



MAKAKILO/KAPOLEI/HONOKAI HALE NEIGHBORHOOD BOARD NO. 34

c/o NEIGHBORHOOD COMMISSION ♦ 530 SOUTH KING STREET ROOM 406 ♦ HONOLULU, HAWAII, 96813
PHONE (808) 768-3710 ♦ FAX (808) 768-3711 ♦ INTERNET: <http://www.honolulu.gov>

LETTER OF SUPPORT

November 11, 2021

Hawaii Community Development Authority
Kalaeloa Authority
547 Queen Street
Honolulu, HI 96813

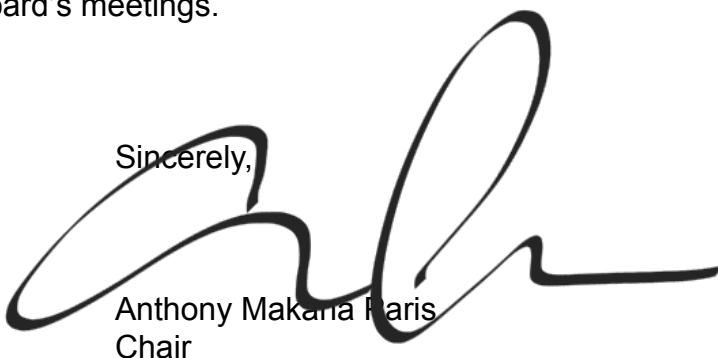
[<dbedt.hcda.contact@hawaii.gov>](mailto:dbedt.hcda.contact@hawaii.gov)

Re: Supporting the Ka'ulu Project by Gentry Kalaeloa, LLC in Kalaeloa

Aloha Chair Susan Todani and Fellow Authority Members:

The Makakilo/Kapolei/Honokai Hale Neighborhood Board No. 34 expresses our general support for the Ka'ulu Project in Kalaeloa by Gentry Kalaeloa, LLC. Gentry Homes, Ltd. Director of Government Affairs Debra M. A. Luning and team presented at our March, September, and October meetings on the proposed Ka'ulu Project. Board members requested Gentry to consider in their project the use of Native Hawaiian plants in their landscaping, green technologies, disaster preparedness including for hurricanes, and the maximization of photovoltaic energy generation. Gentry provided timely responses in person to Board members and in follow-up Board meetings. No concerns were raised by the community-at-large at any of the Board's meetings.

Sincerely,



Anthony Makana Harris
Chair

**Adopted by Makakilo/Kapolei/Honokai Hale Neighborhood Board No. 34 at its
October 27, 2021 Regular Board Meeting, 5-1-1.**



From: ErmaRiodil <ecriodil@aol.com>

Sent: Monday, November 15, 2021 1:53 PM

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

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

Name

Erma Riodil

Organization

Century 21 Homefinders of Hawaii

Address

94-1024 Waipio Uka Street
#206
Waipahu, HI 96797
[Map It](#)

Phone

(808) 375-1402

Email

ecriodil@aol.com

Project Name

Ka'ulu Residential Community (Gentry Kalaeloa, LLC)

Do you support or oppose?

Support

Comment

Please see my supportive testimony which I've uploaded.

File Upload

- [Erma-Riodil-Century-21-Homefinders.pdf](#)

CENTURY 21.

Homefinders of Hawaii

November 15, 2021

Hawaii Community Development Authority
Kalaeloa Authority
547 Queen Street
Honolulu, Hawaii 96813

RE: Development Permit Application for Ka'ulu Residential Community

Dear Chair Todani and Members of the Kalaeloa Authority:

My name is Erma C Riodil. I am a licensed Realtor since 1993 and the Broker-in-Charge of Century 21 Homefinders of Hawaii. I live in Ewa by Gentry and specialize in the area.

I SUPPORT the Ka'ulu Residential Community because:

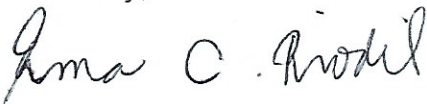
- 1) It will provide opportunity to Oahu residents to become homeowners since these homes will be sold to owner-occupants only and not to offshore/absentee owners.
- 2) It will enable more people to live work, play and learn in Kalaeloa.
- 3) It will be in a great location near the future VA Clinic and Barbers Point Elementary School, City of Kapolei, Costco, Kapolei Business Park, the State Judiciary Complex, a future commercial/retail center and Kapolei Commons.
- 4) Increased State and City taxes and fees and additional property tax revenues.
- 5) Increased customer base for nearby surrounding businesses.

In addition, Gentry Homes are built with quality. When I was a sales representative with Gentry Homes, I've had customers expressed that they find Gentry Homes to have the best quality and floor plan after looking at competing developments.

I myself own 2 Gentry Homes. My first Gentry home was purchased back in 1984 at Waipio Gentry. At the time I was not a real estate agent. The second Gentry home was purchased in 2000 while working for Gentry Homes.

Your support of Gentry's development will help to meet Oahu's continuing housing demand to meet the needs of residents of our community. Thank you for allowing me to testify on this much-needed residential project.

