

From: KiranPolk <kiranpolk@gmail.com>

Sent: Tuesday, November 30, 2021 2:00 PM

To: DBEDT HCDA Contact <dbedt.hcda.contact@hawaii.gov>

Subject: Public Testimony Website Submission {Project Name:15}

Name

Kiran Polk

Organization

Kapolei Chamber of Commerce

Address

1001 Kamokila Blvd. #250
Kapolei, Hawaii 96707
[Map It](#)

Phone

(808) 330-2794

Email

kiranpolk@gmail.com

Project Name

Ka'ulu Residential Community

Do you support or oppose?

Support

File Upload

- [Kapolei-Chamber-of-Commerce_Ltr-of-Support-Kauulu_11302021.pdf](#)

December 1, 2021

Hawai'i Community Development Authority
Kalaeloa Authority
547 Queen Street
Honolulu, Hawai'i 96813



Working together for Kapolei

Dear Chair Todani and Members of the Kalaeloa Authority:

RE: Development Permit Application for Ka'ulu Residential Community

My name is Kiran Polk, and I am the Executive Director of the Kapolei Chamber of Commerce. The Kapolei Chamber of Commerce is an advocate for businesses in the Kapolei region which includes Waipahu to Ka'ena Point. The Chamber works on behalf of its members and the entire business community to improve the regional and State economic climate and help Kapolei businesses thrive. We are a member-driven, member-supported organization representing the interests of all types of business: small, medium or large, for profit or non-profit businesses or sole proprietorship.

The Kapolei Chamber of Commerce is in support of the proposed Ka'ulu residential community planned in Kalaeloa.

This planned community will bring much needed workforce housing to the west side. Many of our small businesses in the area look forward to providing their products and services to these families and residents of this new community. Ka'ulu will bring life energy to Kalaeloa, something that is needed to surge economic growth to the region. It is a long standing policy of the City of Honolulu to sustainably move growth westward and promote economic development, and Ka'ulu will play a part in these plans.

Thank you for the opportunity to submit this testimony in support of this planned community.

Sincerely,

A handwritten signature in black ink, appearing to read "K. Polk".

Kiran Polk
Executive Director

1001 Kamokila Boulevard, Campbell Building Suite 250, Kapolei, Hawaii 96707

From: Shingayi Masiya <smasiya@local368.org>

Sent: Tuesday, November 30, 2021 2:17 PM

To: DBEDT HCDA Contact <dbedt.hcda.contact@hawaii.gov>

Subject: Public Testimony Website Submission {Project Name:15}

Name

Shingayi Masiya

Organization

Hawaii Laborers' Union - Local 368

Address

1617 Palama Street
Honolulu, HI 96817
United States
[Map It](#)

Phone

(808) 285-7630

Email

smasiya@local368.org

Project Name

GENTRY KALAELOA LLC KA'ULU RESIDENTIAL COMMUNITY

Do you support or oppose?

Support

File Upload

- [LiUNA-Testimony-in-Support-of-Kaulu-Residential-Community-120121.pdf](#)



LiUNA!

November 29, 2021

PETER A. GANABAN
*Business Manager/
Secretary-Treasurer*

ALFONSO OLIVER
President

JOBY NORTH II
Vice President

TONI FIGUEROA
Recording Secretary

JAMES DRUMGOLD JR.
Executive Board

ORLANDO PAESTE
Executive Board

JOSEPH YAW
Executive Board

ESTHER AILA
Auditor

RUSSELL NAPIHAA
Auditor

MARK TRAVALINO
Auditor

MARTIN ARANAYDO
Sergeant-At-Arms

TESTIMONY OF THE HAWAII LABORERS' UNION LOCAL 368

MEETING: The Hawaii Community Development Authority

DATE: December 1, 2021

TIME: 9:00 a.m.

Re: Testimony in Support of Gentry Kalaeloa LLC, Ka'ulu Residential Community.

Aloha HCDA Chair, Kalaeloa Board Members, Director Neupane, and HCDA staff,

The Hawaii Laborers' Union Local 368 and its 5,000 working and retired men and women across the state of Hawaii **stand in support of, Gentry Kalaeloa LLC's**, Ka'ulu Residential Community project, which would build 390 much-needed homes for Oahu residents. This workforce residential community will be built and designed with local families in mind and would enable more people to live, work, play and learn in Kalaeloa.

Once completed, Ka'ulu Residential Community would be the first new residential development in the area in decades, providing much needed economic benefits to the community, with increased customer base for nearby businesses in Kalaeloa and surrounding areas, millions in State and City taxes and fees and 150 plus jobs annually during construction. Gentry will also continue to plant a native tree for every Ka'ulu home sold under the Hawaiian Legacy Hardwoods program.

Thank you for the opportunity to offer our testimony **in support**.

Respectfully,

Shingayi Masiya
Government Relations Director

LiUNA Local 368
1617 Palama Street
Honolulu, HI 96817
Phone: (808) 841-5877
Fax: (808) 847-7829
www.local368.org

Feel the Power

From: DavidArakawa <darakawa@lurf.org>

Sent: Tuesday, November 30, 2021 7:58 PM

To: DBEDT HCDA Contact <dbedt.hcda.contact@hawaii.gov>

Subject: Public Testimony Website Submission {Project Name:15}

Name

David Arakawa

Organization

Land Use Research Foundation of Hawaii

Address

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Honolulu, HI 96813
United States
[Map It](#)

Phone

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Email

darakawa@lurf.org

Project Name

Ka'ulu Residential Community (Gentry)

Do you support or oppose?

Support

Comment

Please see attached testimony.

