



STATE OF HAWAII
DEPARTMENT OF EDUCATION
P.O. BOX 2360
HONOLULU, HAWAII 96804

OFFICE OF THE SUPERINTENDENT

January 10, 2017

TO: The Honorable Grant Chun
Chairperson, Finance and Infrastructure Committee

FROM: 
Kathryn S. Matayoshi
Superintendent

SUBJECT: **Update on Status of Designation of Kalihi to Ala Moana School Impact Fee District**

1. DESCRIPTION

Office of School Facilities and Support Services (OSFSS) will verbally provide an update on our efforts toward the designation of the Kalihi to Ala Moana School Impact Fee District.

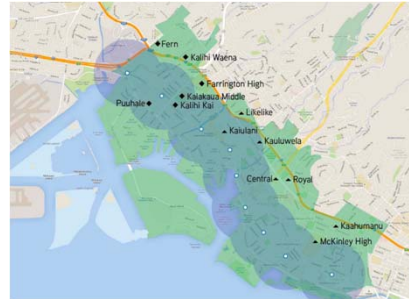
2. UPDATE OR PRESENTATION

OSFSS will verbally provide a brief summary on the development of the Kalihi to Ala Moana School Impact Fee District.

KSM:lm

c: Office of School Facilities and Support Services

Impact Fees



Update on status of designation of Kalihi to
Ala Moana School Impact Fee District
Jan. 10, 2017

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Process Timeline

- April 2016 – Board approves hearings
- Nov. 2016 – HIDOE holds public hearings
 - Provides Board with analysis
 - Board requests delay
- Dec. 2016/Jan. 2017 – Stakeholder meetings
- Jan. 2017 – Board update
- Feb. 2017 – Board status report

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What are Impact Fees?

The Department of Education (HIDOE) was granted authority to collect impact fees with the passage of Act 245, Session Laws of Hawaii 2007; as amended by Act 188, Session Laws of Hawaii 2010; and Acts 130 and 237, Session Laws of Hawaii 2016.

- Requires identifying impact districts
- Requires analysis of proposed districts and proposed fees based on school needs
- Requires 100% of land, or fee in lieu plus 10% of construction
- Requires using construction/land costs in previous 10 years
- Student Generated Rate (SGR) based on housing types (students/100 units)
- 2016 Legislature updates so land \$ can be used for construction

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Impact Fee Formula

LAND =

Average land/student
X Student Generation Rate (SGR)

Amount land required from each new unit

CONSTRUCTION =

Average amount of recent construction \$/student
X SGR for the district

Amount of construction \$ required (use 10%)

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Anticipated Student Increases

- County estimates potential 38,993 units
- Formula estimates additional 10,278 students
- Existing schools to handle 1,500-1,750
- New schools anticipated for up to 8,500 additional students

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Anticipated Student Increases

- Currently area has:
2 high schools, 2 middle schools, and
9 elementary schools
- Increase would mean:
1.5 new high schools, 1.5 new middle schools,
and 6 new elementary schools

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2010 Resident Population, Housing Units and Public School Students by Census Tract, per 100 Units

Tract #	Census Tract Name	2010 Resident population	Total housing units	Total public school students	school students per 100 units
54	Mayor Wright	1,637	412	452	109.7
58	Waialamilo	3,440	1,040	838	80.6
61	Kalihi Waena	4,175	864	674	78.0
62.01	Kam IV Road	6,047	1,536	1,066	69.4
60	Umi St.	5,421	1,336	684	51.2
59	Mokauea St.	3,353	687	301	43.8
55	Palama	2,078	640	252	39.4
56	Kapalama	6,749	1,909	700	36.7
53	Aala	3,636	1,544	391	25.3
52	Chinatown	3,293	1,595	334	20.9
51	Foster Botanic	3,090	1,586	292	18.4
36.04	Kaheka-Makaloa	2,519	1,532	273	17.8
57	Iwilei-Anuenue	2,148	935	158	16.9
36.01	Sheridan St.	4,109	2,153	300	13.9
36.03	Ahana St.	2,807	1,775	236	13.3
38	Kakaako	3,970	2,260	263	11.6
40	Central Business	1,552	941	87	9.2
42	Queen Emma	3,432	1,967	112	5.7
37	Ala Moana	5,579	3,659	205	5.6
39	Civic Center	655	242	9	3.7
total		69,690	28,613	7,627	26.7

Source: 2010 Population and Housing Characteristics by Geographic Area, City and County of Honolulu Department of Planning and Permitting



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BOE Policy Policy 6701

Elementary	8-15 acres 400-750 students
Middle	15-20 acres 500-1000 students
High	45-55 acres 800-1600 students

Under the formula and this policy, the total acreage required would be = **283 acres**



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Adjusting to Urban Schools

- Planners took the average sizes of existing schools in urban core
- Used conservative figures in number of students per 100 new units
- New acreage estimate = **63.5 acres**

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Impact Fee Formula (LAND)

Elem. 0.0119 acres X 0.06 SGR= 0.00714

Middle 0.0125 acres X 0.03 SGR= 0.00375

High 0.0810 acres X 0.03 SGR= 0.00543

= 0.0016 acres per unit

= \$8,790 per unit (fee-in-lieu of land)

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Impact Fee Formula (Construction)

Elem. \$39,910 X 0.06 = \$2,395

Middle \$47,106 X 0.03 = \$1,413

High \$67,491 x 0.03 = \$2,025

= \$5,833 x 10%

= \$ 584 per unit

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Impact Fee Formula (Per Unit)

Land cost = \$8,790

+

Construction cost = \$584

= \$9,374

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A Way Ahead

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Mahalo

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