Sincerely,



Erma C. Riodil,
Realtor
Broker-in Charge
Certified Residential Specialist

From: FrancesRivero <frivero@bgch.com>

Sent: Monday, November 15, 2021 2:51 PM

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

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

Name

Frances Rivero

Organization

Hale Pono Boys and Girls Club

Address

91-884 Fort Weaver Road
suite A
Ewa Beach, HI 96706
United States
[Map It](#)

Phone

(808) 492-3373

Email

frivero@bgch.com

Project Name

Ka'ulu Residential Community (Gentry Kalaeloa, LLC)

Do you support or oppose?

Support

Comment

Please see my supportive testimony which I've uploaded.

File Upload

- [Frances-Rivero-BGCH.pdf](#)

November 11, 2021

Hawaii Community Development Authority
Kalaeloa Authority
547 Queen Street
Honolulu, Hawaii 96813



RE: Development Permit Application for Ka'ulu Residential Community

Dear Chair Todani and Members of the Kalaeloa Authority:

My name is Frances Rivero, semi-retired previous Clubhouse Director and COO for Boys and Girls Club of Hawaii three years ago. Brought back a year ago as a part-time Community Development staff. Currently I am the Weed and Seed of Hawaii Board President as well as board member for the Hoakalei Foundation in Ewa Beach. I've been involved with projects, events, charrettes and task forces that had to do with either to create, and or explore design ideas for projects that was needed for the betterment of the Ewa Beach community.

Gentry Homes Hawaii is one of few companies I truly support and is close to my heart. Since 2002 Gentry Homes has been a huge supporter of the Boys and Girls Club of Hawaii most in particular the erection of a permanent clubhouse in Ewa Beach that provides program services for over 1,500 youth a year. Without community supporters like Gentry Homes, the clubhouse would not exist.

I SUPPORT the Ka'ulu Residential Community because the developer not only kept the local families in mine through their planning process, but proposing to build high quality energy-efficient, green built homes. Units that will priced to be affordable, creating job opportunities during construction each year as well as opportunities to obtain career ladder jobs not presently available. The intended location in Kalaeloa affords many the opportunities to be close to clinics, schools, parks, a state complex and a future commercial/retail center and Kapolei Commons. Truly, a place where more people can live, work, play and learn.

I humbly ask for your support of Gentry's development. I foresee they will help to meet Oahu's continuing housing demand that will meet the needs of residents of our community. Thank you for allowing me to testify on this much-needed residential project.

Sincerely,

Frances Rivero, CDA
Boys and Girls Club of Hawaii

Friends for Boys & Girls Club
Hale Pono Ewa Beach Clubhouse
91-884 Fort Weaver Rd. Suite A
Ewa Beach Hawaii 96706
Tel: 808.689.4182
Fax: 808.689.0625
www.bgch.com

Board of Directors

William Angelo
Eric Banaticla
Howard Covington
Jane Kailewa
Patti Kino
Cynthia Hermosura
Raedeen Itamoto
Woody Moore
Andrew Purdy
Napua Parish
Nathaniel Rhodes
Kevin Rathbun
Mitchell Tynanes
Lisa Widrechner

Clubhouse Director

Oscar Harris Jr.

President & CEO

Paddy Kauhane

GREAT FUTURES STARTS HERE.

From: GaleBracer0s <galeb@weedandseedhi.org>

Sent: Thursday, November 18, 2021 3:12 PM

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

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

Name

Gale Bracer0s

Organization

Weed and Seed Hawaii, Inc.

Address

91-884 Ft. Weaver Road, Suite A
HI Ewa Beach
United States
[Map It](#)

Phone

(808) 376-7005

Email

galeb@weedandseedhi.org

Project Name

Ka'ulu Residential Community

Do you support or oppose?

Support

Comment

Please accept my testimony of support

File Upload

- [genty.kaulu-dev-.2021.pdf](#)



WEED AND SEED HAWAII, INC.

91-884 Ft Weaver Rd Suite A
Ewa Beach HI 96706

Site 1: Kalihi-Palama-Chinatown-Ala Moana-Sheridan

Site 2: Waipahu

Site 3: Ewa-Ewa Beach

November 18, 2021

Hawaii Community Development Authority
Kalaeloa Authority
547 Queen Street
Honolulu, Hawaii. 96813

RE: Development Permit Application for Ka'ulu Residential Community

Dear Chair Todani and Members of the Kalaeloa Authority:

My name is Gale Bracerros, and I am the Executive Director of Weed and Seed Hawaii, Inc., a non-profit organization. Our mission is to reduce crime in our communities through law enforcement, community engagement, social and economic revitalization, neighborhood restoration beautification, and in investing in the future of our youth.


I SUPPORT the Ka'ulu Residential Community because it will give our people an opportunity to live, work and play in their own community. The Ka'ulu Development is our vision for residents and businesses and other stakeholders to collaborate with others to create a vibrant and safe place for raising our youth.

Gentry Homes is an active stakeholder in the Ewa-Ewa Beach community. Their outstanding involvement in our community indicates how much they care about our residents. Gentry Homes has consistently stood in support of initiatives that meet community needs and that provide opportunities for our families to live, grow and thrive.

Your support of Gentry's development will help to meet Oahu's continuing housing demand, a significant need of the residents in our community. This will open opportunities for many to plan a brighter future for their families.

Thank you for allowing me to testify in support of this this much needed residential project.

