



KA'ULU RESIDENTIAL COMMUNITY

Kalaeloa, Oahu, Hawaii

Tax Map Keys (1) 9-1-193: 001, :002, :009 to :011, and :013 to :033 and (1) 9-193: 198

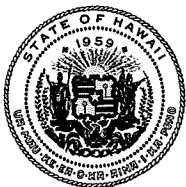
HCDA Amendment to Kalaeloa Development Permit Application KAL-21-005



Applicant:
Gentry Kalaeloa, LLC

Prepared by:
Gentry Kalaeloa, LLC

October 2025



Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813
(808) 620-9643 FAX (808) 587-0299

KALAELOA PERMIT APPLICATION



APPLICANT INFORMATION

Applicant Gentry Kalaeloa LLC
Mailing Address P.O. Box 295
Honolulu, HI 96809-0295
Telephone No. (808) 599-5558
Project Site Address 91-1101 Franklin D. Roosevelt Avenue, Kapolei, HI 96707
Landowner Gentry Kalaeloa LLC
Address 733 Bishop Street, Suite 1400, Honolulu, HI 96813
Description of Work to be Done New construction of CPR residential community consisting of 390 homes (262 Flex Loft multi-family units and 128 Front Yard single-family units); recreation and open space; and related infrastructure.

TYPE OF REQUEST:

- ☐ Rules Clearance
☐ Improvement Permit
☒ Development Permit (Amendment)
☐ Conditional Use Permit
☐ Conditional Use of Vacant Land
☐ Other _____

PARCEL INFORMATION:

Tax Map Key: See list below**
Transect Zone: T3 General Urban

PROJECT INFORMATION

Existing Use and Floor Area (S.F.)

- ☐ Commercial _____
☐ Industrial _____
☐ Residential _____
☒ Other Vacant *
TOTAL 0 SF

Nature of Work

- ☒ New Building ☐ Repair
☐ Addition ☐ Electrical
☐ Demolition ☐ Plumbing
☐ Alteration
☐ Other _____

Proposed Use and Floor Area (S.F.)

- ☐ Commercial _____
☐ Industrial _____
☒ Residential _____
☐ Other _____
TOTAL _____

Notes: A new residential community with single-family and multi-family homes.

*Originally the land was vacant.
Development of Ka'ulu is ongoing.

**TMK: Originally consisted of three bulk lots. (1) 9-1-013:197, 198, & 199.
Bulk lots (1) 9-1-013:197 and 198 have been subdivided into (1) 9-1-193:001, :002, :009, :010, :011, :013, :014, :015, :016, :017, :018, :019, :020, :021, :022, :023, :024, :025, :026, :027, :028, :029, :030, :031, :032, and :033.

NOTE TO APPLICANT:

- Please refer to Subchapter 5 of the Kalaeloa CDD Rules, Chapter 215, Hawaii Administrative Rules, for detailed information on procedures, permit requirements and fee schedule.
- Final approval by HCDA is required prior to issuance of a building permit for any development within the Kalaeloa CDD. For approval of building permits, submit the building permit application form and the following sets of plans:
 - Building Department copy
 - Job site copy
 - HCDA copy (if applicable)
- For any project where construction drawings are not available, submit two (2) sets of project information as listed in "Filing Procedures".
- For any project located within the Special Management Area (SMA) of the Kalaeloa Community Development District, please consult with the State Office of Planning for SMA use requirements.

I hereby acknowledge that I have read this application and attached information for the above-referenced project site and state that the information is correct. I hereby agree to comply with all City and County of Honolulu ordinances and state laws regulating development and building construction and authorize HCDA to inspect the property or construction upon notification of the undersigned for compliance with the respective Permit.

Signature (applicant or agent): Quentin Machida

Date: 10/24/2025

Print Name: Quentin Machida, President & CEO, Gentry Kalaeloa LLC

Telephone No.: (808) 599-5558

FOR HCDA USE ONLY:

Permit Fee: _____ Paid by: _____

Landowner's Consent (if applicable): _____

Section 206E-5.6 (if applicable): _____

Reviewed
By HCDA: _____

Date: _____

Date: _____

HCDA Approved



October 24, 2025

Mr. Craig Nakamoto
Executive Director
Hawaii Community Development Authority
547 Queen Street
Honolulu, HI 96813

Dear Mr. Nakamoto:

SUBJECT: Amendment to Development Permit Application KAL-21-005, Ka'ulu
Residential Community

On behalf of Gentry Kalaeloa, LLC (Gentry), I am submitting a request for an Amendment to Development Permit Application KAL-21-005 ("Amendment").

Ka'ulu is a residential community on a 29.8-acre parcel in Kalaeloa. Gentry Kalaeloa LLC is the owner and developer of the property (referred to as "Parcel 1") which is located in the Hawaii Community Development Authority (HCDA) Kalaeloa Community Development District (KCDD) T3 General Urban transect zone. Parcel 1 also includes site of the Daniel Kahikina Akaka VA Clinic.

Since our submission of the Ka'ulu Development Permit Application in October 2021, the Gentry team has been hard at work bringing Ka'ulu to life. This new community now has over 130 families calling Ka'ulu and the KCDD home.

We have developed Ka'ulu in accordance with the conditions of the Findings of Fact, Conclusions of Law, and Decision and Order (D&O) dated February 2, 2022, and in a manner consistent with the Kalaeloa Master Plan, KCDD Rules, Kalaeloa Reserved Housing Rules, and Section 206E-5.6(j), Hawaii Revised Statutes, which sets forth criteria for the development of land within community development districts under the jurisdiction of the HCDA.

The current Development Permit requires that Gentry sell 88 reserved housing units. As a result of the softened residential housing market, our sale of reserved housing units has been absorbing at a rate much slower than anticipated. In order for the Ka'ulu development to continue progressing, we are proposing an Amendment to satisfy a portion of reserved housing requirement by applying previously earned reserved housing credits to Ka'ulu.

The enclosed Amendment provides an update on the progress of Ka'ulu to date. It highlights and describes areas of the DP that would change as it relates to satisfying the reserved housing requirements, including using Hawaii Housing Finance & Development Corporation Dwelling Unit Revolving Fund Equity Pilot Program Funds.

We hope that you and the Authority will give our proposed Amendment your favorable consideration.

If you have questions or need additional information, please feel free to reach out to me (at 808-599-8224 or QuentinM@gentryhawaii.com). Thank you very much.

Sincerely,

Gentry Kalaeloa, LLC

A handwritten signature in black ink, appearing to read "Quentin Machida". The signature is fluid and cursive, with the first name "Quentin" and last name "Machida" clearly distinguishable.

Quentin Machida
President and CEO

Ka'ulu Residential Community

Kalaeloa, Oahu, Hawaii

Tax Map Keys:(1) 9-1-193: 001, :002, :009, :010, :011, :013, :014, :015, :016, :017, :018, :019, :020, :021, :022, :023, :024, :025, :026, :027, 028, :029, :030, :031, :032, and :033 and (1) 9-1-013:198

Hawaii Community Development Authority

Amendment to Kalaeloa Development Permit Application KAL-21-005

Applicant:
Gentry Kalaeloa, LLC

Prepared by:
Gentry Kalaeloa, LLC

October 2025

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Exhibit 3 Revised	Conceptual Project Site Plan
Exhibit 19 Revised	Reserved Housing Requirement Calculation

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Appendix H	Administrative Amendment #3
Appendix I	Administrative Amendment #4
Appendix J	HHFDC DEP Program Action

1. Project Status Update

Following approval of the Ka‘ulu Development Permit Application in October 2021, the entire Gentry team has been hard at work bringing Ka‘ulu to life, now has 130 families calling Ka‘ulu and the Kalaeloa Community Development District (KCDD) home.

Mass grading of the site began in 2021 and utility work and infrastructure work followed at the start of 2023.

Vertical construction began in Q3 2023. The model home complex was completed and opened in November 2023 with a traditional Hawaiian blessing, and attendees were given the opportunity to walk through the single-family homes and multi-family townhomes. Every model type was constructed as part of our model home complex, allowing attendees to see and experience each and every one of them.

A few days later, the model complex was opened to the public. During the first month of the models being open Gentry welcomed over 600 visitors to the model complex.

In December 2023, Gentry released the first homes for sale in Kaulu by Gentry, with multi-family homes priced from \$610,000 to \$775,000 and single family homes priced from \$920,000 to \$930,000.

In April 2024, Kaulu by Gentry welcomed its first homeowners.

The photos in Figure A on pages 3-5 show aerial views of the site as it progressed from raw land to the community being built today.

Figure B: Completed Ka‘ulu Multi-Family Building



As of October 15, 2025, Gentry has closed on 130 homes and has 29 unsold homes available for sale in Ka‘ulu by Gentry. Inclusive of these numbers are 19 reserved housing units which have closed and 15 unsold reserved housing units available for sale.

More than half (15 of 29) of the unsold homes available for sale are reserved housing units. Of the 15 unsold reserved housing units available for sale, some have been on the market for over 20 months and 9 of 15 have been on the market for over 6 months.

All the reserved housing units available for sale are fully built and Gentry is incurring significant carrying costs. The sale of the reserved housing units has been much slower than anticipated. The sustained “higher for longer” interest rate environment has significantly impacted the affordability of homes and has resulted in slowing residential real estate sales across the country, including Hawaii. Interest rates decreased significantly with the onset of the COVID-19 pandemic and associated economic recession. Mortgage rates started to quickly rise in 2022 and ultimately peaked in Q4 2023 (7.79%). These were the highest that mortgage interest rates have been in over 20 years (Q3 2000). This peak coincided with the sales launch of Ka‘ulu. In addition, West Oahu is one of the only areas with new single family and low density multi-family housing occurring, resulting in increased competition amongst entry level homebuyers. While mortgage rates have somewhat decreased, they have been higher for longer than anticipated and remain at over 6%.

Gentry has made various targeted marketing efforts to increase interest in the reserved housing units but with limited success. Further, Gentry has increased the buyer incentive from 3% of the purchase to 4% for reserved housing units (if allowed by mortgage product).

Gentry Homes remains committed to building quality homes and communities for a better KCDD. However, with the current slow absorption of the reserved housing units, the sluggish market rate sales, and increasing costs, it is becoming more and more difficult for the project to stay on schedule and remain viable.

In order to increase absorption and have Ka‘ulu continue to provide much-needed homes to the KCDD, Gentry is requesting to satisfy a portion of its Reserved Housing requirement by using reserved housing credits previously earned by Hunt. Under this proposal, Gentry would enter into an agreement with Wakea Garden Apartments, LLC, a Hunt Hawaii affiliate, to purchase 57,234 sf of reserved housing credits, which Gentry would apply to Ka‘ulu.

If approved, the KAL 21-005 Development Permit would be revised and replaced as follows:

- Section 3 (Reserved Housing) would be revised as shown on page 6.
- Exhibit 3 – Conceptual Project Site Plan would be revised as shown in Exhibit 3 attached herein.
- Exhibit 19 – Reserved Housing Requirements Calculation would be revised as shown on Exhibit 19 attached herein.

Figure A – Aerial Site Plan Progression

2019 Q1: Undeveloped Site



2021 Q4: Graded Site



2023 Q1: Internal Site Work



2023 Q3: Vertical Construction Commences



2025 Q3: Current



2. Past Administrative Amendments

In accordance with §§15-219-5 and 15-215-88, Hawai'i Administrative Rules ("HAR"), Development Permit KAL 21-005 ("Permit") for GENTRY KALAELOA, LLC / KA'ULU ("Project"), as approved on February 2, 2022. It was subsequently amended to accommodate revisions to the Project as follows: Administrative Amendment #1 on January 27, 2023; Administrative Amendment #2 on July 31, 2023; Administrative Amendment #3 on January 27, 2025; and Administrative Amendment #4 on May 20, 2025. As the design of the Project progressed, certain adjustments to the original design were found necessary.

Gentry Kalaeloa was granted an Administrative Amendment #1 on January 27, 2023, to increase the residential floor area, change the exterior paint and roofing colors, reduce the number of parking stalls, and change the ownership and assignment of parking stalls. The Applicant was granted an Administrative Amendment #2 on July 31, 2023, to augment the plants currently shown in the approved Landscape Plan and not included in Figure 1.10 of the Kalaeloa Administrative Rules. The Applicant was granted an Administrative Amendment #3 on January 17, 2024, to increase in height for front yard fences from 3' to 4'6" for homes along Roosevelt Avenue, Copahee Avenue, Saratoga Avenue, and Kamokila Boulevard. The Applicant was granted an Administrative Amendment #4 on May 20, 2025, to construct a retaining wall less than 30" and to position a 36" fence on top of the wall along frontages of certain buildings along Saratoga Avenue.

For each of the described Administrative Amendments the HCDA found that the alterations to the approved Project, as proposed therein, would not adversely affect the Project's ability to satisfy all the required criteria of §15-215, HAR. Likewise, the subject amendments are also in conformance with §15-219, HAR, and do not change the overall character and use of the Project.

The past Administrative Amendments are included as:

- Appendix F - Administrative Amendment #1
- Appendix G - Administrative Amendment #2
- Appendix H - Administrative Amendment #3
- Appendix I - Administrative Amendment #4

3. Proposed Reserved Housing Revisions

Gentry is proposing that Section 3.3 Reserved Housing per the Development Permit be revised as follows:

HAR Title 15, Subtitle 4, Chapter 216, entitled "Kalaeloa Reserved Housing Rules" sets forth requirements for reserved housing units required as a condition of new residential development or redevelopment within the KCDD.

HAR §15-216-17 requires every developer with an approved development permit (for the construction of multi-family dwelling units on a lot greater than 40,000 gross square feet) to reserve at least twenty per cent of the total residential floor area as reserved housing units. Based on a total residential floor area of 530,789 sf (per Administrative Amendment #1), Gentry is required to provide at least 106,158 sf of reserved housing units for Ka'ulu. Gentry proposes to satisfy this requirement in part by applying 57,243 sf residential floor area reserved housing credits and 49,525 sf of residential floor area (42 units) for the development of reserved housing units, which will total 106,768 sf of residential floor area. The units will be sold to households earning not more than 140% of the area median income.

The revised Exhibit 19 shows how the amount of reserved housing was calculated, and which plan types will be provided as reserved housing units. Gentry will comply with the requirements of HAR Chapter 216, Subchapter 3 in the sale of reserved housing units.

The revised Exhibit 3 shows the conceptual project site plan, including the anticipated locations of reserved housing units.

4. Hawaii Housing Finance and Development Corporation (HHFDC) Dwelling Unit Revolving Fund (DURF) Equity Pilot (DEP) Program Funds

The Hawaii Housing Finance and Development Corporation (HHFDC) Dwelling Unit Revolving Fund (DURF) Equity Pilot (DEP) Program is a financial tool to help eligible buyers be better able to qualify for homeownership at Ka‘ulu. The DEP Program provides a zero-percent 30-year second mortgage loan, allowing HHFDC to reduce the borrower’s qualifying purchase price. No payments are required before the expiration of 30 years from the purchase closing date, until sale or transfer of the unit, or other events such as failing to occupy the unit as a principal residence.

The DEP Program criteria to participate in the program is similar to the requirements for the HCDA Reserved Housing Program. The DEP Program criteria is:

- Does not own any real property
- Has not received any gift funds
- Is working in a profession facing a shortage
- Must be a Hawaii Resident
- Must be an owner-occupant for as long as the program is in place

Gentry expressed interest in the program to HHFDC and on September 9, 2025 the HHFDC Board of Directors approved the purchase of equity in four 2 bed / 2 bath (Plan 4) units with the total designated funds not to exceed \$247,000. See Appendix J for HHFDC DEP Program Action.

Gentry is in the process of developing a DEP Program agreement with HHFDC. Gentry will work with the HCDA Executive Director and staff to coordinate the administration and use of the DEP Program in conjunction with the HCDA KCDD Rules.

