

## Testimony for Kauai Co. Planning Commission

March 28, 2017

Aloha Chair and Commissioners,

I appreciate and applaud your willingness to continue learning about the gargantuan task of guiding our Island's growth that you've taken on, in your capacity as the Planning commission. Mahalo for hearing and responding to our concerns.

I am opposed to the re-zoning of the Ag lands to "Neighborhood Center-General" to accommodate the Hokua Place development, to be sited near the Kapaa Middle School for the following reasons:

Development which is being designed doesn't fit the financial parameters of the Low OR Middle income designation. According to the U S Census Bureau's (2015) figures, the median family income on Kauai is \$53,889, with the average per capita income of \$28, 930. Although Mr. Allen doesn't share his housing costs on his website, it would seem the lowest of the proposed unit costs exceed the Kauai County's Housing Agency's (2016) prices for middle income families. (Please see attached). In order for the average family to afford a new Hokua Place home, they would have to live in a studio unit, not a three bedroom or larger. At an declared '30% Affordable Housing", I have to wonder just to whom the developers plan to sell these units? Mainland investors? Are the other declared 70% categorized as Gentlemen's Estates?

Certainly, this doesn't support our vision to assist in providing housing to our low/middle income families, and definitely doesn't provide hope to the Houseless community. Unless Mr. Allen is planning on building HUD units, not many of us would be able to afford to live there.

I wonder how many more developments can be logically built in this area, OR are we making these changes to financially benefit only Mr. Allen?

Other reasons to not re-zone this area include:

Infrastructure of needed services not currently in place for the development to go forward, i.e. adequate roads to accommodate current traffic, sufficient waste management, adequate water supply. Re-zoning this project now seems like getting the cart before the horse, again!

We need to maintain the agricultural lands, and promote sustainable Ag practices, so that we can actually feed the people of this Island by the production of our own food. Turning farm land into housing tracts doesn't fill our bellies, nor does it fulfill our commitment to maintain a rural home.

Sincerely,

Sandra Herndon

Kapaa