Sincerely,



Gale Bracerros
Executive Director

From: AlexTeece <alexteece@dreamhouseewabeach.org>

Sent: Sunday, November 21, 2021 1:56 AM

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

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

Name

Alex Teece

Email

alexteece@dreamhouseewabeach.org

Project Name

Gentry Kalaeloa LLC Ka'ulu Residential Community

Do you support or oppose?

Support

File Upload

- [Gentry-Support.pdf](#)



November 20, 2021

Hawaii Community Development Authority
Kalaeloa Authority
547 Queen Street
Honolulu, HI 96813

RE: Development Permit Application for Ka'ulu Residential Community

Dear Chair Todani and Members of the Kalaeloa Authority:

My name is Alex Teece and I am the founder and Chief Education Officer for DreamHouse 'Ewa Beach Public Charter School in Kalaeloa. We serve 300 students from local communities and have partnered with various state, county, and private agencies to provide an innovative, public education experience to children and families in the region.

I support the Ka'ulu Residential Community because they would be our neighbors and a great opportunity for us to reach and serve new families in the community. We are committed to the live, work, play aspect of Kalaeloa's future, and we know creating much needed homes in a truly convenient location will add to the region's workforce and future.

Your support of Gentry's development will help to meet O'ahu's continuing housing demand to meet the needs of residents of our community. Thank you for allowing me to testify on this much-needed residential project.

Mahalo nui for your time,

Alex Teece
Founder, CEO
DreamHouse 'Ewa Beach

DREAMHOUSE 'EWA BEACH

91-1245 Franklin D Roosevelt Ave – A | Kalaeloa | HI | 96707

From: SusanYork <yorkjrd002@mac.com>

Sent: Monday, November 22, 2021 4:03 AM

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

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

Name

Susan York

Organization

Homeowner, Ewa by Gentry

Address

91-030 Pahuhu Way
Ewa Beach, HI 96706-4026
United States
[Map It](#)

Phone

(808) 542-1821

Email

yorkjrd002@mac.com

Project Name

Ka'ula

Do you support or oppose?

Support

Comment

My name is Susan York, and I live in Ewa by Gentry.

When asked, I tell people I have lived in Ewa Beach since 1993. It was not until I prepared this testimony that I actually calculated that to be 28 years. As a Navy Brat and a Navy Wife I find the thought of living in one house for 28 years to be mind boggling. My husband and I have spent more than half our married life in our Gentry Home—truly making it “our home”!

We move in on April 15, 1993, and ours was the only complete structure in a two-block radius. Throughout the summer we had front row seats to the construction of our neighborhood, and as fall approached we were welcoming our neighbors to the community. I credit this experience for knowing that Gentry is a reliable and responsible builder, and that Gentry builds communities, not just houses.

Perhaps this is why we are still here, along with about half of our neighborhood being original owner-occupants. We receive many compliments about our home, especially from old shipmates. The preconception of what an “affordable home” in Ewa Beach is, disappears as we pass the railroad tracks on Ft. Weaver Road and we enter the Ewa by Gentry Community. Our old shipmates “ohh and ahh” at the beautiful landscaping, community parks and the well-used biking and walking pathways. You will excuse me if I give some credit to the homeowners’ association for keeping the community attractive and well-maintained, but I assure you this credit is due to Gentry’s pride in turning over a beautiful product. “You have a nice home,” is the most typical comment, and usually followed by an acknowledgement that our old shipmates understand why we retired in Hawai’i.

The older we get, the more we count our blessings that we chose a Gentry Community for our retirement. Aside from the regular maintenance, we have not had any major issues with our home. We like that the design is clean and that the roofline does not pose extra maintenance costs that apply to purely decorative features. This simple and spacious roof allowed us to install photovoltaic cells. Our contractor commented that we saved some money because the installation was straight forward. We had the same comment from a general contractor that helped us with an extension plus kitchen and bath upgrade. Our home did not need any structural remediation, nor did the electrical and plumbing infrastructure. My husband and I enjoy watching a cable show called, "Holmes Inspection," starring general contractor Mike Holmes. Mike ventures around Canada helping homeowners recover from poor workmanship and downright illegal construction techniques. The show is very interesting, but most of all, we are reassured that we have a safe and healthy home.

Mike Holmes' motto is, "Do it right the first time." Which brings me back to the spring and summer of 1993, watching our community being constructed "right the first time." I believe that our neighbors take as much pride in their homes as we do because they appreciate the quality of workmanship.

Finally, to address the location of Ka'ula community I'd like to say that it is about time! Being a Navy family, we are constantly confronted with the deterioration of the old Naval Air Station—until 1999, also a vibrant community with shopping and recreation that supported local jobs. Vandalism and neglect have plagued Kaleloa over the past 22 years, and being able to see this one area come alive again is most welcomed. I predict that the future homeowners will be as happy and comfortable as we have been in our Gentry Community.

From: PaulineSato <pauline@malamalearningcenter.org>
Sent: Monday, November 22, 2021 9:45 AM
To: DBEDT HCDA Contact <dbedt.hcda.contact@hawaii.gov>
Subject: Public Testimony Website Submission {Project Name:15}

Name

Pauline Sato

Organization

Malama Learning Center

Address

P.O. Box 1662
Honolulu, HI 96806
United States
[Map It](#)

Email

pauline@malamalearningcenter.org

Project Name

Ka'ulu Residential Community (Gentry Kalaeloa, LLC)

Do you support or oppose?

