Gentry Homes, Ltd.

Informational Briefing to the HCDA Board

Wednesday, March 3, 2021
Gentry’s Kalaeloa Team

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President & CEO

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Gentry Homes, Ltd.

Founder Tom Gentry

The Gentry ‘Ohana

“People building quality homes and communities for a better Hawaii.” Since 1968.
For over 53 years, Gentry has built more than 14,000 residential homes in Hawaii, which include developments at Enchanted Lakes, Haiku Park and Haiku Point, Hilo Country Club Estates, Kona Reef, Waialae Iki V, Mahinui, the Department of Hawaiian Home Lands’ projects of Kānehili and Kaʻuluokahaʻi, and the master-planned communities of Waipio by Gentry and Ewa by Gentry.
Gentry also developed over 2 million square feet of gross leasable area in commercial and industrial projects, at the Waianae Mall, Kona Marina, Kealakekua Shopping Center, Waipio Shopping Center, Gentry Business Park and the Gentry Pacific Design Center (which is now Na Lama Kukui, the headquarters for the Office of Hawaiian Affairs).
Ewa and Kapolei Developments
Partnership with Department of Hawaiian Home Lands (DHHL)
Gentry is a team of dedicated professionals, consultants, and trade partners that have worked together for decades, with a mission to provide value to its customers through:

- Innovative Design
- Quality Construction
- Competitive Pricing
- Superior Customer Attention
At Gentry, we take pride in building quality homes for local families who live and work in our communities.
We look forward to the next generation of Gentry homebuyers.
Project Summary

29.8 acres

- 256 Multi-Family (MF) Attached Homes
- 133 Single-Family (SF) Detached Homes

389 Total Homes

All homes will be part of a CPR development.
1. Proposed Medical/Office
2. Future Commercial/Retail
3. Costco
4. Honolulu Star-Advertiser
5. Kapolei Judiciary Complex
6. Kapolei Commons
7. Railroad Right-of-Way
8. Barbers Point Elementary School
9. PV Solar Farm on DHHL Land
10. Kapolei Business Park
Project is bordered on 4 sides by future public roadways.

Roosevelt Avenue
- Vehicular access
- Right-in / Right-out

Copahee Avenue
- Limited to pedestrians & bicycles

Saratoga Road
- Vehicular access
- Full movement

Kamokila Boulevard
- Vehicular access
- Full movement
- Shared with proposed medical/office
The Project Site has been designed to be a pedestrian-friendly, green community that offers ample open space and common recreational areas.
A Pedestrian-Oriented Community
THE LAMBIS PARK
The Nautilus Gardens
THE COWRIE PARK
Two different product types are being designed for the new community:

• Front Yard House (BT.1) – Detached Single-Family Condo

• Flex-Loft Buildings (BT.5) – Attached Multi-Family Condo
Front Yard House (BT.1) – Single-Family Condo

- Well-designed and efficient
- Zero-lot-line CPR “lots”
- Minimum “lot” size – 33’ x 70’
- Two-story, 3 to 4 bedrooms, 2-1/2 baths
- Approximately 1,200 sf to 1,500 sf of living area
• Beautiful and architecturally interesting
• 20 6-plex buildings (120 units)
• 17 8-plex buildings (136 units)
• 2- and 3-bedroom units, with possibly a few 4-bedroom units
• Alley driveways
• A portion of the units will fulfill reserved housing requirement

Conceptual Elevation of 8-Plex Building
Community Benefits

**Homes** – Provision of 389 much-needed homes for local residents

**Community Improvements** – Ample open and recreational space for the community

**Reducing the Carbon Footprint**
- New homes with technology to reduce energy consumption
- Building “green” to minimize energy costs and produce more sustainable communities

**Economic Benefits and Recovery**
- 174 jobs annually during construction
- $14.7 million of City and State taxes and fees
- $700,000 of additional annual property tax revenues