

Derrickson, Scott A

From: Trey Melendez-Saraos <tmelendezsaraos2021@kapaahs.k12.hi.us>
Sent: Monday, December 16, 2019 2:14 PM
To: DBEDT LUC
Subject: [EXTERNAL] Hokua Place Development

Trey Melendez-Saraos

Kapaa High School

4695 Mailihuna Road

Kapa'a, HI 96746

12/16/2019

State of Hawaii Land Use Commission

Department of Business, Economic Development & Tourism

P.O. Box 2359

Honolulu, Hawaii 96804-2359

To whom it may concern:

I think that you guys should not build the affordable housing up in Kapahi because not only do I live next to there, I think affordable housing to you guys on the mainland is very expensive for us locals. With one full time job per parent no family living on Kauai can afford the prices of the homes. This development that is going to be built will not be bought by many locals many Haoles will come here and buy these houses. This affordable housing is supposed to be meant for us locals to be able to buy because it should be "affordable" for us, none of these affordable houses are affordable for many

Hawaii families because many families don't make enough to buy a \$650,000 house.

Mahalo nui loa for your time and consideration.

Aloha,

Trey Melendez-Saraos

Derrickson, Scott A

From: Megan Sen <msen2021@kapaahs.k12.hi.us>
Sent: Monday, December 16, 2019 2:14 PM
To: DBEDT LUC
Subject: [EXTERNAL] Hokua Place Construction

Megan Sen
4695 Mailihuna Road
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December 11 2019

Hawai'i Land Use Commission
Land Use Commission Members
Leiopapa A Kamehameha, 235 Beretania Street, Room 406
Honolulu, Hawai'i 96804-2359
dbedt.luc.web@hawaii.gov

On the growing concerns regarding Hokua Place

Dear Land Use Commission Members,

The need to create houses for Kaua'i's increasing population is understandable and encouraged. However, an issue that has garnered attention from many is the construction of Hokua Place, a development that will take up 93 acres behind Kapa'a Middle School. Normally, I would be for building houses for local families, especially since the houses in Hokua Place are touted as "affordable." However, it is disappointing that the same sources that tout the houses as "affordable" do not mention the additional expenses from monthly maintenance fees and the fact that the "affordable" units will only accommodate for 30% of the houses. The high prices seem to pander to mainlanders, and, in the end, these houses are likely to end up as glorified vacation rentals for said mainlanders, doing little to appease the increasing local population.

I also feel that the placement of the houses is not exactly prudent. The sheer multitude of houses and their inevitably large population will lead to traffic congestion. The roads of Kaua'i are notoriously dangerous and road accidents, as well as injuries and fatalities caused by them are unfortunately common. With more cars pouring in, accidents will only increase and occur on a greater magnitude, affecting more people. The toll that the development will have on traffic is based on outdated studies from 2015 and 2017. Almost any Kapa'a resident, including myself, can tell you that traffic has significantly increased since then. Judging by the rapid increase, it is extremely plausible that traffic will only increase in 2020, which paints a worrying picture for Kaua'i's roads.

I do not pretend to know everything about the complex and ongoing issues of housing and traffic on Kaua'i. I am pleased to know that efforts to house people are being made, but Hokua Place is far from an ideal solution and is likely to cause a plethora of new problems. The time, effort and land going into this project is better utilized in things that will actually be good for local people. Often, when pressed for solutions to a problem that needs to be addressed quickly, the fastest solution is tempting. However, the fastest solution is rarely the best and, in the case of Hokua Place, may do more harm than good. Finding a better alternative may be slower and most certainly will be time-consuming, but sometimes it is important to take time when settling a critical issue in order to find the more rewarding and effective solution.

Megan Sen, Student at Kapa'a High School

Derrickson, Scott A

From: Steven Armstrong <sarmstrong2020@kapaahs.k12.hi.us>
Sent: Monday, December 16, 2019 2:23 PM
To: DBEDT LUC
Subject: [EXTERNAL] Hokua Place Development

Steven C. Armstrong II

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12/12/19

State of Hawai'i Land Use Commission

Department of Business, Economic Development & Tourism

P.O. Box 2359

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To Whom it May Concern,

The recent decision to develop the land in the Kapaa district around the middle school for housing is something that I am in support of. Currently, the housing prices in the city of Princeville are sky high. My family rents our home, and the value is easily over a million dollars, People like my household don't have any other place to go in the area with our family of five. Now, our landlord wants to sell the house and collect the money that it's worth. Where else should my family turn? We are not close to millionaires, and we make enough money a year to be able to qualify for the reduced lunch program at the High Schools. Housing like the ones that are being suggested are a great alternative for common folk like myself.

My only real complaint is that it seems as though people are misguided by the naming of the plan, as it is called affordable housing. What I have heard from community members is that the name seems to be difficult for them. With a standard down payment, the average citizen is expected to pay about 27,000 dollars, assuming a 6% down payment as the standard. Usually, however, people make a down payment of about 20%, meaning the number should be around 80,000 dollars or so. For a lot of community members that I have talked to, including multiple teachers that I have, students in classes, and my own parents, the down payment is way too high, and it can seem unaffordable to anyone trying to live off of a minimum wage job. Wlth this in mind, I find it in the best interest of the project to change the name.

In conclusion, the project is fine, but the naming seems to be making an upset, and the county should not falsely advertise to people who would like to own a home in the wonderful area in which I live. Thank you for your time.

Sincerely,

Steven Armstrong II