Support

File Upload

- [Pauline-Sato-Malama-Learning-Center.pdf](#)



Mālama
Learning
Center

*The Mālama Learning Center
brings art, science, conservation
and culture together through
education to promote
sustainable living in West
O'ahu and Hawai'i nei.*

Mission

*To teach and
inspire communities
to create healthy
living environments*

Board Members

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Douglas "McD" Philpotts
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Georgette Stevens
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Treasurer

Eric Enos

Mark Glick

Lani Ramos-Harrington

Jeffery Sampson

November 19, 2021

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

RE: Development Permit Application for Ka'ulu Residential Community

Dear Chair Todani and Members of the Kalaeloa Authority:

My name is Pauline Sato and I am the Executive and Program Director of the Mālama Learning Center, a non-profit environmental education organization based in Kapolei. Mālama Learning Center specializes in action-based 'āina-based learning in Leeward O'ahu. As one of the founders of the organization, I have worked in and for the West O'ahu region for more than 20 years.

On behalf of Mālama Learning Center, I would like to express our SUPPORT for the Ka'ulu Residential Community. It appears to be a well-planned project that aligns with environmental principles that are needed in all developments. Our keiki deserve a healthy future, which includes a comfortable place to live with their families. Thank you for this opportunity to testify on this needed residential project.

Aloha,

Pauline M. Sato
Executive & Program Director

From: KimCook <kcook@usvets.org>

Sent: Monday, November 29, 2021 11:10 AM

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

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

Name

Kim Cook

Organization

U.S.VETS

Address

91-1010 Shangrila Street
Suite 103-104
Kapolei, HI 96706
United States
[Map It](#)

Phone

(808) 291-8198

Email

kcook@usvets.org

Project Name

Ka'ulu Residential Project

Do you support or oppose?

Support

Comment

Testimony has been provided via file upload.

File Upload

- [K.-Cook-Testimony-HCDA-Gentry-Kaulu-Project.pdf](#)



“SERVING THOSE WHO SERVED”

U.S.VETS

Darryl J. Vincent
Chief Operating Officer

Gregory Williams
Executive Director
U.S.VETS – Barber's Point

Tanya Brown
Program Director
U.S.VETS – Wai'anae

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Chairman

Sterling Bear
Leslie Cho
Lisa Collins
Glen Van Ingen
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Chablis Paris Mathai
Sweetie Pacarro
Dr. Kaleo Patterson
Kiran Polk
Dr. Derek Tengan
Brian Wada

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Tony Dias
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Dr. Jill Omori
MG (Ret.) Peter S. Pawling
Former Councilmember Kymberly Pine
Lance Tanaka
Councilmember Andria Tupola

U.S.VETS-BARBER'S POINT

91-1010 Shangrila St.
Suite 103/104
Kapolei, HI 96707
808.672.2977

U.S.VETS-WAI'ANAE

85-638 Farrington Hwy
Wai'anae, HI 96792
808.664.1400

WWW.USVETS.ORG

November 29, 2021

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

Re: Development Permit Application for Ka'ulu Residential Community

Dear Chair Todani and Members of the Kalaeloa Authority:

My name is Kim Cook and I currently serve as the Vice President of Clinical Services for U.S.VETS, a national non-profit organization that provides comprehensive support services to homeless and at-risk veterans across the nation. We have 2 sites here in Hawai'i – one in Barber's Point in Kalaeloa and one in Wai'anae. I have been the honored former Executive Director of the Barber's Point location from 2012-2021 and for the Wai'anae location from 2018 – 2021. I recently transitioned in to my new role, in September, and still provide leadership support to our Hawai'i sites. I am also a resident of the West O'ahu community and am particularly interested and supportive of the development of our community initiatives.

Besides the apparent economic opportunities new developments provide, I specifically support the Ka'ulu for the following reasons:

1. **Improved infrastructure:** As the first new residential development in decades in our community that will enable more people to live, work and learn in Kalaeloa, we have anecdotally experienced the improvement of infrastructure when new developments arise in our community. The last development that we benefitted from was when the Federal Bureau of Investigation (FBI) headquarters was built. After years of advocating for streetlights and bus lines to support the veterans in our program, with no success, our veterans now get to benefit from the streetlights and access to bus lines that they didn't have prior. We know that a development of this size will bring much needed infrastructure to Kalaeloa.
2. **Improving healthcare access:** With the future VA clinic that is being currently developed, this housing location will allow for more residential options for people to live closer to where they get healthcare. As a homeless service agency, we understand the importance of healthcare as a social determinant of health for the



“SERVING THOSE WHO SERVED”

veterans we are honored to serve and any veterans who need care at the VA. This option will maximize the opportunity to improve the access to healthcare of the people in our community.

3. **Mālama ‘Āina:** It is important to us that new developments are also Earth conscious. The newest development will contain energy-efficient, green-built homes that will provide a number of energy-saving equipment to support long term sustainability. In addition, Gentry will be using native plants in its sustainable site design and will be planting a native tree for every Ka‘ulu home sold under the Hawaiian Legacy Hardwoods program. These efforts help to promote the health of our community at large, while keeping our ‘āina top of mind.

Your support of Gentry’s development will help to meet several needs in our community, to include addressing the housing demand. Thank you for including my testimony for this project and for your consideration of its impact for our community.

