

**From:** [Joan Levy](#)  
**To:** [DBEDT LUC](#)  
**Subject:** HOKUA PLACE  
**Date:** Sunday, December 23, 2018 4:57:36 PM

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Dear Land Use Commission:

I live in Kapaa and have been on Kauai 26 years. Just in this relatively short time, I have witnessed development multiply irresponsibly, with little regard to the limitations of existing infrastructure.

We on Kauai are at an important crossroad. Development decisions made now will determine whether Kauai maintains the rural lifestyle the majority of residents desire. And whether or not we will be able to grow sustainably with regard to quality of life, housing affordability, environmental safety, and responsible road, traffic, water and waste management.

I, and many people I know, are very worried about how the current planned development of Hokua Place is in direct conflict with these concerns.

Affordable housing clearly has nothing to do with this development. And if the 30% allotment for affordable housing is anything like what has happened at the development in Southern Kapaa across the street from Kintaro's - where the affordable pricing only lasted ten or so years and then are being returned to market prices - well that is no solution at all.

What is affordable about a single family home costing \$650,000 to 950,000? Is this a joke?

These developments only bring profits to the developers. Much of the construction work is brought in from workers off island. So even the notion of job increase is a myth.

We have already seen the devastating effects of climate change here with the incredible destruction from the heavy rains and flooding last spring. These climate anomalies are going to continue to increase until they are no longer anomalies at all, and just a fact of life. We need food security. Conservation of Agriculture lands is imperative.

We do not need wealthy people buying yet more property to either vacation rent out or just leave empty waiting for the owners to come to Kauai for a vacation in one of their multiple location homes.

Yes we need more housing. But new housing **MUST BE SUSTAINABLE**. And must address local resident needs, not developer profits, or wealthy people who buy property and then do not even live here full time.

Please choose Alternative 1 - the NO Action Alternative from the 2nd draft environmental impact statement. Kauai residents do not need Hokua Place. Please do not let it be built. We are at a tipping point.

Kauai is at the mercy of your decision now. Too late is too late and there is no turning back. Please help us keep Kauai Kauai!

In appreciation for your care for Kauai and her residents, I thank you!

Joan Levy, Kapaa resident