Exhibit 3 – Conceptual Site Plan (Revised October 2025)



Exhibit 19 – Reserved Housing Requirement Calculation
(Revised October 2025)

Exhibit 19
(revised October 2025)

Reserved Housing Credits
TOTAL

Appendix F - Administrative Amendment #1

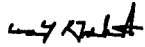
ADMINISTRATIVE AMENDMENT #1

to the

DEVELOPMENT PERMIT

for

**GENTRY KALAELOA, LLC / KA'ULU
KAL 21-005**



Craig K. Nakamoto
Executive Director

Jan 27, 2023

Date

HAWAII COMMUNITY DEVELOPMENT AUTHORITY
547 Queen Street
Honolulu, Hawaii 96813

January 27, 2023

Pursuant to Hawaii Revised Statutes Chapter 206E

PERMIT NO. KAL 21-005

Original Permit Approval: February 2, 2022

ADMINISTRATIVE AMENDMENT

In accordance with §§ 15-219-5, 15-215-88, Hawaii Administrative Rules (“HAR”), Development Permit KAL 21-005 (“Permit”) for GENTRY KALAELOA, LLC / KA'ULU (“Project”), as approved on February 2, 2022, is hereby amended to accommodate revisions to the Project. The original Permit proposed a 390-unit residential development consisting of approximately 262 multi-family attached units and approximately 128 single-family detached units. As the design of the Project progressed, certain adjustments to the original design were found necessary to accommodate the approved use. The request contains the following main components:

- Increase in cumulative residential floor area;
- Changes to the exterior paint and roofing colors;
- Reduction in number of parking stalls; and
- Changes to the ownership and assignment of parking stalls.

REQUEST

1. Floor Area

GENTRY KALAELOA, LLC (“Applicant”) has requested an increase to the cumulative residential floor area from 519,584 square feet (“sf”) to 530,789 sf. This represents a difference of 11,205 sf. The increased floor area of several approved floor plans affects the calculation of several other Development Permit requirements that are based on the Project’s floor area. These include:

1) **Reserved Housing (RH) requirement** – The RH requirement will increase by one unit; this will change from 87 to 88 units.

2) **Public Facilities Dedication (PFD) requirement** – The requirement for land dedicated to Public Facilities will increase by 358 sf. The original Applicant-proposed and Board-approved dedication of 18,958 sf exceeded the HCDA-required amount (16,591 sf) by 2,367 sf. The amount to be dedicated will still exceed this requirement. Although the requested modification will increase

the PFD requirement by 358 sf, resulting in a new total of 16,949 sf, the amount to be dedicated will not change, due to the existing surplus in dedicated area. Only the amount of surplus will decrease.

3) Open Space (OS) requirement – There will be no change to the OS requirement. However, the Applicant is choosing to increase this dedication by 3,571 sf, for a new total of 421,017 sf.

4) Recreation Space (RS) requirement – There will be no change to the RS requirement. However, the Applicant is choosing to decrease this dedication by 7,385 sf. The original Applicant-proposed and Board-approved dedication of 125,042 sf exceeded the HCDA-required amount (21,450 sf) by 103,592 sf. Although the requested amendment is to decrease the RS dedication to a new total of 117,657 sf, the amount to be dedicated will still exceed the HCDA requirement.

Please refer to Page 2 of Exhibit A for a detailed table of the requested modifications to the approved project elements.

2. Colors

GENTRY KALAELOA, LLC has requested various changes to the exteriors of the Project, including color schemes and roofing materials.

Two additional neutral color schemes have been added, for a new total of eight, all of which are similar to the original palettes. The roofing shingle options have increased from two to eight, as well as a change in manufacturer and model. The Board approved the use of Landmark “Solaris” solar-reflective shingles throughout, which have specific benefits for energy conservation and wind load. The current request to change the roofing material indicates the use of “Highlander NEX” from Malarkey Roofing Products. No information was provided to indicate that the proposed replacement features the same energy-saving and strength specifications.

3. Number of Parking Stalls

GENTRY KALAELOA, LLC has requested to reduce the number of off-street parking stalls. The approved Parking Plan includes a total of 931 parking spaces. This includes 151 off-street parking spaces for residents, visitors, and USPS that are in addition to the parking stalls that were required for exclusive use by either single family or multi-family residences. The Applicant is requesting a decrease of 5 spaces, for a total of 146, and will retain the 3 designated spaces for USPS use. The Kalaeloa Rules ("Rules") requires 562 off-street parking spaces be provided for the entire Project. The Applicant proposed, and the Board approved, 931 spaces. The decrease would not adversely affect the parking provision for the Project.

4. Ownership of Parking Stalls

GENTRY KALAELOA, LLC has requested to sell 50 of the off-street parking stalls to individual private owners, as an extension of their residence. The Applicant has found that they will have a surplus of parking stalls and proposes to offer some of the stalls as designated spaces, for sale to owners of residential units within Ka'ulu and to be permanently attached to the subject unit by CPR. The HCDA does not currently have regulatory control over ownership of the private off-street parking spaces within residential developments. The Applicant requested this as part of the current Administrative Amendment so the Development Permit documents would accurately reflect the intention to redistribute the surplus stalls within the approved Parking Plan.

DETERMINATION

The HCDA finds that the alterations to the approved Project, as proposed herein, will not adversely affect the Project's ability to satisfy all the required criteria of § 15-215, HAR. The subject amendments are also in conformance with § 15-219, HAR, and do not change the overall character and use of the Project.

The increased floor area of 11,205 sf for the Front Yard House and Flex Loft floor plans would be phased incrementally over the Ka'ulu construction schedule of three years. It represents a 2.16% increase above the approved amount of floor area and would appear as very small floor area increases per residential unit. As such, it is a *de minimis* change to the overall land impacts

of the entire Project and the impacts would be geographically dispersed. The impact of this increased floor area to the required dedications as provided in the Rules are, on balance, a benefit to the Community Development District because they trigger the requirement for one additional unit of Reserved Housing. The reduction in Recreation Space dedication is spread out throughout the parks and paths across the entire Project. The proposed changes to exterior colors and materials are compatible with the approved neighborhood character, but the Malarkey Roofing Products "Highlander NEX" will be required to meet the same energy-saving and strength specifications as the Board-approved Landmark "Solaris" solar-reflective shingles. The reduction in parking stalls and assigned ownership result in only a negligible impact to parking availability throughout the Project.

Unless specified herein, all requirements, conditions and rights set forth in the Permit, which are not affected by the subject revisions, shall remain in effect. In addition, every element depicted in each of the original exhibits approved by the Board remain in full effect - if they have been augmented (not reduced or removed) in the Administrative Amendment exhibits (attached) or have been expressly replaced with specific new elements therein, those specific changes shall control. However, if an amended exhibit inadvertently removes any element that was approved in the original exhibit (e.g., "Exhibit 8: Open Space / Recreation Areas"), the requirement for the original element(s) remains, plus the new, additional elements shall also be included.

Attachments:

Exhibit A - Applicant's Request for an Administrative Amendment, plus its attachments:

- Exhibit 3 - Conceptual Project Site Plan
- Exhibit 5 - Parking and Loading Zone
- Exhibit 8 - Open Space / Recreation Areas
- Exhibit 11.1 to 11.3 - Front Yard House - Floor Plans
- Exhibit 12.1 to 12.2 - Flex Loft 6-Plex - Floor Plans
- Exhibit 13.1 to 13.4 - Flex Loft 8-Plex - Floor Plans
- Exhibit 17.1 - Exterior Colors
- Exhibit 19 - Reserved Housing Requirement Calculation



November 23, 2022

Mr. Craig Nakamoto
Executive Director
Hawaii Community Development Authority
547 Queen Street
Honolulu, HI 96813

SUBJECT: REQUEST FOR ADMINISTRATIVE AMENDMENTS TO THE DEVELOPMENT
PERMIT APPLICATION FOR KA'ULU BY GENTRY

Dear Mr. Nakamoto:

On February 2, 2022, the HCDA Board of Directors approved Gentry Kalaeloa, LLC's Development Permit (DP) Application for Ka'ulu by Gentry, a planned 390-unit residential community in Kalaeloa. Following the Board's approval, Gentry was able to proceed with finalizing the residential floor plans for both the single-family units and the multi-family flex-lofts, as well as the site plan.

During the design process, we found that there were slight variations/increases in the size of the units when compared with what was submitted and approved by the Board. We are, therefore, seeking an administrative approval of the increase in square footages of the residential floor areas.

We are also seeking your approval of a couple of other changes that were triggered by the cumulative square footage increase in residential floor area of the project and the refinement of our site plan. These include the following:

- 1) An increase in the cumulative square footage of reserved housing units floor area requirement, which results in increasing our reserved housing requirement by one unit;
- 2) An increase in the public facilities dedication requirement by 358 square feet;
- 3) An increase in the open space provided;
- 4) A decrease in the recreation space provided; and
- 5) Subtle changes to the exterior paint and roofing colors.

These changes are summarized in the chart on the following page, with an illustrative explanation on the attached Exhibits.

	HCDA Requirement (as approved)	Approved by HCDA Board	HCDA Requirement (revised)	Requested Administrative Amendment	Change per Amendment
Cumulative Square Footage of Residential Floor Area*	-	519,584 sf	-	530,789 sf	HCDA Requirement – no change. Increase of 11,205 sf provided. See Revised Exhibit 11.1 to 11.3, 12.1 to 12.2, 13.1 to 13.4, and 19 for revised floor area drawings and tables.
Cumulative Square Footage of Reserved Housing Units Floor Area	103,917 sf	104,802 sf (855 sf credit)	106,158 sf	107,074 sf (916 sf credit)	HCDA Requirement – increase of 2,241 sf. Increase of 2,272 sf provided. Increase of 61 sf credit. See Revised Exhibit 19 for floor area table.
Reserved Housing Units	87	87	88	88	HCDA Requirement – increase of 1 reserved housing unit . Increase of 1 reserved housing unit provided. See Revised Exhibit 3 for illustration of 1 additional reserved housing unit.
Public Facilities Square Footage	16,591 sf	18,958 sf (2,367 sf credit)	16,949 sf (530,789 sf less 107,074 sf = 423,715 sf * 4%)	18,958 (2,009 sf credit)	HCDA Requirement – increase of 358 sf. No change in Public Facilities provided. Decrease in credit by 358 sf.
Open Space	259,618 sf	417,446 sf	259,618 sf	421,017 sf	HCDA Requirement – no change. 3,571 sf increase of open space provided. See Revised Exhibit 8.
Recreation Space	121,450 sf	125,042 sf	21,450 sf	117,657 sf	HCDA Requirement – no change. 7,385 sf decrease of recreation space provided. See Revised Exhibit 8.
Subtle changes to exterior paint and roofing colors	Roofs shall be finished with lighter colors	As shown on Exhibit 17.1	No change	As shown on Revised Exhibit 17.1	As shown on Revised Exhibit 17.1

We would also like to request your administrative approval for revisions to Gentry's parking plan. The DP Application indicates that there are 151 off-street resident, visitor, and USPS parking spaces (with 3 spaces reserved for use by the USPS). There are now 146 parking spaces, including 3 spaces reserved for the USPS and 3 designated handicap stalls. Even with the slightly reduced number of spaces, the current parking plan far exceeds the 39 visitor stalls that would have been required for the project by the City's Department of Planning and Permitting (DPP) had Ka'ulu been developed per LUO requirements (instead of per HCDA's Kalaeloa Rules). The Kalaeloa Rules do not require any visitor stalls. See Revised Exhibit 5 for illustration of parking stalls.

We would also like to request your approval for Gentry to reserve the right to sell 50 off-street parking stalls to buyers who need them. Sale of the parking stalls would be at Gentry's sole discretion and would take place at a later date (probably at the end of the project). Pricing is to be determined at the time of sale. We are also requesting your approval to CPR these parking stalls that will attach to units previously sold in Ka'ulu by Gentry.

We believe that even if we were to reserve 50 stalls for sale at a later date, the 93 remaining visitor spaces will be adequate to accommodate visitors. The 93 visitor stalls would be available for visitors on a first-come, first-served basis.

We believe this will benefit the community, as some owners will need extra parking and will be willing to pay for it. It is standard procedure in other condominium offerings in Honolulu and it is allowed as long as the minimum visitor parking requirements are met. Even with the 50 stalls reserved for sale, Ka'ulu will still have more than double what DPP would require for visitor parking.

Please call Andrew Kamikawa or me if you have any questions regarding our requests. Andrew or I can be reached at (808) 599-8360 / AndrewK@gentryhawaii.com or (808) 599-8224 / QuentinM@gentryhawaii.com, respectively.

Thank you for your consideration.

Sincerely,

Gentry Kalaeloa, LLC



Quentin Machida
President and CEO

Reviewed and accepted:

Craig Nakamoto, HCDA Executive Director Date

Enclosures: Revised Exhibits:

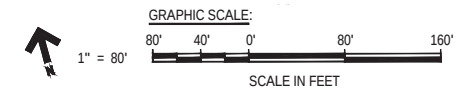
- Exhibit 3 – Conceptual Project Site Plan
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- Exhibit 17.1 – Exterior Colors
- Exhibit 19 – Reserved Housing Requirement Calculation



BARBERS POINT
ELEMENTARY SCHOOL

NOTES:

1. ALL PARKING SPACES ARE STANDARD SIZE
2. 2 PARKING SPACES PROVIDED FOR EACH UNIT, SEE EXHIBITS



10' BUILD TO LINE / SETBACK
 14' SETBACK FOR FUTURE R.O.W.
 PROPERTY LINE
Franklin D. Roosevelt Avenue (City)

Open Space
 (SF = square feet)

Total Open Space = 421,017 SF $\frac{\text{(Open Space)}}{\text{(Lot Size)}} = \frac{421,017 \text{ SF}}{1,298,408 \text{ SF}}$

32.4% Open

Recreation Space
 (SF = square feet)

Recreation Space 1 = 49,286 SF $\frac{\text{(Recreation Space)}}{\text{(No. of Units)}} = \frac{117,657 \text{ SF}}{390 \text{ Units}}$
 Recreation Space 2 = 19,114 SF
 Recreation Space 3 = 28,223 SF
 Recreation Space 4 = 21,034 SF

301 SF Unit

Total = 117,657 SF



SHADE STRUCTURE



PLAY STRUCTURE



FITNESS STATIONS



TRELLIS

Kamokila Boulevard (City)

Copahoe Avenue (City)

Saratoga Avenue (City)

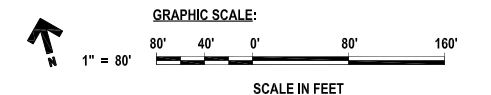


BENCH (AT LEAST TWO IN EACH PARK)



PICNIC TABLE (AT LEAST TWO IN EACH PARK)

PROPERTY LINE
 6' SETBACK FOR FUTURE R.O.W.
 10' BUILD TO LINE / SETBACK



Front Yard House Req. Breakdown

A. Pedestrian Access
Pedestrian Access To Front Door

B. Frontage Occupancy
Actual Frontage Breakdown
Total Building Width @ Occupancy Line Front Elevation: 22'-0"
Total Building Width @ Occupancy Line Side Elevation: 55'-0"

C. Floor Plate Ratio (Approved)
First Floor Area Total: 1,134 SF (100%)
Second Floor Area Total: 986 SF (87%)
Gross Horizontal Areas Total: 2,120 SF

D. Residential Floor Area (Approved)
First Floor Area Total: 595 SF
Second Floor Area Total: 918 SF
Total: 1,513 SF

E. Fence Locations
Height 3'-0" front yard or side yard when facing thoroughfare
Height 6'-0" for side yard or rear yard.