Respectfully submitted,

Kim Cook, Psy.D.

Kim Cook, Psy.D.
Vice President of Clinical Services
U.S.VETS – National

From: RichardLee <rkeeho@gmail.com>

Sent: Monday, November 29, 2021 11:42 AM

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

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

Name

Richard Lee

Address

91-5408 Kapolei Parkway
Unit 34
Kapolei, HI 96707
United States
[Map It](#)

Phone

(808) 384-2350

Email

rkeeho@gmail.com

Project Name

Ka'ulu Residential Community (Gentry Kalaeloa, LLC)

Do you support or oppose?

Support

File Upload

- [Richard-Lee.pdf](#)

STEP 9.

BESIDES THE EXCELLENT QUALITY OF THE GENTRY HOMES, SPECIAL TRIBUTE AND RECOGNITION GO TO MR. MARC RINKER, CUSTOMER SERVICE DEPARTMENT, WHO HAS ALWAYS PROVIDED EXCELLENT SERVICE DURING MY OWNERSHIP AND OCCUPANCY OF FOUR BRAND NEW GENTRY HOMES. EXCELLENT QUALITY AND SERVICE... AN OUTSTANDING GENTRY HOMES COMBINATION!

STEP 2. RICHARD LEE

3. N/A

4. 91-5408 KAPOLEI PARKWAY UNIT 34

5. (808) 384-2350

6. RKEETHO @ GMAIL.COM

7. KA'UULU RESIDENTIAL COMMUNITY (GENTRY)

Name

Jeffrey Dinsmore

Organization

MacNaughton/Kapolei Commons Shopping Center

Address

1288 Ala Moana Blvd, #208

Honolulu, HI 96816

United States

Map It

<http://maps.google.com/maps?q=1288+Ala+Moana+Blvd%2C+%23208+Honolulu%2C+HI+96816+United+States>

Phone

(808) 545-7722

Email

jdinsmore@maccnaughton.com <<mailto:jdinsmore@maccnaughton.com>>

Project Name

Ka'ulu Residential Community (Gentry)

Do you support or oppose?

Support

File Upload

* Kaulu-Support-Letter.pdf <<http://dbedt.hawaii.gov/hcda/index.php?gf-download=2021%2F11%2FKaulu-Support-Letter.pdf&form-id=4&field-id=4&hash=72a904d6611a42147c41d8a08c92252b673e80b6e9a0a37802784013f07db435>>



KAPOLEI COMMONS

MK Kapolei Commons LLC
1288 Ala Moana Boulevard, Suite 208
Honolulu, Hawaii 96814

November 29, 2021

Hawaii Community Development Authority
Kalaeloa Authority
547 Queen Street
Honolulu, Hawaii 96813

RE: Development Permit Application for Ka'ulu Residential Community

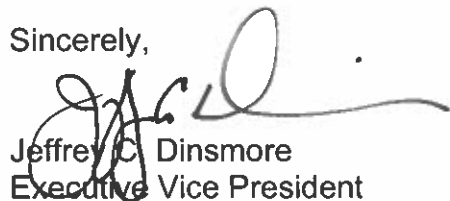
Dear Chair Todani and Members of the Kalaeloa Authority:

My name is Jeffrey Dinsmore, and I am submitting testimony in support of the Ka'ulu Residential Community on behalf of the owners of Kapolei Commons Shopping Center which is located near the planned project. I work for MacNaughton who is the co-developer and owner of the shopping center. I am the Executive Vice President of Development and Asset Management. We are very pleased to have a developer of Gentry's quality and reputation providing much needed new homes to the Kapolei community.

Gentry Homes has been building communities and homes for residents of Hawaii for more than 50 years. Their focus has always been to provide affordable homes for residents of Hawaii as opposed to mainland or foreign buyers. More than just building homes, Gentry builds communities with schools, parks and related support infrastructure. Gentry provides quality features found in more expensive homes at affordable prices. Gentry is also committed to the environment by using energy saving appliances, cool roof materials, insulated windows, solar water heaters and more. In addition, Gentry has committed to plant a native tree for every home sold at Ka'ulu under the Hawaiian Legacy Hardwoods program.

We encourage the Kalaeloa Authority of the HCDA to approve Ka'ulu Development Permit Application. This project continues the goal to bring new residents and businesses to the Kalaeloa and Kapolei communities and help meet Oahu's housing demand. Thank you for allowing me to testify on this much-needed residential project.

Sincerely,



Jeffrey C. Dinsmore
Executive Vice President
MacNaughton

From: HawaiiLECET <info@hawaiilecet.org>

Sent: Monday, November 29, 2021 4:47 PM

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

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

| |
|---|
| Name |
| Hawaii LECET |
| Organization |
| Hawaii Laborers and Employers Cooperation and Education Trust Fund |
| Email |
| info@hawaiilecet.org |
| Project Name |
| Gentry Kalaeloa LLC, Ka`ulu Residential Community |
| Do you support or oppose? |
| Support |
| Comment |
| Please see attached. |
| File Upload |
| <ul style="list-style-type: none">HCDA-Gentry-Kaulu-Kalaeloa-Presentation-Testimony_2021-December-1.pdf |



HAWAII LABORERS-EMPLOYERS COOPERATION AND EDUCATION TRUST

650 Iwilei Road, Suite 285 • Honolulu, HI 96817 • Phone: 808-845-3238 • Fax: 808-845-8300

November 29, 2021

To: **The Hawaii Community Development Authority**

Re: **Testimony in Strong Support of Gentry Kalaeloa LLC, Ka`ulu Residential Community**
For Hearing on December 1, 2021 at 9:00 am

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

The **Hawaii Laborers & Employers Cooperation and Education Trust Fund** (Hawaii LECET) is a labor + management partnership established in 1992 between the 5,000 statewide members of the Hawaii Laborers Union and over 250 construction contractor members of the General Contractors Association and the Building Industry Association. The Laborers International is the largest construction trade union in the country, and Hawaii LECET is part of a network of 38 labor-management LECET Funds in North America.

