

Golf may pay major share of state's rental housing

Governor, mayor agree on proposal to charge millions for private course developments in Hawaii

Hawaii Governor John Waihee and Honolulu Mayor Frank Fasi are united on one front — the golf industry is going to pay for a lion's share of rental housing.

They agree on a plan to charge premiums to developers of private golf courses and use the funds to build rental housing. Fasi has suggested \$100 million — or an equal amount in community benefits — as the going rate for each golf course.

The mayor wants to raise \$500 million to construct some 10,000 apartments that will rent for \$400 to \$700, or about half market rate. The proposal now is limited to the city and county of Honolulu, but the governor plans to extend the effort statewide.

Modeling its attack on the U. S. Supreme Court's 1987 decision in *Nollan v. California Coastal Commission*, the city is rewriting an audience likely to substitute the "community

benefit fee" for "impact fee."

The Court held that impact fees are legal only if there is a reasonable relationship between the required fee and the impact of a development.

Benjamin Lee, chief city planner, acknowledges that a community benefit fee is not much different from an impact fee, but says that compelling concerns, such as the affordable housing crisis and the increased tax burden that golf

courses impose on neighboring property, should override objections.

David Callies, University of Hawaii law professor, said, "Using development agreements gets everything up front and gives the developer the option of locking in land-use controls for the life of the project."

A report issued by the mayor's office in 1989 said that more than 40 new 18-hole golf courses, which would consume 7,500 acres — most

of it agricultural land — were under way or proposed on the island of Oahu, where Honolulu is located.

Interest in golf course development in Hawaii increased in the mid-1980s when the value of the dollar began to fall and foreign investors, particularly the Japanese, began to invest in hotels, housing and land.

Memberships to Hawaiian golf courses sell in Japan for \$75,000 to \$1 million.

Water-use crackdown looms in central Florida

PALATKA, Fla. — Central Florida's lengthening drought and rapid population growth soon may result in a crackdown on water use.

As early as April, the biggest water users — farms and big businesses — may be required to install water meters so the state government can conduct water audits.

Also under consideration are stopping irrigating crops from 10 a.m. to 2 p.m. daily. Finding ways to recycle their water also is under study. Lawns also are under scrutiny. Watering yards from 10 a.m. to 5 p.m. may be outlawed.

The St. Johns Water Management District hopes to save 10 percent of the water now pumped from the ground.

It is hoped that a permanent water-saving program will replace the present voluntary and mandatory water restrictions imposed during dry spells in the 19-county district.

The conservation plan would require large-scale users — companies or individuals pumping more than 100,000 gallons of water from the ground daily — to install meters for annual water audits. The meters cost \$500 to \$3,500.

The draft plan includes some exceptions. Crop irrigation for freeze protection and heat stress still would be allowed around the clock. Lawn watering with a hand-held hose also would be allowed anytime.

Jensen speaks at conferences

DENVER, Colo. — David Jensen of David Jensen Associates, Inc., spoke at two recent conferences.

He focused on building in a discretionary market at the annual convention and exposition of the National Association of Home Builders in Atlanta.

At the conference on Golf Course Development and Financing sponsored by the Institute for International Research in Orlando, Fla., Jensen stressed a market-based land-planning approach that seeks to maximize yield and the absorption on all property, including golf frontage and off-golf parcels within the development.



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