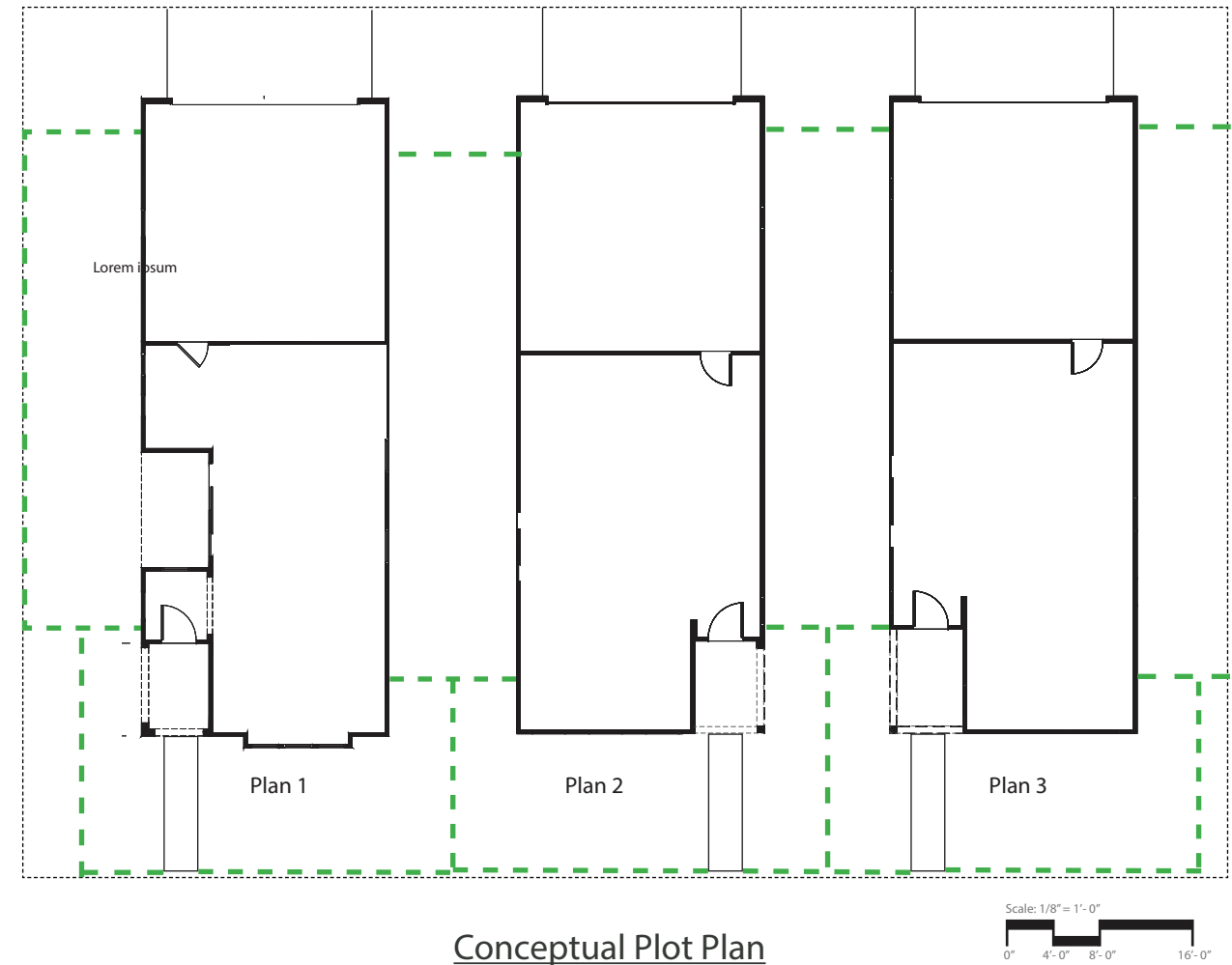
F. Trash Can & Bicycle Location
T R B

G. Building Height: Overall Height: 27'-2"

H. Parking Design & Location
Standard Stall 8'-6" x 18'-0"

C. Floor Plate Ratio (Revised)
First Floor Plate Area Total: 1,177 SF (100%)
Second Floor Plate Area Total: 1,023 SF (87%)
Gross Horizontal Areas Total: 2,200 SF

D. Residential Unit Floor Area (Revised)
First Floor Area Total: 614 SF
Second Floor Area Total: 951 SF
Total: 1,565 SF



Front Yard House Req. Breakdown

A. Pedestrian Access
Pedestrian Access To Front Door

B. Frontage Occupancy
Actual Frontage Breakdown
Total Building Width @ Occupancy Line Front Elevation: 22'-0"
Total Building Width @ Occupancy Line Side Elevation: 55'-0"

C. Floor Plate Ratio (Approved)
First Floor Area Total: 1,173 SF (100%)
Second Floor Area Total: 969 SF (83%)
Gross Horizontal Areas Total: 2,142 SF

D. Residential Floor Area (Approved)
First Floor Area Total: 654 SF
Second Floor Area Total: 919 SF
Total: 1,573 SF

E. Fence Locations
Height 3'-0" front yard or side yard when facing thoroughfare
Height 6'-0" for side yard or rear yard.

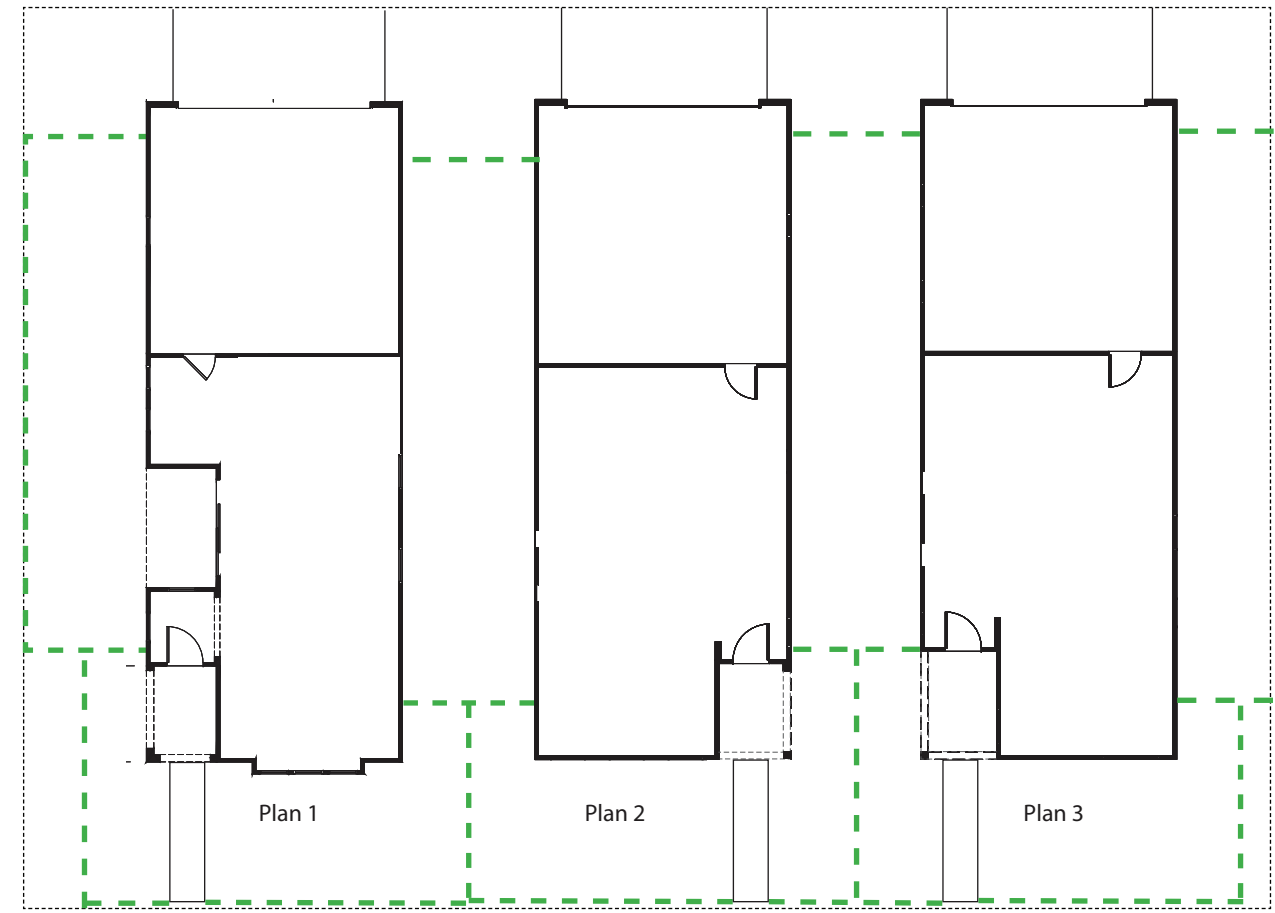
F. Trash Can & Bicycle Location
T R B

G. Building Height: Overall Height: 27'-2"

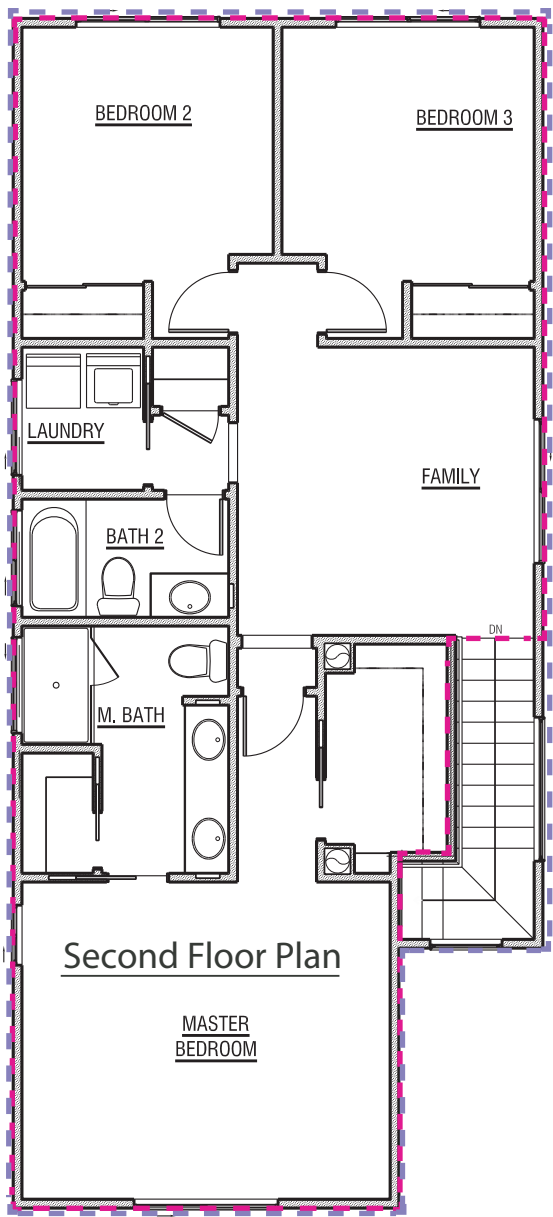
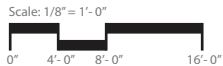
H. Parking Design & Location
Standard Stall 8'-6" x 18'-0"

C. Floor Plate Ratio (Revised)
First Floor Plate Area Total: 1,216 SF (100%)
Second Floor Plate Area Total: 1,029 SF (85%)
Gross Horizontal Areas Total: 2,246 SF

D. Residential Unit Floor Area (Revised)
First Floor Area Total: 702 SF
Second Floor Area Total: 971 SF
Total: 1,673 SF



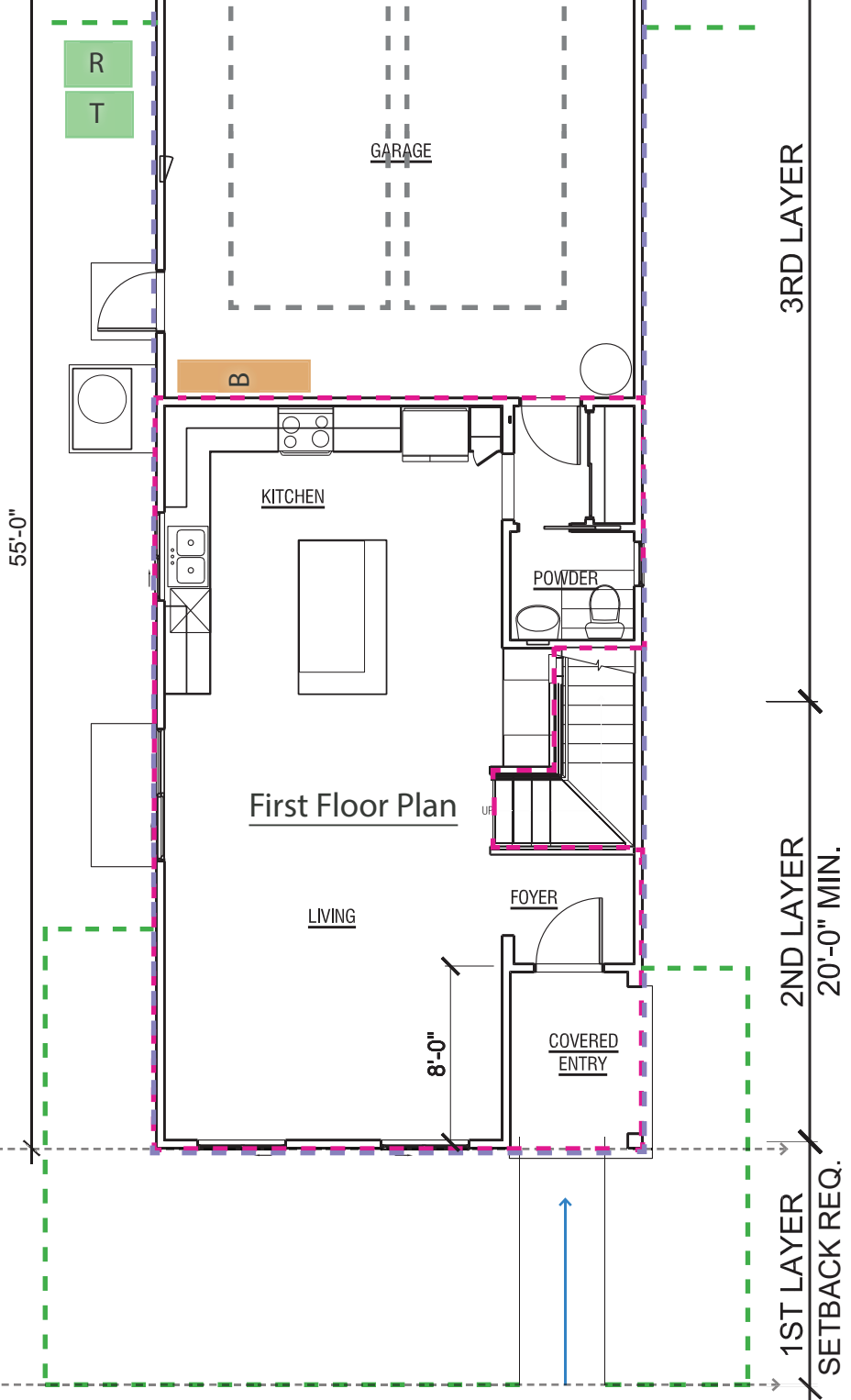
Conceptual Plot Plan



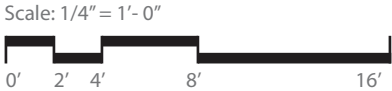
Second Floor Plan

Build to Line

Fence Line / Principal Frontage



First Floor Plan



Front Yard House Req. Breakdown

A. Pedestrian Access
Pedestrian Access To Front Door

B. Frontage Occupancy
Actual Frontage Breakdown
Total Building Width @ Occupancy Line Front Elevation: 22'-0"
Total Building Width @ Occupancy Line Side Elevation: 55'-0"

C. Floor Plate Ratio (Approved)
First Floor Area Total: 1,173 SF (100%)
Second Floor Area Total: 1,000 SF (85%)
Gross Horizontal Areas Total: 2,173 SF

D. Residential Floor Area (Approved)
First Floor Area Total: 650 SF
Second Floor Area Total: 941 SF
Total: 1,591 SF

E. Fence Locations
Height 3'-0" front yard or side yard when facing thoroughfare
Height 6'-0" for side yard or rear yard.

