

Derrickson, Scott A

From: robin yost <rbnyost@yahoo.com>
Sent: Saturday, December 14, 2019 3:07 PM
To: DBEDT LUC
Subject: [EXTERNAL] Say No to Hokua Place

Dear State Land Use Commission,

Please DO NOT change then zoning from agriculture to urban, for Hokua Place, on the east side of Kauai.

There are a number of discrepancies and errors in FEIS for this project, that are very harmful to the island of Kauai.

The developers say there will be affordable housing, though there is lack of transparency in the FEIS, regarding monthly maintenance fees of the multi family condos. These fees can be quite high, and usually are subject to increases as the years go by. These fees will be too much of a hardship to many of the families who need REAL AFFORDABLE HOUSING.

The chart of Hokua Pl Sales Price Projection is inadequate and misleading. The "Potential Pricing" of lots, houses, condos is based on the year 2015. When people look at the chart, they need full, and updated disclosures to know if they can afford it.

Another grave concern, is traffic. Yep, always is a problem, and this development will make it worse, worse, worse.

The last two traffic analysis were done in 2015, and 2017. Our traffic congestion has exponentially increased since these studies were done. Another projected 1300 cars that this project will bring onto the very few roads that are already trapped in the "Kapaa Crawl," nightmare traffic. Don't forget the 30,000 plus daily visitors that in addition contribute to the traffic problem already here.

One last thing I wonder and am very concerned about is the East side infrastructure. Aging and close to tapped out, how is the development going to contribute to that? More harm?

Thank you for your vote to NOT change the zoning from agriculture to urban, to allow Hokua Place to happen.

Robin Yost
Kapaa, Kauai, Hawaii.