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October 5, 2016

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STATE OF HAWAII
LAND USE COMMISSION

Re: Land Use Commission Docket No. A81-525

Ladies and Gentlemen:

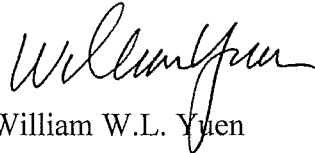
The State of Hawaii Office of Planning and the County of Hawaii Planning Department have both offered modifications to the amended Condition No. 1 (the "Affordable Housing Condition") by Petitioner RCFC Kaloko Heights, LLC. On behalf of Petitioner we offer the following suggestion that combines modifications proposed by both the State and County to Petitioner's suggested Affordable Housing Condition:

Petitioner shall provide housing opportunities for low and moderate income residents, by offering for sale or rental on a preferential basis, on its own or in cooperation with both the Hawaii Housing Finance and Development Corporation ("HHFDC") and the County of Hawaii, affordable housing units equivalent to ten per cent (10%) of the lots or houses and lots and residential units to be developed in the Petition Area, to residents of the State of Hawaii of low and moderate family income as determined by HHFDC and the County of Hawaii Office of Housing and Community Development ("OHCD") from time to time (the "Affordable Housing Requirement"). The ~~preferential lots, houses and lots and rental units~~ affordable housing units shall be offered for sale or rent at prices or rents not exceeding prices or rents

(Affordable Prices”) that enable such purchasers and renters to qualify for and obtain state-assisted financing (e.g., Hula Mae) or federally-insured or assisted financing (e.g., FHA Section 245 Program) intended to encourage home ownership by low and moderate income families, or that provide affordable rental housing opportunities to such families. ~~Petitioner may provide some or all of the Affordable Units through development in the Petition Area in cooperation with Hawaii Island Community Development Corporation, a Hawaii nonprofit corporation (“HICDC”).~~ This affordable housing condition shall be implemented to the satisfaction of OHCD.

Very truly yours,

Alston Hunt Floyd & Ing



William W.L. Yuen

cc: RCFC Kaloko Heights, LLC