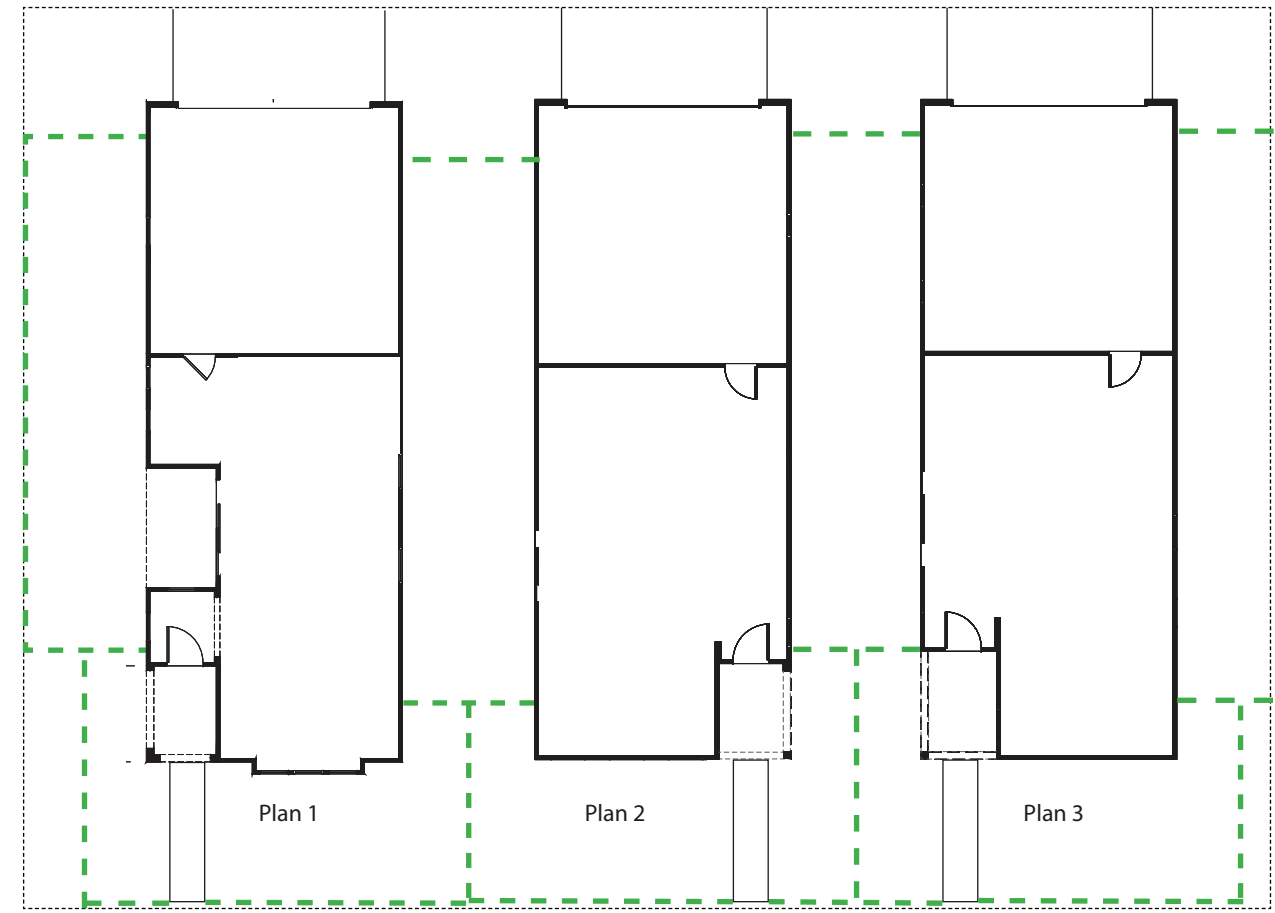
F. Trash Can & Bicycle Location
T R B

G. Building Height: Overall Height: 27'-2"

H. Parking Design & Location
Standard Stall 8'-6" x 18'-0"

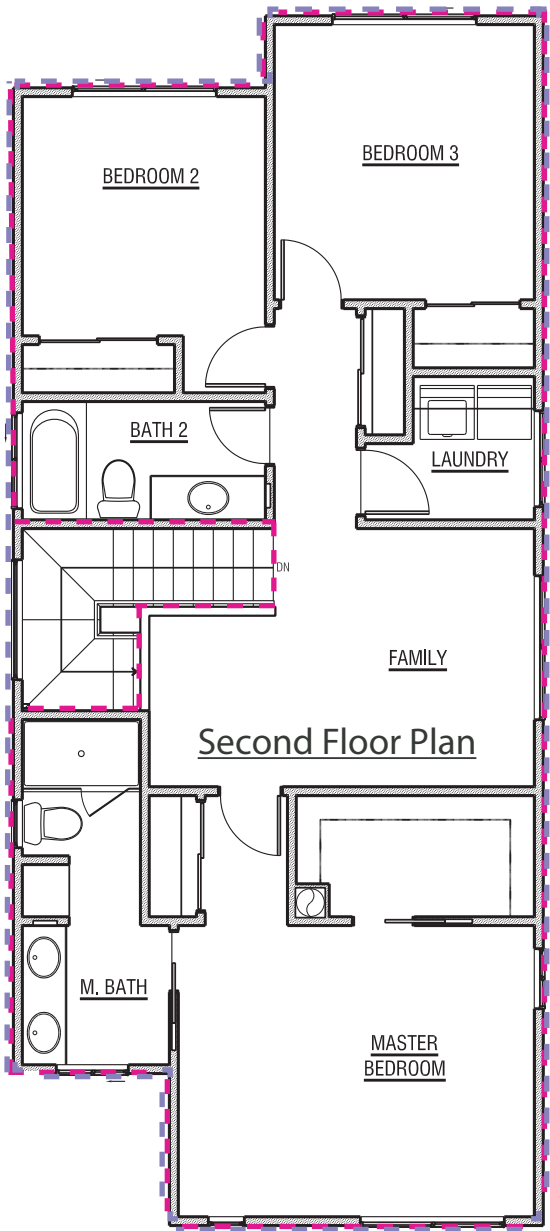
C. Floor Plate Ratio (Revised)
First Floor Plate Area Total: 1,216 SF (100%)
Second Floor Plate Area Total: 1,041 SF (85%)
Gross Horizontal Areas Total: 2,257 SF

D. Residential Floor Area (Revised)
First Floor Area Total: 675 SF
Second Floor Area Total: 977 SF
Total: 1,652 SF

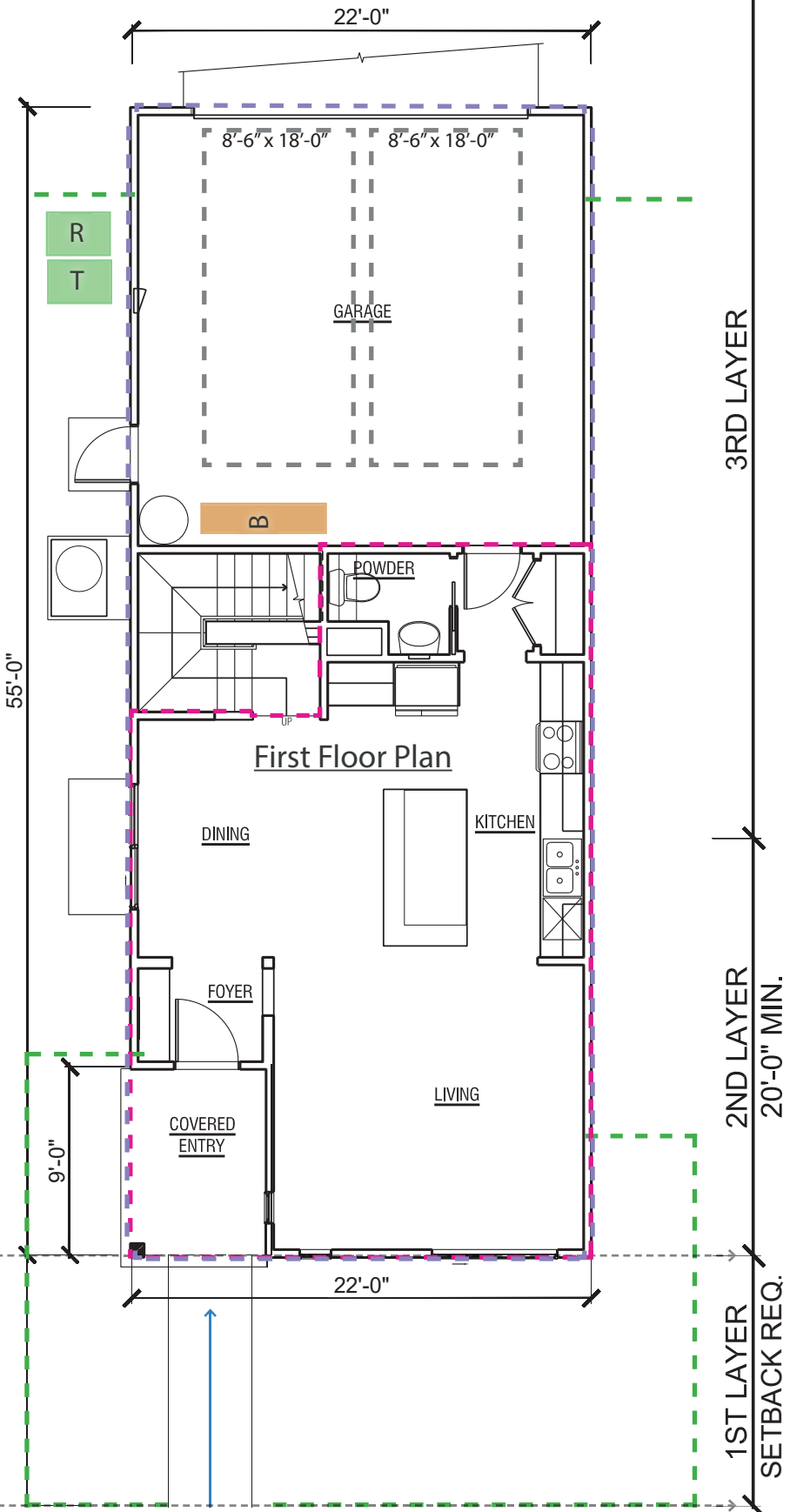


Conceptual Plot Plan

Scale: 1/8" = 1'-0"
0' 4'-0" 8'-0" 16'-0"

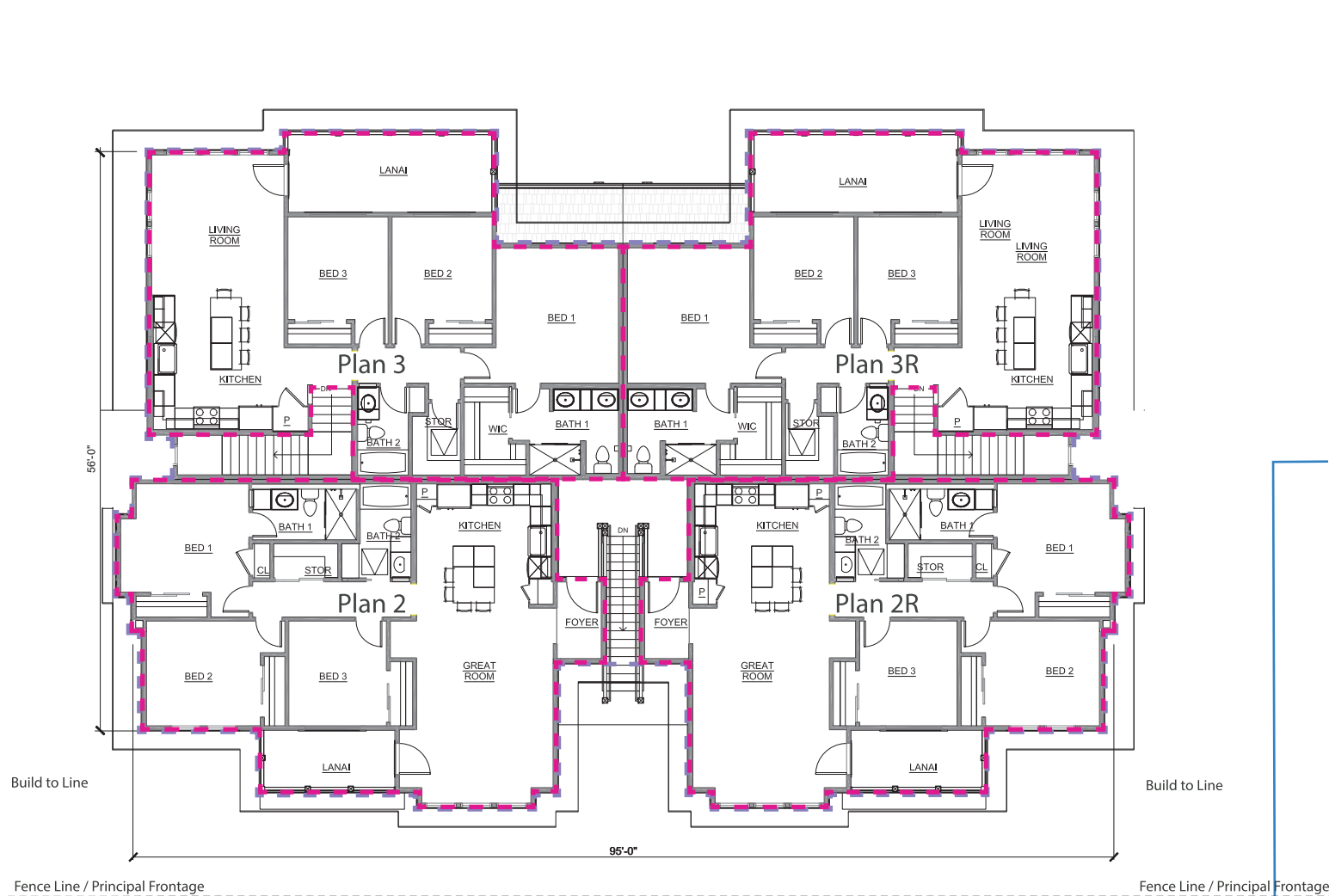


Second Floor Plan



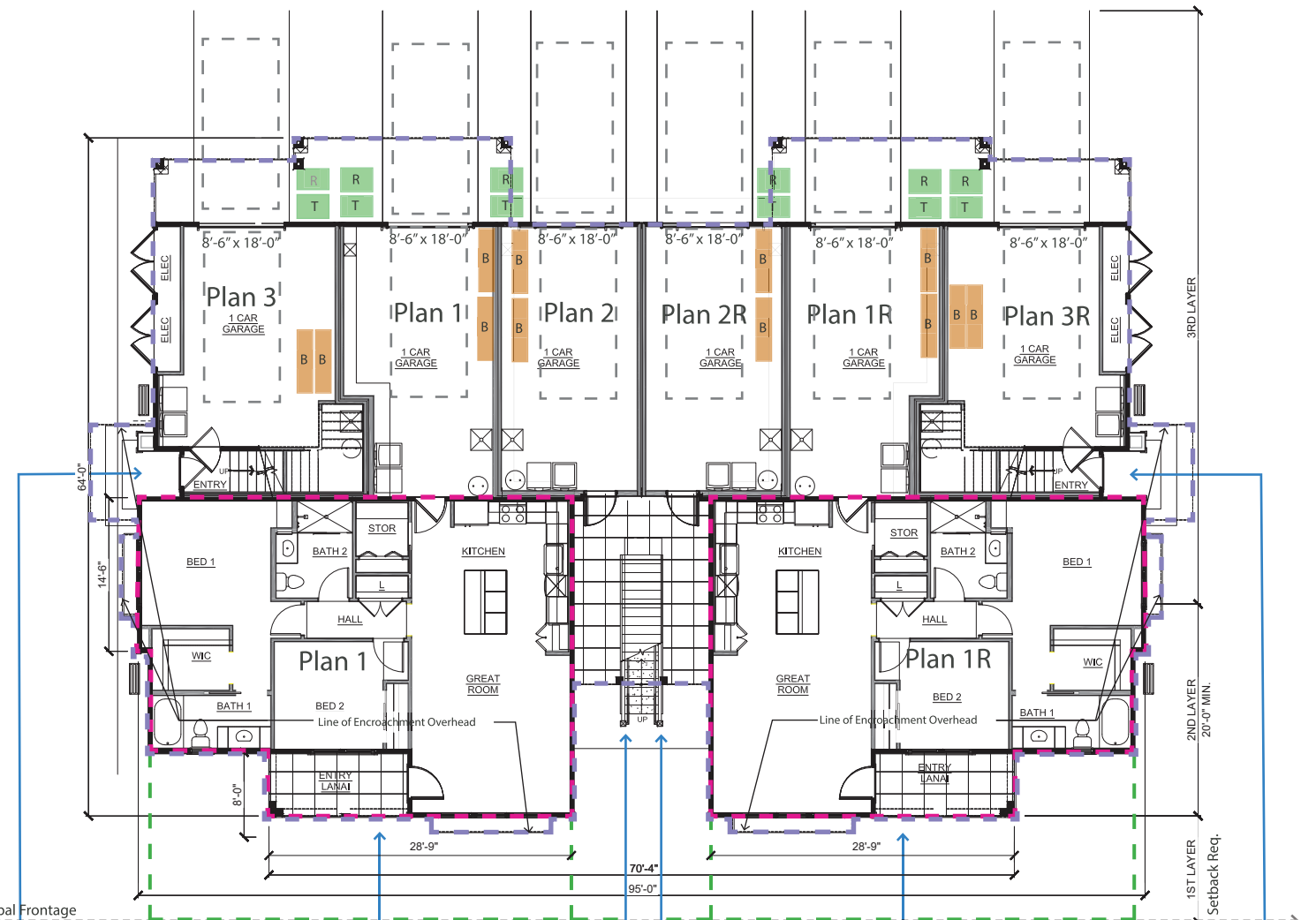
First Floor Plan

Scale: 1/4" = 1'-0"
0' 2' 4' 8' 16'