Hawaii LECET strongly supports Gentry Kalaeloa LLC's Ka`ulu Residential Community, which will provide 389 new, environmentally sustainable homes to local families, including 87 reserved homes at below market rates, or 22% of the total number of homes.

For over five decades, Gentry Homes has been one of Hawaii's most reputable local builders, providing over 14,000 residential homes and over two million square feet of commercial and industrial projects throughout the state of Hawaii. Gentry has been building homes in the master planned community of Ewa by Gentry for more than 35 years, including homes for the Department of Hawaiian Home Lands.

The Ka`ulu Residential Community project will bring hundreds of much needed homes for local families, as well as ample recreational and open green space for the area and community. Gentry's Ka`ulu is consistent with the Kalaeloa Master Plan, the Kalaeloa Rules, and compatible with the Kalaeloa CDD. Thank you for this opportunity to offer our strong support, and we ask for your favorable approval.

Mahalo,

**Hawaii Laborers & Employers Cooperation
and Education Trust Fund**

From: BenGiese <giesefinancialdesign@hawaii.rr.com>

Sent: Monday, November 29, 2021 8:47 PM

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

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

Name

Ben Giese

Organization

Giese Financial Designs

Address

91-1307 Kuanoo St.
Ewa Beach, HI 96706
United States
[Map It](#)

Phone

(808) 382-0504

Email

giesefinancialdesign@hawaii.rr.com

Project Name

Ka'ulu Residential Community (Gentry)

Do you support or oppose?

Support

File Upload

- [Gentry.pdf](#)



Ben Giese

Registered Representative
91-1307 Kuanoo Street
Ewa Beach, Hawaii 96706
(808) 382.0504

November 28, 2021

Hawaii Community Development Authority
Kalaeloa Authority
547 Queen Street
Honolulu, Hawaii 96813

RE: Development Permit Application for Ka'ulu Residential Community

Dear Chair Todani and Members of the Kalaeloa Authority:

My name is Ben Giese and I have been a Financial Advisor for over 35 years with my own company. I work with hundreds of clients island-wide providing various kinds of financial advice and services. I also have lived in a Gentry home at Cypress Point in Ewa Beach for over 12 years now.

As a Financial Advisor, I have experienced many challenging financial seasons, and this one is no exception as I have seen so many clients and local friends find it difficult to obtain a home. Especially homes that are well-designed and energy efficient. That is why I am so excited to support the Ka'ulu Residential Project as it would provide much needed quality housing for our community.

Having experienced the wonderful workmanship and amazing support over the years from Gentry, I am even more excited to support this project. Gentry has gone over and above providing care and incredible support with a great attitude.

I have seen first hand why Gentry Homes has such a great reputation in not only providing great homes, but community security and support, quality control and care, and service availability.

Your support of Gentry's development will be very strategic in helping to meet the ever growing demand for the needs of our community. Thank you so much for allowing me to testify on this project.

Sincerely,

Ben Giese

MUTUAL FUNDS ~ DISABILITY INSURANCE ~ LIFE INSURANCE ~ LONG TERM CARE INSURANCE ~ ANNUITIES

Securities offered through Woodbury Financial Services, Inc. (WFS) member FINRA/SIPC. WFS is separately owned and other entities and/ or marketing names, products or services referenced here are independent of WFS.

From: KevinRathbun <rathbunk001@hawaii.rr.com>

Sent: Tuesday, November 30, 2021 8:44 AM

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

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

Name

Kevin Rathbun

Organization

Ewa Pointe Realty

Address

91-1019 Kai Wana St
Ewa Beach, Hawaii 96706
United States
[Map It](#)

Phone

(808) 348-6263

Email

rathbunk001@hawaii.rr.com

Do you support or oppose?

Support

File Upload

- [Gentry-Support-Letter.docx](#)

Date November 29, 2021

Hawaii Community Development Authority
Kalaeloa Authority
547 Queen Street
Honolulu, Hawaii 96813

RE: Development Permit Application for Ka'ulu Residential Community

Dear Chair Todani and Members of the Kalaeloa Authority:

My name is Kevin Rathbun and I am a Realtor and West Side Resident.

I strongly support the Ka'ulu Residential Community because of the severe housing shortage due to recent surge in residential home sales. We need more apartments and single family homes to meet the continued population growth of Leeward Oahu.

Your support of Gentry's development will help to meet Oahu's continuing housing demand to meet the needs of residents of our community. Thank you for allowing me to testify on this much-needed residential project.

