

From: [Marjorie Gifford](#)
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Subject: Hokua Place
Date: Sunday, December 23, 2018 1:19:08 PM

I would think that the county would learn from the subdivision being installed at the junction of the highways near Hanamaulu. I have yet to see ANY low income homes built in that subdivision yet supposedly some were set aside for that purpose. WE NEED LOW INCOME HOMES.

In order to do this we need an ordinance similar to that passed in Sacramento, CA that said that no additional building permits will be issued except for low income housing until the number of low income homes reaches a certain % of the total number of homes in the city. This moratorium changed the nature of housing in the Sacramento area.

Hokua place should be all low income housing. That may mean greater density in some areas with parks to cut the costs of the electric, sewer, and water installations and it may mean duplex or fourplex houses or homes similar to those built along the highway at the west side of Princeville. The entire plan for Hokua should also include a sewage treatment plant and a water storage at the developers expense. Why should the public be expected to provide these services for people who can afford to buy homes priced above \$700,000?

Let's throw out the entire Hokua place plan and start from scratch with a minimum of 746 low income homes. This is agricultural land with a cost per acre much lower than that of other areas because of its nature. With this lower cost per acre for the land, and with smaller prebuilt homes such as those being built by Habitat for Humanity in Ele'ele, homes should be able to be constructed for \$350,000 per home.

The purpose of a planning commission is to plan for the population needs, not for the needs of developers. I would be pleased to serve on a committee that developed a new plan for Hokua and considered the needs of our island and developed a lower cost plan.

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