Second Floor Plan

Flex Loft 6-Plex



First Floor Plan

Flex Loft 6-Plex

Flex Loft Req. Breakdown

A. Pedestrian Access

Pedestrian Access To Front Door

B. Frontage Occupancy @ Front Elevation

Total Building Length: 95'-0"

Total Building @ Occupancy Line: 70'-4"

Flex Loft Width @ Occupancy Line :28'-9"

Frontage Occupancy @ Side Elevation

Total Building Length: 64'-0"

Total Building @ Occupancy Line: 14'-6"

FlexLoft Width@ Occupancy Line: 14'-6"

C. Floor Plate Ratio (Approved)

First Floor Plate Area Total: 5,559 SF (100%)

Second Floor Plate Area Total: 5,361 SF (96.4%)

Gross Horizontal Areas Total: 10,920 SF

D. Residential Floor Area (Approved)

		Per Plan	Total Building
Plan 1/1R	Floor 1	1,156 SF	2,312 SF
Plan 2/2R	Floor 2	1,223 SF	2,446 SF
Plan 3/3R	Floor 2	1,290 SF	2,580 SF
Total:			7,338 SF

E. Fence Location

Height 3'-0" front yard or side yard when facing thoroughfare

Height 6'-0" for side yard or rear yard.

F. Trash Can & Bicycle Location

R T B

G. Building Height: Overall Height: +/- 28' - 3"

H. Parking Design & Location Standard Stall 8'-6" x 18'-0"

C. Floor Plate Ratio (Revised)

First Floor Plate Area Total: 5,560 SF (100%)

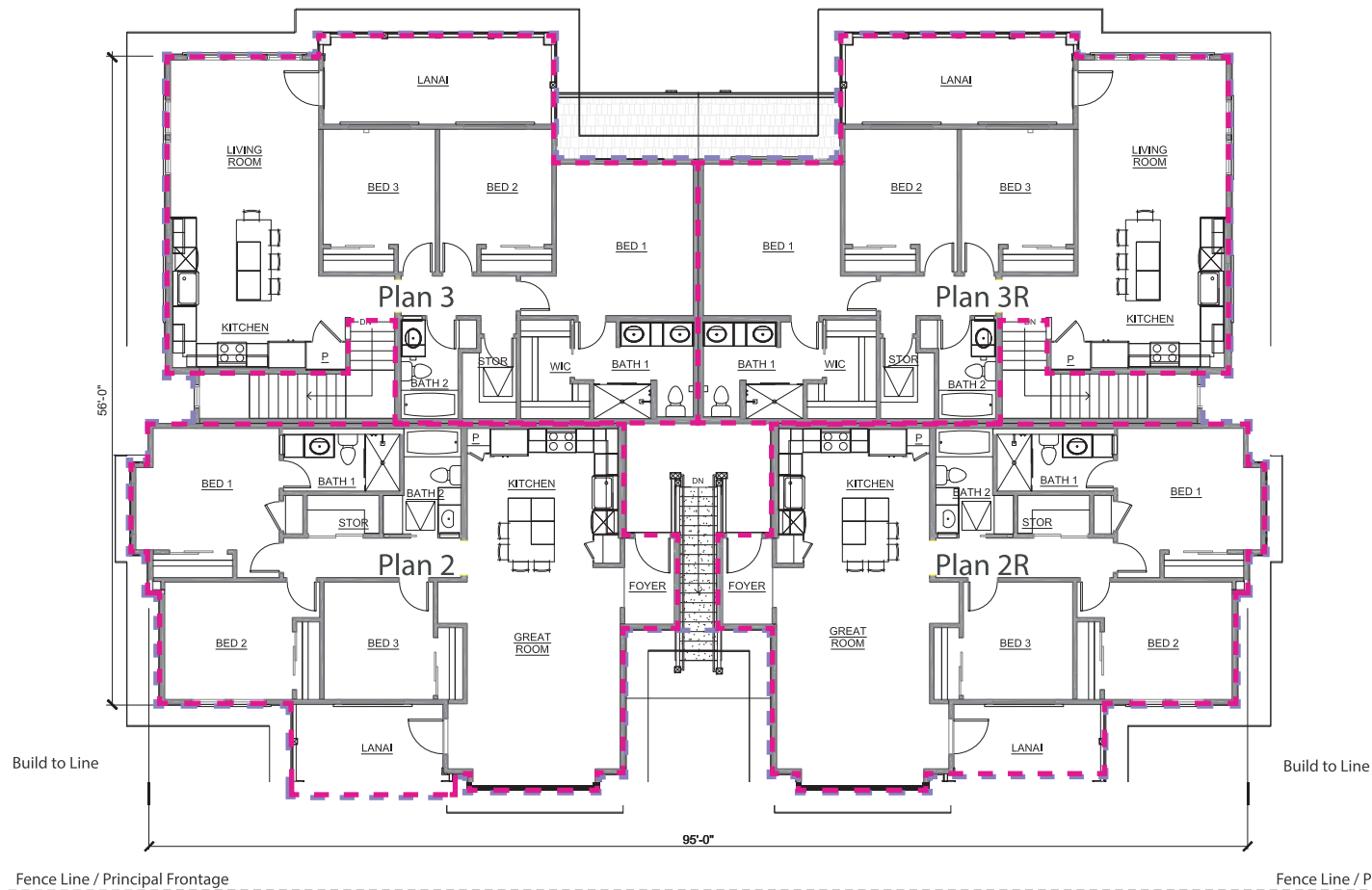
Second Floor Plate Area Total: 5,365 SF (95%)

Gross Horizontal Areas Total: 10,925 SF

D. Residential Unit Floor Area

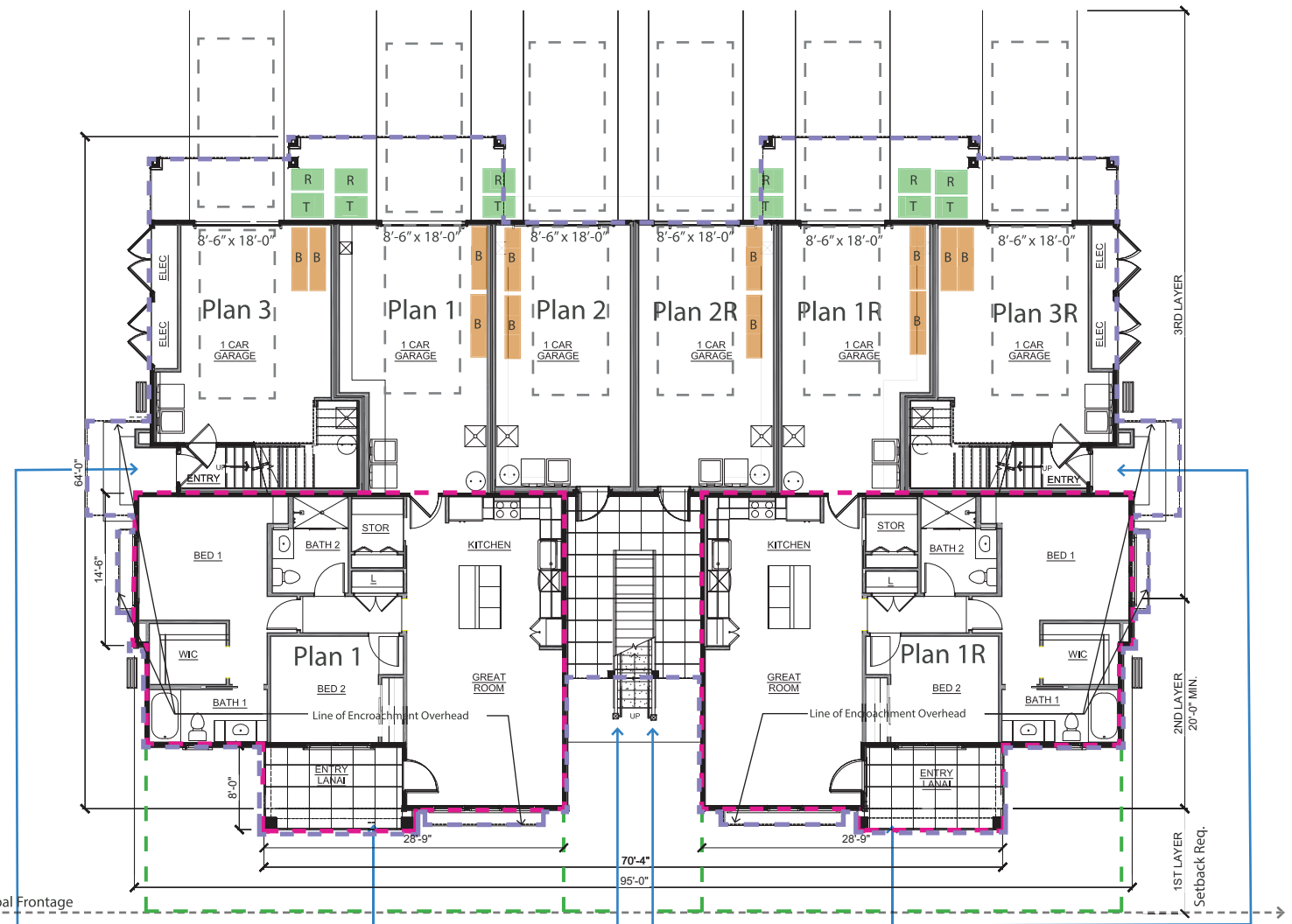
	Per Plan	Total Building
Plan 1/1R Floor 1	1,155 SF	2,310 SF
Plan 2/2-R	1,224 SF	1,248 SF
Plan 3/3R	1,292 SF	2,584 SF
Total:		7,342 SF

Scale: 1/8" = 1'-0"



Second Floor Plan

Flex Loft 6-Plex



First Floor Plan

Flex Loft 6-Plex

Flex Loft Req. Breakdown

A. Pedestrian Access

Pedestrian Access To Front Door

B. Frontage Occupancy @ Front Elevation

Total Building Length: 95'-0"

Total Building @ Occupancy Line: 70'-4"

Flex Loft Width @ Occupancy Line :28'-9"

Frontage Occupancy @ Side Elevation

Total Building Length: 64'-0"

Total Building @ Occupancy Line: 14'-6"

FlexLoft Width @ Occupancy Line: 14'-6"

C. Floor Plate Ratio (Approved)

First Floor Plate Area Total: 5,559 SF (100%)

Second Floor Plate Area Total: 5,361 SF (96.4%)

Gross Horizontal Areas Total: 10,920 SF

D. Residential Floor Area (Approved)

		Per Plan	Total Building
Plan 1/1R	Floor 1	1,156 SF	2,312 SF
Plan 2/2R	Floor 2	1,223 SF	2,446 SF
Plan 3/3R	Floor 2	1,290 SF	2,580 SF
Total:			7,338 SF

E. Fence Location

Height 3'-0" front yard or side yard when facing thoroughfare

Height 6'-0" for side yard or rear yard.

F. Trash Can & Bicycle Location

R T B

G. Building Height: Overall Height: +/- 28' - 3"

H. Parking Design & Location Standard Stall 8'-6" x 18'-0"

C. Floor Plate Ratio (Revised)

First Floor Plate Area Total: 5,620 SF (100%)

Second Floor Plate Area Total: 5,405 SF (96%)

Gross Horizontal Areas Total: 11,025 SF

D. Residential Unit Floor Area

	Per Plan	Total Building
Plan 1/1R Floor 1	1,177 SF	2,354 SF
Plan 2/2-R	1,246 SF	2,492 SF
Plan 3/3R	1,290 SF	2,580 SF
Total:		7,426 SF

Scale: 1/8" = 1'-0"

Flex Loft Req. Breakdown

A. Pedestrian Access

Pedestrian Access To Front Door

B. Frontage Occupancy

Total Building Length: 130'-0"
Total Building @ Occupancy Line: 105'-4"
Flex Loft Width @ Occupancy Line: 28'-9" and 25'-0"
Frontage Occupancy @ Side Elevation

Total Building Length: 64'-0"
Total Building @ Occupancy Line: 46'-5 1/2"
Flex Loft Width @ Occupancy Line: 27'-5 1/2" and 14'-6"

C. Floor Plate Ratio (Approved)

First Floor Plate Area Total: 7,642 SF (100%)
Second Floor Plate Area Total: 7,323 SF (96%)
Gross Horizontal Areas Total: 14,965 SF

D. Residential Unit Floor Area (Approved)

		Per Plan	Total Building
Plan 1/1R	Floor 1	1,156 SF	2,312 SF
Plan 2/2R	Floor 2	1,223 SF	2,446 SF
Plan 3/3R	Floor 2	1,290 SF	2,580 SF
Plan 4	Floor 2	1,100 SF	1,100 SF
Plan 5	Floor 1/2	674 SF / 650 SF	1,324 SF
Total:			9,762 SF

E. Fence Location

Height 3'-0" front yard or side yard when facing thoroughfare
Height 6'-0" for side yard or rear yard.