Sincerely,

Kevin M. Rathbun
Realtor, CDPE
Ewa Pointe Realty

KA'ULU RESIDENTIAL COMMUNITY HIGHLIGHTS

- **390 much-needed homes for Oahu's residents**
 - 128 single-family detached units
 - 262 multi-family attached units in 6-plex and 8-plex buildings
 - 87 reserved housing units with sales restrictions. Units will be priced to be affordable to households earning up to 140% of Oahu's median income and which meet asset and other requirements.
- **First new residential development in decades.** Will enable more people to live, work, play and learn in Kalaeloa.
- **Convenient location.** Next to the future VA Clinic and Barbers Point Elementary School, and proximate to the City of Kapolei, Costco, Kapolei Business Park, the State Judiciary Complex, a future commercial/retail center and Kapolei Commons.
- **Workforce residential community** with high quality homes that are built and designed with local families in mind. Gentry sells 100% of its homes to owner-occupants and NOT to offshore/absentee buyers.
- **Well-designed 2- and 3-bedroom units** with a median price range and price per square foot (sf), well below high rise units currently being built and sold in Kakaako. \$625,000 to \$725,000 median sales prices; 1,200 sf average size of unit; \$525 to \$625 per sf.
- **Energy-efficient, green-built homes** with standard components to likely 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. SF homes will be PV-ready. Natural shading and ventilation to be incorporated into the design.
- **Sustainable site design** will include stormwater quantity and quality control; 1-2 covered stalls for each residential unit (thus minimizing the heat island effect); water efficient landscaping irrigation system; use of native plants that are drought tolerant; and pedestrian and bicycle greenways throughout.
- **Gentry will continue to plant a native tree for every Ka'ulu home sold** under the Hawaiian Legacy Hardwoods program.
- **LEED Gold certification** could be achieved for Ka'ulu if Gentry applied for LEED certification.
- **Economic benefits** include:
 - 174 jobs annually during construction
 - \$14.7 million of State and City taxes and fees
 - \$700,000 of additional annual property tax revenues
 - Increased customer base for nearby businesses in Kalaeloa and surrounding areas

From: JessLeorna <JESS@BIAHAWAII.ORG>

Sent: Tuesday, November 30, 2021 9:40 AM

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

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

Name

Jess Leorna

Organization

BIA Hawaii

Address

94487 AKOKI ST
WAIPAHU, HI 96797
[Map It](#)

Phone

(808) 847-4666

Email

JESS@BIAHAWAII.ORG

Project Name

GENTRY KALAELOA

Do you support or oppose?

Support

File Upload

- [2021-11-Gentry-Kalaeloa-Community_SUPPORT_JLEORNA.pdf](#)



**Hawaii Community Development Authority
Kalaeloa Authority
547 Queen Street
Honolulu, Hawaii 96813**

November 29, 2021

RE: Development Permit Application for Ka'ulu Residential Community

Dear Chair Todani and Members of the Kalaeloa Authority,

My name is Jessica Leorna, Chief Executive Officer of the Building Industry Association of Hawaii (BIA-Hawaii). Chartered in 1955, the Building Industry Association of Hawaii is a professional trade organization affiliated with the National Association of Home Builders, representing the building industry and its associates. BIA-Hawaii takes a leadership role in unifying and promoting the interests of the industry to enhance the quality of life for the people of Hawaii.

BIA-Hawaii is in support of the Gentry Kalaleloa LLC's planned Ka'ulu Residential

Community in Kalaeloa. Oahu faces an ongoing housing affordability crisis largely due to a lack of a healthy housing market at all price points. We support efforts to increase housing availability and affordability; this community will offer 390 housing units at multiple price points.

Additionally, the State of Hawaii is in a critical economic crisis which has been further exacerbated by the ongoing pandemic environment. The economic benefits of this planned community include construction related jobs and revenues for the City and State.

We appreciate the opportunity to provide our comments on this matter.

Mahalo,

A handwritten signature in black ink, appearing to read "J. Leorna", written in a cursive style.

Jessica Leorna
Chief Executive Officer
BIA Hawaii

From: PaneMeatoga III <pane@hoeisf.com>

Sent: Tuesday, November 30, 2021 10:27 AM

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

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

Name

Pane Meatoga III

Organization

Hawaii Operating Engineers Industry Stabilization Fund

Address

2181 Lauwiliwili St.
Kapolei, Hawaii 96707
United States
[Map It](#)

Phone

(808) 726-5434

Email

pane@hoeisf.com

Project Name

Gentry Kalaeloa LLC, Ka`ulu Residential Community

Do you support or oppose?

Support

File Upload

- [HCDA-Gentry-Kaulu-Project-Approved.pdf](#)



HAWAII OPERATING ENGINEERS INDUSTRY STABILIZATION FUND



*Uniting our strengths and working together
for a better tomorrow.*

Affiliated AFL-CIO
OPEIU - 3 - AFL-CIO (3)

November 29, 2021

To: The Hawaii Community Development Authority

Re: Testimony in Strong Support of Gentry Kalaeloa LLC, Ka`ulu Residential Community

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

The Hawaii Operating Engineers Industry Stabilization Fund (HOEISF) is a labor management organization representing 3000 unionized members in heavy engineering site work and 500 general contractors specializing in heavy site work and vertical construction. The Hawaii Operating Engineers Industry Stabilization Fund submits this letter of support for the development permit application for the Gentry Kalaeloa LLC, Ka`ulu Residential Community.

