss a Policy Analysis Memorandum, dated January, 2006 prepared by Duncan Associates. Duncan Associates in Austin Texas was linked with the following participating sites: Hawaii County Councilroom – Hilo, Kona County Council Offices – Kona, Capital Center Conferencing Center – Honolulu. Each site was provided the opportunity to ask questions. Questions will be reviewed and a “Frequently Asked Questions” column will be posted on the County of Hawaii web site.

Two IPFNA Workshops will be held in Kona (March 8, 2006 at Yano Hall in Captain Cook) and Hilo (March 10, 2006 at Aupuni Center Conference Center in Hilo) to facilitate increased stakeholder participation and secure feedback from the public on the consultant’s recommendations on ordinance issues. Focus groups discussed key issues and questions for the IPFNA Study, which is required and a prerequisite to adoption of an impact fee system for the County of Hawaii.

A Planning Commission Impact Fee 101 Workshop will be held on Thursday, March 9, 2006 at the County Building, Councilroom – Room 201 in Hilo. The briefing will include introducing the consultants, a powerpoint presentation and question and answer period.

### ***NEXT STEPS!***

The project team will be processing the comments and questions from the March workshops and work through these difficult ordinance issues. The consultants will complete the Draft Infrastructure and Public Facilities Needs Assessment Study and a Draft Ordinance for forwarding to the Planning Director Chris Yuen. The goal is to forward the Draft Study and Ordinance to the Planning Commission in the early May, 2006 and to the County Council by June, 2006.

We will post information on the Website and Alice Moon will email you details of public hearings. Please attend and provide your testimony so that the County Council can ultimately make a decision that is for the public good.

## F. Who should I contact if I have questions or comments?

Public involvement/public hearing schedules, questions & information, or to be included on email/mail list:

Alice Moon  
***Alice Moon & Company***  
56 Waiianuenu Ave. #217  
Hilo, Hawaii 96720  
Phone: (808) 933-9772  
Email: [amoon@bigisland.com](mailto:amoon@bigisland.com)

### General questions/comments about the IPFNA Project:

Susan Gagorik, Project Manager  
***County of Hawaii Planning Department***  
101 Pauahi Street Suite 3  
Hilo, Hawaii 96785  
Phone: (808) 961-8288 ext. 256  
Email: [sgagorik@co.hawaii.hi.us](mailto:sgagorik@co.hawaii.hi.us)  
Planning Department web site: [www.co.hawaii.hi.us/directory/dir\\_plan.htm](http://www.co.hawaii.hi.us/directory/dir_plan.htm)

### Specific questions/comments about the contract:

Scott Ezer, Principal  
***Helber Hastert & Fee, Planners, Inc.***  
733 Bishop Street  
Honolulu, HI 96813  
Phone: (808) 545-2055 Fax: (808) 545-2050  
E-mail: [sezer@hhf.com](mailto:sezer@hhf.com)  
Helber Hastert & Fee Planners, Inc. web site: [www.fhf.com](http://www.fhf.com)

### Specific questions/comments about Impact Fees:

James B. Duncan, FAICP, President  
***Duncan Associates***  
13276 Research Blvd. #208  
Austin TX 78750  
Phone: (512) 258-7347 Fax: (512) 258-9994  
[jim@duncanplan.com](mailto:jim@duncanplan.com)  
Duncan Associates web site: [www.impactfees.com](http://www.impactfees.com)

Clancy J. Mullen, Infrastructure Finance Director  
***Duncan Associates***  
13276 Research Blvd.#208  
Austin TX 78750  
Phone: (512) 258-7347 Fax: (512) 258-9994  
Email: [clancy@duncanplan.com](mailto:clancy@duncanplan.com)

Or Visit the County of Hawaii Planning Department IPFNA Web site at:  
<http://www.co.hawaii.hi.us/planning/ipfna.htm>