File Upload

- [211130-HCDA-Kalaeloa_Gentry-Kaulu-Project-Public-Hrg_LURF-Testimony_12.01.21-wmy-dza.pdf](#)



Via E-Mail

<http://dbedt.hawaii.gov/hcda/submit-testimony/>

November 30, 2021

The Honorable Susan Todani, Chairperson
And Members of the Hawaii Community Development Authority;
Kalaeloa Authority
547 Queen Street
Honolulu, Hawaii 96813

Comments in Support of Development Permit Application of Gentry Kalaeloa LLC; Permit Number KAL 21-005; Tax Map Key: (1) 9-1-013: 197, 198 and 199, for Proposed Ka’ulu Residential Community Project in the Kalaeloa Community Development District.

Wednesday, December 1, 2021, 9:00 a.m., Online via ZOOM, Livestream via You Tube

The Land Use Research Foundation of Hawaii (“LURF”) is a private, non-profit research and trade association whose members include major Hawaii landowners, developers, and utility companies. The mission of LURF is to advocate for reasonable, rational, and equitable land use planning, legislation and regulations that encourage well-planned economic growth and development, while safeguarding Hawaii’s significant natural and cultural resources, and public health and safety.

LURF submits that there are ample facts and substantiation to **support approval of the Development Permit Application of Gentry Kalaeloa LLC (“Gentry”) to build a proposed Ka’ulu Residential Community Project (“Ka’ulu”) in the Kalaeloa Community Development District.**

Factual Background

Gentry is pursuing a Development Permit from the State from the Hawaii Community Development Authority (“HCDA”) to build 390 much-needed homes (including 87 reserved affordable units) for Oahu residents, which is the first new residential development in Kalaeloa in decades and will allow more people to conveniently live and work in that community.

LURF's Position

LURF Supports the Issuance of a Development Permit to Gentry for its Ka'ulu Project, based upon the following:

- 1. Ka'ulu satisfies of all requirements for approval of a Kalaeloa Development Permit.** Based on the information in Ka'ulu's Permit Application and the HCDA Presentation Hearing Staff Report, LURF believes that the Project satisfies all the requirements for approval of a Kalaeloa Development Permit, as follows:
 - Consistency with the Kalaeloa Master Plan: Ka'ulu advances the goals, policies, and objectives of the Kalaeloa Master Plan;
 - Consistency with the Kalaeloa Rules: The Project complies with the Kalaeloa Rules relating to *Land Use and Zoning, Street Trees, Building and Frontage Types, Building Placement, Building Form – Height & Density, Architectural Standards, Landscaping, Recreational Space, Parking, Loading, Short-and Long-term Bicycle Parking, Green Building (including controlling stormwater runoff, heat island reduction, and water efficient landscaping), Large Lot Development, Historical and Cultural Sites, Dedication of Public Facilities, Reserved Housing, and all relevant Development Standards; and*
 - Compatibility with the Kalaeloa Community Development District: The information provided supports a finding that the Project proposal will not have a substantial adverse effect on the surrounding land uses and will be compatible with the existing and planned land use character of the surrounding area.
- 2. Housing and affordable housing.** Ka'ulu will construct a total of 390 much-needed homes for Hawaii residents who are owner-occupants and reserving at least twenty percent (20%) of the total residential floor area as 87 reserved affordable housing units. The reserved housing units will be priced to be affordable to households meeting asset and other requirements, including an adjusted gross income that does not exceed 140% of Oahu's median income, and will include resale restrictions to maintain the affordability of the units.
- 3. A livable community – more open space and recreational space.** The Project is planned to include open space (417,446 sf) and recreational space (125,042 sf) that exceed the Kalaeloa requirements.
- 4. Sustainable site design.** Ka'ulu will include stormwater quantity and quality control; covered stalls for each residential unit (thus minimizing the heat island effect); water efficient landscaping irrigation systems; use of native plants that are drought tolerant; and pedestrian and bicycle greenways throughout.

5. LEED Gold standard project with energy efficient, green-built homes.

Amongst the many attributes of Ka'ulu, the Project will be constructed to achieve a minimum level of LEED-Homes "Gold," under the Leadership in Energy and Environmental Design ("LEED") rating system. Ka'ulu will be comprised of energy-efficient, green-built homes with standard components that are planned to include energy-saving appliances, spray foam insulation, solar water heating, Low-E dual-paned windows, central A/C with 20-SEER rating, LED lighting, light-colored roofs, insulated roll-up garage doors, and provisions for electric car charging stations. Single-family homes will be PV-ready and natural shading and ventilation to be incorporated into the design.

6. Economic Benefits. Moreover, economic benefits of Ka'ulu are expected to include:

- 150+ jobs annually during construction, and additional permanent maintenance and operating jobs;
- Millions of State and City taxes and fees;
- Approximately \$700,000 of additional annual property tax revenues; and
- Increased customer base for nearby businesses in Kalaeloa and surrounding areas.

LURF supports the findings in the HCDA staff report and believes that any issues raised in the staff report can be addressed in future proceedings.

HCDA's approval of Gentry's Development Application will also support and help enable the State of Hawaii to attain several broader, critical objectives, including the following:

- Production of more housing and affordable housing for local residents;
- Sustainable site design, building practices, and facilities;
- Progress towards achieving its energy efficiency and renewable energy goals; and
- Long-term economic benefits for Oahu.

Conclusion

In view of the above comments and considerations; and the fact that HCDA's approval of the subject Development Permit would, in LURF's opinion, be incontrovertibly consistent with the State's plans and long-term objectives relating to the Kalaeloa Community Development District, housing, and renewable energy, as well as with the demands and interests of the local community, we respectfully request that HCDA approve and support Gentry's permit application for Ka'ulu.

Your consideration is greatly appreciated. Thank you for the opportunity to present testimony regarding this important development.