F. Trash Can & Bicycle Location

R T B

G. Building Height: Overall Height: +/- 28' - 3"

H. Parking Design & Location
Standard Stall 8'-6" x 18'-0"

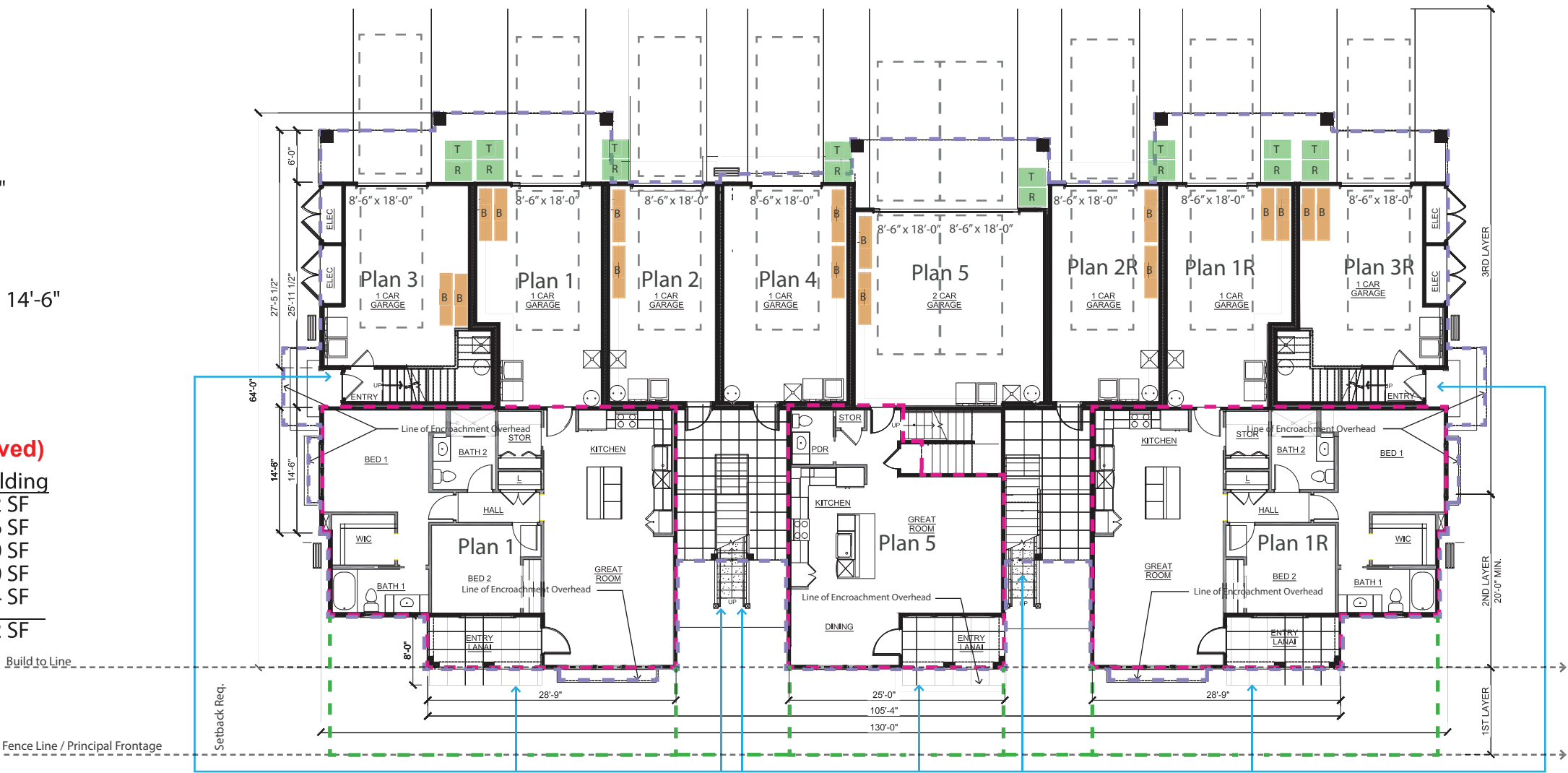


C. Floor Plate Ratio (Revised)

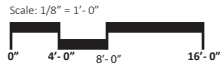
First Floor Plate Area Total: 7,607 SF (100%)
Second Floor Plate Area Total: 7,313 SF (96%)
Gross Horizontal Areas Total: 14,920 SF

D. Residential Unit Floor Area

	Per Plan	Total Building
Plan 1/1R Floor 1	1,156 SF	2,312 SF
Plan 2	1,224 SF	1,224 SF
Plan 2-R	1,233 SF	1,233 SF
Plan 3/3R	1,291 SF	2,582 SF
Plan 4	1,107 SF	1,107 SF
Plan 5	671 SF / 654 SF	1,325 SF
Total:		9,783 SF



First Floor Plan
Flex Loft 8-Plex



Flex Loft Req. Breakdown

A. Pedestrian Access

Pedestrian Access To Front Door

B. Frontage Occupancy

Total Building Length: 130'-0"
Total Building @ Occupancy Line: 105'-4"
Flex Loft Width @ Occupancy Line: 28'-9" and 25'-0"
Frontage Occupancy @ Side Elevation

Total Building Length: 64'-0"
Total Building @ Occupancy Line: 46'-5 1/2"
Flex Loft Width @ Occupancy Line: 27'-5 1/2" and 14'-6"

C. Floor Plate Ratio (Approved)

First Floor Plate Area Total: 7,642 SF (100%)
Second Floor Plate Area Total: 7,323 SF (96%)
Gross Horizontal Areas Total: 14,965 SF

D. Residential Unit Floor Area (Approved)

		Per Plan	Total Building
Plan 1/1R	Floor 1	1,156 SF	2,312 SF
Plan 2/2R	Floor 2	1,223 SF	2,446 SF
Plan 3/3R	Floor 2	1,290 SF	2,580 SF
Plan 4	Floor 2	1,100 SF	1,100 SF
Plan 5	Floor 1/2	674 SF / 650 SF	1,324 SF
Total:			9,762 SF

E. Fence Location

Height 3'-0" front yard or side yard when facing thoroughfare
Height 6'-0" for side yard or rear yard.

F. Trash Can & Bicycle Location



G. Building Height: Overall Height: +/- 28' - 3"

H. Parking Design & Location
Standard Stall 8'-6" x 18'-0"



C. Floor Plate Ratio (Revised)

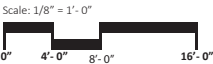
First Floor Plate Area Total: 7,607 SF (100%)
Second Floor Plate Area Total: 7,313 SF (96%)
Gross Horizontal Areas Total: 14,920 SF

D. Residential Unit Floor Area

		Per Plan	Total Building
Plan 1/1R	Floor 1	1,156 SF	2,312 SF
Plan 2		1,224 SF	1,224 SF
Plan 2-R		1,233 SF	1,233 SF
Plan 3/3R		1,291 SF	2,582 SF
Plan 4		1,107 SF	1,107 SF
Plan 5		671 SF / 654 SF	1,325 SF
Total:			9,783 SF



Second Floor Plan
Flex Loft 8-Plex



Flex Loft Req. Breakdown

A. Pedestrian Access

Pedestrian Access To Front Door

B. Frontage Occupancy

Total Building Length: 130'-0"
Total Building @ Occupancy Line: 105'-4"
Flex Loft Width @ Occupancy Line: 28'-9" and 25'-0"
Frontage Occupancy @ Side Elevation

Total Building Length: 64'-0"
Total Building @ Occupancy Line: 46'-5 1/2"
Flex Loft Width @ Occupancy Line: 27'-5 1/2" and 14'-6"

C. Floor Plate Ratio (Approved)

First Floor Plate Area Total: 7,642 SF (100%)
Second Floor Plate Area Total: 7,323 SF (96%)
Gross Horizontal Areas Total: 14,965 SF

D. Residential Unit Floor Area (Approved)

		Per Plan	Total Building
Plan 1/1R	Floor 1	1,156 SF	2,312 SF
Plan 2/2R	Floor 2	1,223 SF	2,446 SF
Plan 3/3R	Floor 2	1,290 SF	2,580 SF
Plan 4	Floor 2	1,100 SF	1,100 SF
Plan 5	Floor 1/2	674 SF / 650 SF	1,324 SF
Total:			9,762 SF

E. Fence Location

Height 3'-0" front yard or side yard when facing thoroughfare
Height 6'-0" for side yard or rear yard.

F. Trash Can & Bicycle Location

R T B

G. Building Height: Overall Height: +/- 28' - 3"

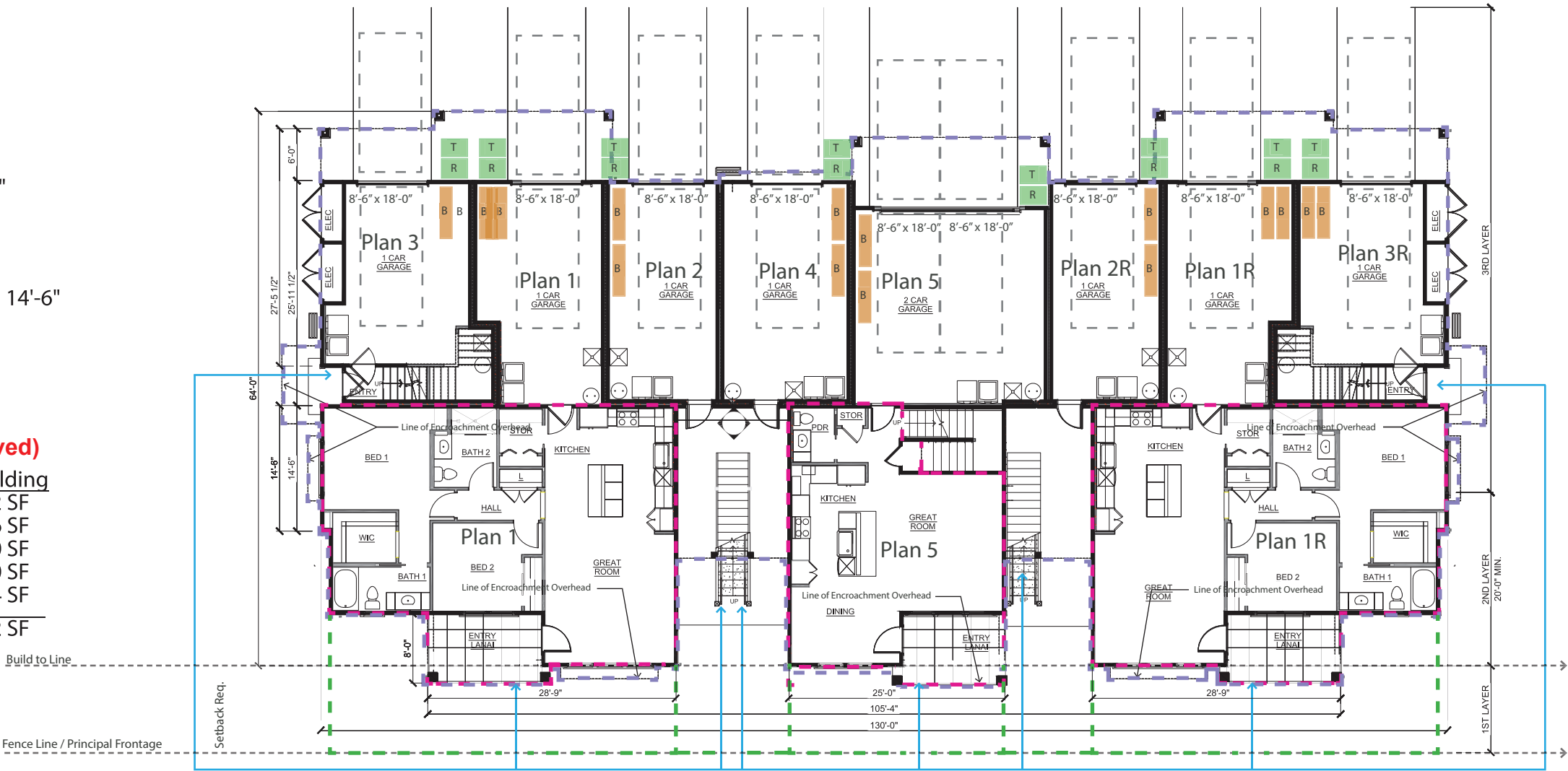
H. Parking Design & Location
Standard Stall 8'-6" x 18'-0"

C. Floor Plate Ratio (Revised)

First Floor Plate Area Total: 7,702 SF (100%)
Second Floor Plate Area Total: 7,349 SF (95%)
Gross Horizontal Areas Total: 15,051 SF

D. Residential Unit Floor Area

	Per Plan	Total Building
Plan 1/1R Floor 1	1,178 SF	2,356 SF
Plan 2	1,246 SF	1,246 SF
Plan 2-R	1,255 SF	1,255 SF
Plan 3/3R	1,288 SF	2,576 SF
Plan 4	1,105 SF	1,105 SF
Plan 5	698 SF / 654 SF	1,352 SF
Total:		9,890 SF



First Floor Plan
Flex Loft 8-Plex

Flex Loft Req. Breakdown

A. Pedestrian Access

Pedestrian Access To Front Door

B. Frontage Occupancy

Total Building Length: 130'-0"
Total Building @ Occupancy Line: 105'-4"
Flex Loft Width @ Occupancy Line: 28'-9" and 25'-0"
Frontage Occupancy @ Side Elevation

Total Building Length: 64'-0"
Total Building @ Occupancy Line: 46'-5 1/2"
Flex Loft Width @ Occupancy Line: 27'-5 1/2" and 14'-6"

C. Floor Plate Ratio (Approved)

First Floor Plate Area Total: 7,642 SF (100%)
Second Floor Plate Area Total: 7,323 SF (96%)
Gross Horizontal Areas Total: 14,965 SF

D. Residential Unit Floor Area (Approved)

		Per Plan	Total Building
Plan 1/1R	Floor 1	1,156 SF	2,312 SF
Plan 2/2R	Floor 2	1,223 SF	2,446 SF
Plan 3/3R	Floor 2	1,290 SF	2,580 SF
Plan 4	Floor 2	1,100 SF	1,100 SF
Plan 5	Floor 1/2	674 SF / 650 SF	1,324 SF
Total:			9,762 SF

E. Fence Location

Height 3'-0" front yard or side yard when facing thoroughfare
Height 6'-0" for side yard or rear yard.