The opportunity to develop affordable housing in a growing area such as Kalaeloa is key in solving Hawaii's affordable housing crisis. The addition of 262 multi-family attached homes and 128 single family homes will help families on Oahu move up the housing ladder and help open more housing inventory for others. These new homes will be energy efficient, sustainable, and offer families the opportunity to build the community of Ka`ulu.

Gentry has been building homes in Hawaii for 53 years and building in Ewa for more than 35 years. After meeting with their team and discussing the project and the positive impact it will have on the economy, the increase in Hawaii's housing inventory, and the support for the surrounding communities, our organization strongly supports the development permit application for this project.

Thank you for the opportunity to express our support for this project, and we ask for your favorable approval.

Mahalo,

Hawaii Operating Engineers Industry Stabilization Fund

From: MikeGabbard <sengabbard@capitol.hawaii.gov>
Sent: Tuesday, November 30, 2021 11:02 AM
To: DBEDT HCDA Contact <dbedt.hcda.contact@hawaii.gov>
Subject: Public Testimony Website Submission {Project Name:15}

Name

Mike Gabbard

Organization

Hawaii State Senate

Address

415 S. Beretania St.
Honolulu, Hawaii 96813
United States
[Map It](#)

Phone

(808) 586-6830

Email

sengabbard@capitol.hawaii.gov

Project Name

Ka'ulu Residential Community (Gentry)

Do you support or oppose?

Support

File

- [113021-Kaulu-Ltr-of-Support.pdf](#)

SENATOR MIKE GABBARD

20TH DISTRICT

KAPOLEI, MAKAKILO,
AND PORTIONS OF EWA, KALAELOA
& WAIPAHU



The Senate

STATE CAPITOL
HONOLULU, HAWAII 96813

CHAIRMAN
AGRICULTURE & ENVIRONMENT

MEMBER
JUDICIARY

MEMBER
GOVERNMENT OPERATIONS

November 30, 2021

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

RE: Development Permit Application for Ka'ulu Residential Community

Dear Chair Todani and Members of the Kalaeloa Authority:

My name is Mike Gabbard and I represent Senatorial District 20, in which the planned Ka'ulu Residential Community will be built.

I SUPPORT the Ka'ulu Residential Community because of the long-awaited housing opportunities it promises to provide for working class residents on the west side. Not only am I the Senator for the District, but I also live right down the street from the proposed development. I'm excited to see the growing Kalaeloa area and believe the potential for a blossoming housing development such as Ka'ulu, will truly enhance the neighborhood.

Your support of Gentry's development will help to meet O'ahu's continuing housing demand to meet the needs of residents of our community. Thank you for allowing me to testify on this much-needed residential project.

Please feel free to contact me if you have any questions.

Me ke aloha pumehana,

A handwritten signature in black ink that reads "Mike Gabbard".

Mike Gabbard
State Senator, District 20

From: GlennYamaguchi <glenn@newhopekapolei.org>
Sent: Tuesday, November 30, 2021 12:05 PM
To: DBEDT HCDA Contact <dbedt.hcda.contact@hawaii.gov>
Subject: Public Testimony Website Submission {Project Name:15}

Name

Glenn Yamaguchi

Organization

New Hope Kapolei

Address

94-199 Leonui St.
#4
Waipahu, HI 96797
United States
[Map It](#)

Phone

(808) 680-9669

Email

glenn@newhopekapolei.org

Project Name

Ka'ulu Residential Community (Gentry Kalaeloa, LLC)

Do you support or oppose?

Support

File Upload

- [Pastor-Glenn-New-Hope-Kapolei.docx](#)

November 22, 2022

Hawaii Community Development Authority
Kalaeloa Authority
547 Queen Street
Honolulu, Hawaii 96813

RE: Development Permit Application for Ka'ulu Residential Community

Dear Chair Todani and Members of the Kalaeloa Authority:

My name is Glenn Yamaguchi, and I am the Senior Pastor of New Hope Kapolei a church that seeks to make an impact in the lives of those in our Community, Hawaii, and beyond.

As a 23 year resident of Kapolei, along with most of our congregation who also live in the Kapolei/Ewa area, we are deeply committed to the people of our community and the quality of life here. With that in mind we stand in support of the Ka'ulu Residential Community in Kalaeloa.

The development of Kalaeloa's residential community has been a long time coming. For many years we saw the decline of the property after the transition from federal control but we are encouraged to see the development of the property in terms of business/employment opportunities, safety and aesthetics of reclaiming unoccupied properties and land, and the development of residential units.

The current housing market has been an incredible strain on young adults and young families priced out of home ownership with the wild real estate bidding. Unfortunately the prices were driven up with many out of state buyers. We believe the additional supply of residential units will be a benefit to many of our local people hoping to transition into home ownership in our area. We are pleased that the development is directed to owner occupants and not offshore investors.

In addition, you know one of the large quality of life issues for people is time spent commuting to work. We all have had conversations with people whose daily commute to work in 1 – 1½ hour range each way. This project will also help to bring employment in our backyard, the ability for people to live and work in our community would help the quality of life for many.

Your support of Gentry's development will help to meet our communities continuing housing demand to meet the needs of residents of our community. Thank you for allowing me to testify on this much-needed residential project.

Sincerely,

Glenn Yamaguchi

Senior Pastor