

AH Committee

From: P. Denise La Costa <pdenise@lacostarealtyhawaii.com>
Sent: Sunday, September 08, 2019 10:47 PM
To: AH Committee
Subject: Makila Farms

If the AH Committee is planning for More affordable homes then infill projects, where ease of access to bus lines, schools and downtown makes more sense.

If you do decide to approve this project, which I think is not prudent based upon the factors presented earlier, I urge you to place deed restrictions on ALL the properties, both affordable and market lots so that they CANNOT be condominiumized (CPRed). Ag zoning does not allow for lots smaller than 2 acres but there are few restrictions on CPRing Ag lots. The original owner can CPR then these 'units' can be marketed and sold so that two owners share the property. Greg Brown was the first owner in Launiupoko to do this, creating two (or three in Makila Ridge) with the original owner making the profits when this condominium portion of the lot is sold.

Mahalo

Sent from my iPhone with Aloha,

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