F. Trash Can & Bicycle Location



G. Building Height: Overall Height: +/- 28' - 3"

H. Parking Design & Location
Standard Stall 8'-6" x 18'-0"



C. Floor Plate Ratio (Revised)

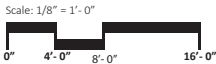
First Floor Plate Area Total: 7,702 SF (100%)
Second Floor Plate Area Total: 7,349 SF (95%)
Gross Horizontal Areas Total: 15,051 SF

D. Residential Unit Floor Area

	Per Plan	Total Building
Plan 1/1R Floor 1	1,178 SF	2,356 SF
Plan 2	1,246 SF	1,246 SF
Plan 2-R	1,255 SF	1,255 SF
Plan 3/3R	1,288 SF	2,576 SF
Plan 4	1,105 SF	1,105 SF
Plan 5	698 SF / 654 SF	1,352 SF
Total:		9,890 SF

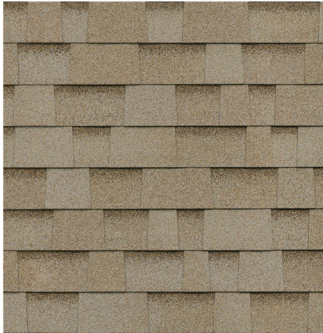


Second Floor Plan
Flex Loft 8-Plex



Kalaeloa - Exterior Paint Colors

Exhibit 17.1 (revised November 2022)



Malarkey Roofing Products
Highlander NEX - Golden Amber

Color Scheme 1

SW 6184 Austere Gray (Body)	SW 6187 Rosemary (Trim)
SW 9130 Evergreen Fog (Body)	SW 7693 Stonebriar (Accent)

Color Scheme 2

SW 9110 Malabar (Body)	SW 6153 Protégé Bronze (Trim)
SW 9117 Urban Jungle (Body)	SW 7705 Wheat Penny (Accent)



Malarkey Roofing Products
Highlander NEX - Sienna Blend

Color Scheme 3

SW 7658 Gray Clouds (Body)	SW 7622 Homburg Gray (Trim)
SW 7660 Earl Grey (Body)	SW 7613 Aqua-Sphere (Accent)



Malarkey Roofing Products
Highlander NEX - Ivory Mist

Color Scheme 4

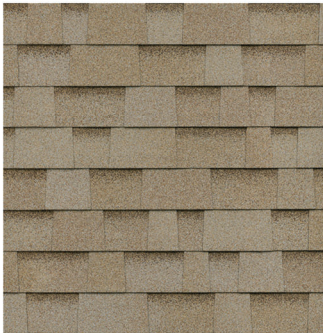
SW 7057 Silver Strand (Body)	SW 7061 Night Owl (Trim)
SW 9164 Illusive Green (Body)	SW 6048 Terra Brun (Accent)



Malarkey Roofing Products
Highlander NEX - Silverwood

Color Scheme 5

SW 6198 Sensible Hue (Body)	SW 6202 Cast Iron (Trim)
SW 9131 Cornwall Slate (Body)	SW 2853 New Colonial Yellow (Accent)



Malarkey Roofing Products
Highlander NEX - Golden Amber

Color Scheme 6

SW 7044 Amazing Gray (Body)	SW 7040 Smokehouse (Trim)
SW 9174 Moth Wing (Body)	SW 2803 Rookwood Terra Cotta (Accent)



Malarkey Roofing Products
Highlander NEX - Sienna Blend

Color Scheme 7

SW 6163 Grassland (Body)	SW 6166 Eclipse (Trim)
SW 9127 At Ease Soldier (Body)	SW 7048 Urbane Bronze (Accent)



Malarkey Roofing Products
Highlander NEX - Silverwood

Color Scheme 8

SW 7051 Analytical Gray (Body)	SW 7054 Oak Leaf Brown (Trim)
SW 9172 Studio Clay (Body)	SW 6062 Vintage Leather (Accent)



Malarkey Roofing Products
Highlander NEX - Golden Amber

Reserved Housing Requirement Calculation

Exhibit 19
(revised November 2022)

Type	Plan	Bedrooms/ Bathrooms	Total Units	SF per unit Floor Area	Total SF	Market Units	Market Floor Area	Reserved Units	Reserved Floor Area	Parking Provided	
Front Yard House	1	3 BR / 2.5 BA	44	1,565	68,860	44	68,860	0	0	88	
Front Yard House	2	3 BR / 2.5 BA	41	1,673	68,593	41	68,593	0	0	82	
Front Yard House	3	3 BR / 2.5 BA	43	1,652	71,036	43	71,036	0	0	86	
6-Plex Flex Loft	Craftsman	1	2 BR / 2 BA	9	1,177	10,593	9	10,593	0	0	18
		1R	2 BR / 2 BA	9	1,177	10,593	9	10,593	0	0	18
		2	3 BR / 2 BA	9	1,246	11,214	0	0	9	11,214	18
		2R	3 BR / 2 BA	9	1,246	11,214	0	0	9	11,214	18
		3	3 BR / 2 BA	9	1,290	11,610	9	11,610	0	0	18
		3R	3 BR / 2 BA	9	1,290	11,610	9	11,610	0	0	18
6-Plex Flex Loft	Plantation	1	2 BR / 2 BA	8	1,155	9,240	8	9,240	0	0	16
		1R	2 BR / 2 BA	8	1,155	9,240	8	9,240	0	0	16
		2	3 BR / 2 BA	8	1,224	9,792	0	0	8	9,792	16
		2R	3 BR / 2 BA	8	1,224	9,792	0	0	8	9,792	16
		3	3 BR / 2 BA	8	1,292	10,336	8	10,336	0	0	16
		3R	3 BR / 2 BA	8	1,292	10,336	8	10,336	0	0	16
8-Plex Flex Loft	Craftsman	1	2 BR / 2 BA	10	1,178	11,780	10	11,780	0	0	20
		1R	2 BR / 2 BA	10	1,178	11,780	10	11,780	0	0	20
		2	3 BR / 2 BA	10	1,246	12,460	0	0	10	12,460	20
		2R	3 BR / 2 BA	10	1,255	12,550	0	0	10	12,550	20
		3	3 BR / 2 BA	10	1,288	12,880	10	12,880	0	0	20
		3R	3 BR / 2 BA	10	1,288	12,880	10	12,880	0	0	20
		4	2 BR / 2 BA	10	1,105	11,050	2	2,210	8	8,840	20
		5	2 BR / 2.5 BA	10	1,352	13,520	10	13,520	0	0	20
8-Plex Flex Loft	Plantation	1	2 BR / 2 BA	10	1,156	11,560	10	11,560	0	0	20
		1R	2 BR / 2 BA	10	1,156	11,560	10	11,560	0	0	20
		2	3 BR / 2 BA	10	1,224	12,240	0	0	10	12,240	20
		2R	3 BR / 2 BA	10	1,233	12,330	0	0	10	12,330	20
		3	3 BR / 2 BA	10	1,291	12,910	10	12,910	0	0	20
		3R	3 BR / 2 BA	10	1,291	12,910	10	12,910	0	0	20
		4	2 BR / 2 BA	10	1,107	11,070	4	4,428	6	6,642	20
		5	2 BR / 2.5 BA	10	1,325	13,250	10	13,250	0	0	20
TOTAL			390		530,789	302	423,715	88	107,074	780	
							79.8%		20.2%		

Appendix G - Administrative Amendment #2

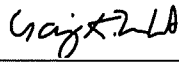
ADMINISTRATIVE AMENDMENT #2

to the

DEVELOPMENT PERMIT

for

**GENTRY KALAELOA, LLC / KA'ULU
KAL 21-005**



Craig K. Nakamoto
Executive Director

Jul 31, 2023

Date

HAWAII COMMUNITY DEVELOPMENT AUTHORITY
547 Queen Street
Honolulu, Hawai'i 96813

August 1, 2023

Pursuant to Hawaii Revised Statutes Chapter 206E

PERMIT NO. KAL 21-005

Original Permit Approval: February 2, 2022
Amended (1st): January 27, 2023

ADMINISTRATIVE AMENDMENT

In accordance with §§ 15-219-5, 15-215-88, Hawaii Administrative Rules (“HAR”), Development Permit KAL 21-005 (“Permit”) for GENTRY KALAELOA, LLC / KA’ULU (“Project”), as approved on February 2, 2022, and amended by Administrative Amendment #1 on January 27, 2023, is hereby amended to accommodate revisions to the Project. The original Permit proposed a 390-unit residential development consisting of approximately 262 multi-family attached units and approximately 128 single-family detached units. As the design of the Project progressed, certain adjustments to the original design were found necessary to accommodate the approved use.

GENTRY KALAELOA, LLC (“Applicant”) was granted an Administrative Amendment on January 27, 2023 to increase the residential floor area, change the exterior paint and roofing colors, reduce the number of parking stalls and change the ownership and assignment of parking stalls. The current request is primarily to augment the plants currently shown in the approved Landscape Plan and not included in Figure 1.10 of the Kalaeloa Administrative Rules. The Applicant states that the requested additional plant species are readily-available, drought-tolerant and pest-resistant in this region. The request will also delete four species of trees shown in the approved Landscape Plan, including the replacement of approximately 28 Monkeypod trees as “large shade trees” with Narra trees. The Hala, Kou Haole and Kou tree are all included on the approved Landscape Plan as “small and medium shade trees,” and will be replaced by Buttonwood and Silver trumpet trees. The Applicant has offered the following rationales for changing out four of the approved tree species:

1. Monkeypod tree – aggressive root system, heavy leaf drop and sticky seed pods make them difficult to maintain for frequently used public areas and near sidewalks or paths;
2. Hala tree – very slow growth, limited availability and little shade provision, as well as risk of sharp leaf edges, make them a costly and less-beneficial species;

3. Kou Haole tree – heavy seed/nut drop leads to slip and fall injuries and make them an unsafe choice for frequently used public areas, sidewalks or paths; and
4. Kou tree – like the Kou Haole tree, this species' heavy seed/nut drop leads to slip and fall injuries, making them an unsafe choice for frequently used public areas, sidewalks or paths.

REQUEST

The Applicant has requested the above-listed changes for Phase 1 of the Ka'ulu project (KAL 21-005). Most importantly, the loss of 28 Monkeypod shade trees as “large shade trees” must be replaced in-kind with at least the same number of Narra trees. Based on the exhibit submitted with the administrative amendment request, this has been accomplished, with the exception of one Monkeypod tree that was to be located at the northwest corner of the subject parcel along Franklin D. Roosevelt Avenue. This tree has been deleted but not replaced with a Narra tree. The Landscape Plan for any other phases of the project have not been submitted, and changes to any landscape requirements of those phases are therefore not considered approved herein.

Please refer to Exhibits A and B for a detailed table and discussion of the requested modifications to the approved project elements.

DETERMINATION

The HCDA finds that the alterations to the approved Project, as proposed herein, will not adversely affect the Project's ability to satisfy all the required criteria of § 15-215, HAR. The subject amendments are also in conformance with § 15-219, HAR, and do not change the overall character and use of the Project.

Unless specified herein, all requirements, conditions and rights set forth in the Permit, which are not affected by the subject revisions, shall remain in effect. In addition, every element depicted in each of the original exhibits approved by the Board remain in full effect - if they have been augmented in the Administrative Amendment exhibits (attached) or have been expressly replaced with specific new elements therein, those specific changes shall control. If an amended

exhibit inadvertently removes any element that was approved in the original exhibit (e.g., “Exhibit 8: Open Space / Recreation Areas”), the requirement for the original element(s) remains, plus any new, additional elements shall also be included.

The Monkeypod tree that was to be located at the northwest corner of the subject parcel along Franklin D. Roosevelt Avenue shall be replaced with a Narra tree.

Attachments:

Exhibit A - Original Landscape Plan Approved by the Board

Exhibit B - Applicant's Request for an Administrative Amendment, plus its attachments:

- Narrative revision to the original request
- Overall Tree Exhibit, Phase 1



February 27, 2023

Mr. Craig Nakamoto, Executive Director
Ms. Janice Biletnikoff, Senior Planner
Hawaii Community Development Authority
State of Hawaii
547 Queen St.
Honolulu, HI 96813

Dear Craig and Janice,

SUBJECT: REQUEST FOR ADMINISTRATIVE APPROVAL TO INCLUDE
ADDITIONAL LANDSCAPE PLANTS IN KA'ULU, PHASE 1, ALONG
ROOSEVELT AVENUE AND COPAHEE AVENUE AND TO DELETE
CERTAIN PLANTS SHOWN IN THE APPROVED CONCEPTUAL
LANDSCAPE PLAN

This letter replaces our earlier correspondence to you dated January 12, 2023, with a similar subject matter pertaining to an administrative approval request for amendments to the approved Conceptual Landscape Plan for Ka'ulu by Gentry. We are requesting your approval to utilize additional plants along Roosevelt Avenue and Copahoe Avenue for Phase 1 that are not shown on the approved Conceptual Landscape Plan for Ka'ulu and are not listed on the Preferred Plant Species List in Figure 1.10 of the HCDA Kalaeloa Administrative Rules. We are also requesting your approval to delete four species of trees that were shown on the approved Conceptual Landscape Plan but which will not work for the Ka'ulu project for various reasons.

Generally speaking, we are seeking an adjustment to the *Conceptual* Landscape Plan (emphasis added) because it does not include the level of detail that is in our actual proposed Landscape Plan. The Conceptual Landscape Plan – as its name implies – was a landscaping *concept* that our urban planner consultant thought might work for the Ka'ulu project. Because it was conceptual in nature and was not prepared by a licensed landscape architect, it did not list all of the plantings that we are proposing to use, nor did it take into consideration whether some of the listed plants were, in fact, feasible and practical for our project. The Conceptual Landscape Plan was only submitted to show general landscaping ideas for the purposes of our DP Application submittal to HCDA because hiring a landscape architect at that stage to prepare an actual landscape plan for inclusion with the application would have been impractical and unrealistic, inasmuch as it would have added months to the approval time, as well as substantial cost to the project.

The attached table lists plants that we propose to use along Roosevelt Avenue and Copahoe Avenue in Phase 1. It includes plants shown on the approved Conceptual Landscape Plan, as well as additional plants that we would like to use, and the rationale for inclusion of these plants. Also included in the chart are the four types of trees shown on the approved Conceptual Landscape Plan but which we want to delete and the reasons for their deletion.

As stated in a previous letter to you, we have found that the plants we are proposing to use are well adapted to the region. We have had decades of success with these plants in Ewa by Gentry because they are readily available and thrive in the West Oahu environment. In addition, they are very drought tolerant (saving precious water resources) and are pest-resistant (reducing the need of harmful insecticides). Further, because they are low maintenance, the cost of landscaping will be reduced, thus lowering AOA fees for homeowners.

Your administrative approval of our Landscape Plan is requested. If you have any questions, please call me at (808) 599-8370 (w) or (808) 778-7061(c).

Thank you very much for your consideration.

Sincerely,

GENTRY HOMES, LTD.



Debra M. A. Luning
Director of Governmental Affairs
and Community Relations

Reviewed and accepted:

Craig Nakamoto
HCDA Executive Director

Date

**PROPOSED PLANTINGS ALONG ROOSEVELT AVENUE AND COPAHEE AVENUE
KA'ULU BY GENTRY, PHASE 1**

Type of Plant	Proposed Plant	Included in Figure 1.10 Preferred Plant Species?	Rationale for ADDING plants not shown on the approved Conceptual Landscape Plan (If not on the Preferred Plant List)
---------------	----------------	--	--

Small & Medium Trees	Buttonwood*	Y	-
	Silver Trumpet*	Y	-

Palms	Loulu Palm	Y	-
	Manila Palm	N	Hardy, drought tolerant and pest-resistant; well-suited to planting areas requiring a small canopy palm.

Shrubs	Agave	N	Extremely drought tolerant, fast growing, very colorful hedge plant. Ideal for areas requiring dense, quick screening.
	Chenille	N	Extremely drought tolerant, hardy, fast growing, very colorful shrub and hedge plant.
	Dwarf Tiare Gardenia	N	Drought tolerant, low maintenance, hardy, pest resistant. Lei flower.
	Eldorado	N	Extremely drought tolerant, hardy, virtually pest-free, fast growing, low maintenance, very colorful shrub and hedge plant
	Fragrant Ixora	N	Extremely drought tolerant, hardy, fragrant, pest-resistant, fast growing, low maintenance shrub with flowers in large clusters.
	Green Ti	N	Lei foliage and canoe plant. Extremely heat tolerant.
	Lilinoi Ti	N	Colorful contrast to the green ti.
	Orange Bird of Paradise	N	Very drought tolerant, low maintenance, pest-resistant shrub with bold appearance and striking tropical flowers
	Purple Eranthemum	N	Extremely drought tolerant, hardy, virtually pest-free, fast growing, very colorful shrub and hedge plant
	Ruellia Purple Showers	N	Virtually pest-free hardy shrub covered with purple flowers
	Spider Lily	N	Drought tolerant, pest-resistant shrub providing bold texture

Ground Covers	Pohinahina	Y	-
	Yellow Trailing Lantana	N	Drought tolerant, pest-resistant, low maintenance flowering groundcover.
	Purple Trailing Lantana	N	Drought tolerant, pest-resistant, low maintenance flowering groundcover.
	Zoysia El Toro	N	The most preferred ground cover and lawn for parks to accommodate active recreation and outdoor play. Good erosion control, hardy and pest and weed resistant.

Note: Street trees are to be planted by Hunt. They are depicted on the approved Conceptual Landscape Plan but are subject to change with approval of HCDA.

Type of Plant	Proposed Plant	Included in Figure 1.10 Preferred Plant Species?	Rationale for DELETING plants that were shown on the approved Conceptual Landscape Plan
Large tree	Monkeypod trees	Y	Monkeypod trees are not feasible for Ka'ulu due to space and site drainage requirements. Although they were shown on the Conceptual Landscape Plan (emphasis on Conceptual), we have since learned that they are not suitable trees for Ka'ulu because of their aggressive growth habits and root system, the heavy leaf drop, and the sticky seed pods. If we were to plant Monkeypods, they would need to be located a minimum of 60 feet from any of the buildings and 30 feet from any of the sidewalks, preferably further. This places them in the center of the limited available open space, which, in turn, adversely impacts the use of these areas for active recreation. Required drain lines and subsurface stormwater structures in the park areas do not provide sufficient space for Monkeypod trees. Richard Brownlie, our Landscape Architect, always avoids the use of trees with aggressive root systems in projects he designs because of the potential pavement and slab uplift. Use of root barriers generally do not provide permanent protection and they are expensive to maintain, adding to monthly AOA maintenance fees.
Small and Medium Tree	Hala	Y	Hala generally isn't practical for projects with a limited budget due to their cost and slow growth rate. In the standard 25-gallon tree size, they are little more than a tuft of leaves with little or no trunk, at a cost of \$400 to \$500 each. Planted as a 25-gallon size, it typically takes 8-10 years for it to develop into a small tree, so there is considerable patience required and very limited visual impact during the critical project sales period. Our landscape architect normally does Hala trees as field stock, which provides a small Hala tree with one to three trunks; however, the cost generally starts at \$1,200 for a single trunk. An actual tree with multiple heads is generally \$3,000 plus. There is also a potentially liability problem with Hala because their leaves are lined with a saw blade pattern of thorns. Where feasible, thornless Hala is utilized, but they are expensive and there is very limited availability.
Small and Medium Tree	Kou Haole Tree	Y	Kou Haole or Geiger Tree is a significant liability problem due to its heavy seed drop. The seeds are about ¾" in diameter and are similar to large marbles. There have been several lawsuits and insurance claims locally regarding slip and fall injuries related to the nuts, including at least a couple in the Ewa area at Ocean Pointe and Mehana. Kou Haole trees are great when they are on someone else's property, but there is too much potential liability to utilize these at Ka'ulu.
Small and Medium Tree	Kou Tree	Y	Same reasons as for Kou Haole above.

Appendix H - Administrative Amendment #3

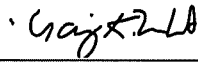
ADMINISTRATIVE AMENDMENT #3

to the

DEVELOPMENT PERMIT

for

**GENTRY KALAELOA, LLC / KA'ULU
KAL 21-005**



Craig K. Nakamoto
Executive Director

Jan 17, 2024

Date

HAWAI'I COMMUNITY DEVELOPMENT AUTHORITY
547 Queen Street
Honolulu, Hawai'i 96813

January 17, 2024

Pursuant to Hawai'i Revised Statutes Chapter 206E

PERMIT NO. KAL 21-005

Original Permit Approval: February 2, 2022
Amended (1st): January 27, 2023
Amended (2nd): July 31, 2023

ADMINISTRATIVE AMENDMENT

In accordance with §§ 15-219-5, 15-215-88, Hawai'i Administrative Rules ("HAR"), Development Permit KAL 21-005 ("Permit") for GENTRY KALAELOA, LLC / KA'ULU ("Project"), as approved on February 2, 2022, and amended by Administrative Amendment #1 on January 27, 2023, and Administrative Amendment #2 on July 31, 2023, is hereby amended to accommodate revisions to the Project. The original Permit proposed a 390-unit residential development consisting of approximately 262 multi-family attached units and approximately 128 single-family detached units. As the design of the Project progressed, certain adjustments to the original design were found necessary to accommodate the approved use.

GENTRY KALAELOA, LLC ("Applicant") was granted an Administrative Amendment #1 on January 27, 2023, to increase the residential floor area, change the exterior paint and roofing colors, reduce the number of parking stalls, and change the ownership and assignment of parking stalls. The Applicant was granted an Administrative Amendment #2 on July 31, 2023, to augment the plants currently shown in the approved Landscape Plan and not included in Figure 1.10 of the Kalaeloa Administrative Rules.

REQUEST

The HCDA Board of Directors approved Gentry Kalaeloa, LLC's Development Permit (DP) Application for Ka'ulu ("Ka'ulu") on February 2, 2022. The approved application states that both the single-family and multi-family homes will have Porch and Fence frontages; and per Subsection 15-215-43(c) of HCDA Kalaeloa Rules, front yard fences facing a thoroughfare must be three feet in height. The Applicant has requested an increase in height for front yard fences from 3' to 4'6" for homes facing Roosevelt Avenue, Copahee Avenue, Saratoga Avenue, and Kamokila Boulevard. The increased height will provide added safety, security, and privacy for the homeowners and will contribute to greater enjoyment of their properties along these busy and highly traveled thoroughfares.

Please refer to Exhibit A for Applicant's Request for an Administrative Amendment that provides an example of the proposed type of fencing.

DETERMINATION

The HCDA finds that the alterations to the approved Project, as proposed herein, will not adversely affect the Project's ability to satisfy all the required criteria of § 15-215, HAR. The subject amendments are also in conformance with § 15-219, HAR, and do not change the overall character and use of the Project.

Unless specified herein, all requirements, conditions and rights set forth in the Permit, which are not affected by the subject revisions, shall remain in effect. In addition, every element depicted in each of the original exhibits approved by the Board remain in full effect - if they have been augmented in the Administrative Amendment exhibits (attached) or have been expressly replaced with specific new elements therein, those specific changes shall control. If an amended exhibit inadvertently removes any element that was approved in the original exhibit (*e.g.*, "Exhibit 8: Open Space / Recreation Areas"), the requirement for the original element(s) remains, plus any new, additional elements shall also be included.

Attachments:

Exhibit A - Applicant's Request for an Administrative Amendment



January 11, 2024

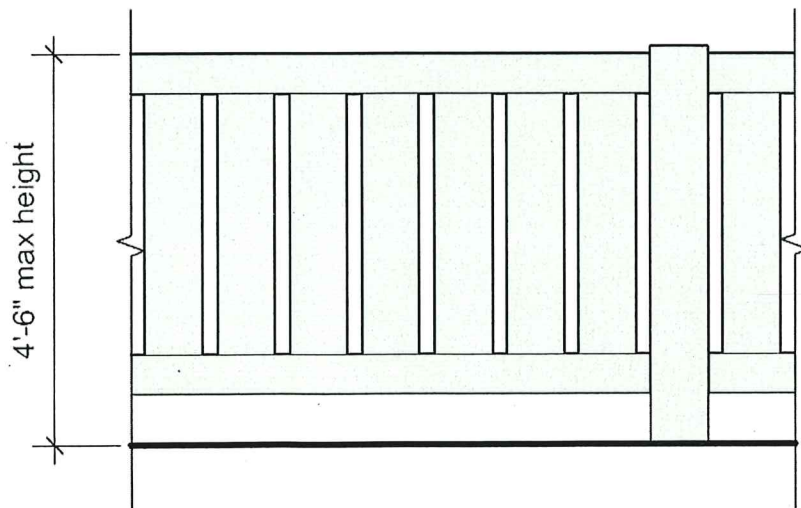
Mr. Craig Nakamoto, Executive Director
Mr. Ryan A. M. Tam, AICP, PhD, Director of Planning and Development
Hawaii Community Development Authority
State of Hawaii
547 Queen St.
Honolulu, HI 96813

Dear Craig and Ryan,

SUBJECT: REQUESTING AN ADMINISTRATIVE AMENDMENT TO THE
DEVELOPMENT PERMIT FOR KA'ULU BY GENTRY TO INCREASE THE
HEIGHT OF FENCES ALONG THE PERIMETER OF THE PROJECT FROM
3' TO 4'6"

On February 2, 2022, the HCDA Board of Directors approved Gentry Kalaeloa, LLC's Development Permit (DP) Application for Ka'ulu by Gentry ("Ka'ulu"), a planned 390-unit residential community in Kalaeloa. The application that the Board approved states that both the single-family and multi-family homes will have Porch and Fence frontages; and per Subsection 15-215-43 (c) of HCDA Kalaeloa Rules, front yard fences facing a thoroughfare must be three feet in height.

Because of the current and anticipated busyness of Ka'ulu's surrounding thoroughfares and the limitations on setbacks required in the Rules, we are requesting another administrative amendment to the Development Permit. We are requesting an increase in height for front yard fences from 3' to 4'6" for homes facing Roosevelt Avenue, Copahee Avenue, Saratoga Avenue and Kamokila Boulevard. We believe that the increased height will provide added safety, security, and privacy for the homeowners and will contribute to greater enjoyment of their properties. An example of the type of fencing that we would like to use is included below.



Your administrative approval of the increase in fence height from 3' to 4'6" is requested. As the installation of perimeter fencing is imminent, we thank you in advance for a timely decision on this matter.

If you have any questions, please call me at (808) 599-8370 (w) or (808) 778-7061(c). Thank you very much for your consideration.

Sincerely,

GENTRY HOMES, LTD.



Debra M. A. Luning
Director of Governmental Affairs
and Community Relations

Reviewed and accepted:

Craig Nakamoto
HCDA Executive Director

Date

Appendix I - Administrative Amendment #4

ADMINISTRATIVE AMENDMENT #4

to the

DEVELOPMENT PERMIT

for

**GENTRY KALAELOA, LLC / KA'ULU
KAL 21-005**

Craig K. Nakamoto

Craig K. Nakamoto
Executive Director

05/20/2025

Date

HAWAI'I COMMUNITY DEVELOPMENT AUTHORITY
547 Queen Street
Honolulu, Hawai'i 96813

May 20, 2025

Pursuant to Hawai'i Revised Statutes Chapter 206E

PERMIT NO. KAL 21-005

Original Permit Approval: February 2, 2022
Amended (1st): January 27, 2023
Amended (2nd): July 31, 2023
Amended (3rd): January 17, 2024

ADMINISTRATIVE AMENDMENT

In accordance with §§ 15-219-5, 15-215-88, Hawai'i Administrative Rules ("HAR"), Development Permit KAL 21-005 ("Permit") for GENTRY KALAELOA, LLC / KA'ULU ("Project"), as approved on February 2, 2022, and amended by Administrative Amendment #1 on January 27, 2023, and Administrative Amendment #2 on July 31, 2023, and Administrative Amendment #3 on January 17, 2024 is hereby amended to accommodate revisions to the Project. The original Permit proposed a 390-unit residential development consisting of approximately 262 multi-family attached units and approximately 128 single-family detached units. As the design of the Project progressed, certain adjustments to the original design were found necessary to accommodate the approved use.

GENTRY KALAELOA, LLC ("Applicant") was granted an Administrative Amendment #1 on January 27, 2023, to increase the residential floor area, change the exterior paint and roofing colors, reduce the number of parking stalls, and change the ownership and assignment of parking stalls. The Applicant was granted an Administrative Amendment #2 on July 31, 2023, to augment the plants currently shown in the approved Landscape Plan and not included in Figure 1.10 of the Kalaeloa Administrative Rules. The Applicant was granted an Administrative Amendment #3 on January 17, 2024, to increase in height for front yard fences from 3' to 4'6" for homes along Roosevelt Avenue, Copahee Avenue, Saratoga Avenue, and Kamokila Boulevard.

REQUEST

The HCDA Board of Directors approved Gentry Kalaeloa, LLC's Development Permit (DP) Application for Ka'ulu ("Ka'ulu") on February 2, 2022. The approved application states that both the single-family and multi-family homes will have Porch and Fence frontages; and per Subsection 15-215-43(c) of HCDA Kalaeloa Rules, front yard fences facing a thoroughfare must be three feet in height. The elevation for the frontages of buildings along the southeast quadrant of Ka'ulu along Saratoga Avenue must be higher than the adjacent sidewalk to clear the height of the intersecting sewer invert. The Applicant is proposing to construct a

retaining wall less than 30” and position a 36” fence on top of the wall. This would create a more usable lawn space at a comfortable grade for people to use for planting or furnishings.

Please refer to Exhibit A for Applicant’s Request for an Administrative Amendment that provides a section showing the proposed usable frontage in comparison to the much steeper grade.

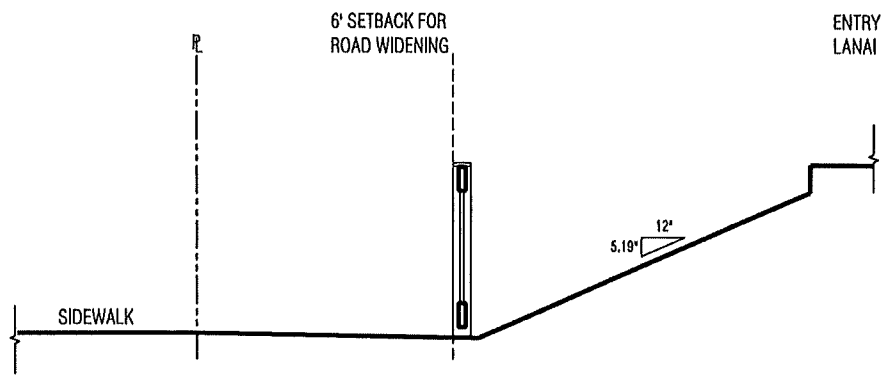
DETERMINATION

The HCDA finds that the alterations to the approved Project, as proposed herein, will not adversely affect the Project’s ability to satisfy all the required criteria of § 15-215, HAR. The subject amendments are also in conformance with § 15-219, HAR, and do not change the overall character and use of the Project.

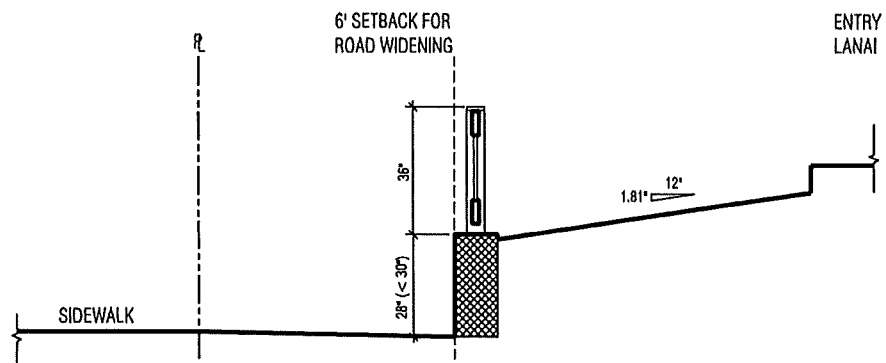
Unless specified herein, all requirements, conditions and rights set forth in the Permit, which are not affected by the subject revisions, shall remain in effect. In addition, every element depicted in each of the original exhibits approved by the Board remain in full effect; if they have been augmented in the Administrative Amendment exhibits (attached) or have been expressly replaced with specific new elements therein, those specific changes shall control. If an amended exhibit inadvertently removes any element that was approved in the original exhibit (*e.g.*, “Exhibit 8: Open Space / Recreation Areas”), the requirement for the original element(s) remains, plus any new, additional elements shall also be included.

Attachments:

Exhibit A - Applicant’s Request for an Administrative Amendment

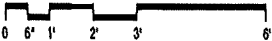


FRONT YARD WITH FENCE ON SARATOGA AVENUE



FRONT YARD WITH RETAINING WALL AND FENCE ON SARATOGA AVENUE

TYPICAL CONDITION ON SARATOGA AVENUE
ILLUSTRATIVE EXAMPLE BASED ON BUILDING 43
DATE: 2025-02-21
SCALE: 1/4"=1'-0" (11X17)





March 10, 2025

Mr. Craig Nakamoto
Executive Director
Hawaii Community Development Authority
547 Queen Street
Honolulu, HI 96813

SUBJECT: REQUESTING AN ADMINISTRATIVE AMENDMENT #4 TO THE
DEVELOPMENT PERMIT FOR KA'ULU BY GENTRY TO MODIFY THE
FENCING AND FRONTAGES ALONG SARATOGA AVENUE

Dear Mr. Nakamoto:

On February 2, 2022, the HCDA Board of Directors approved Gentry Kalaeloa, LLC's Development Permit (DP) Application for Ka'ulu by Gentry, a planned 390-unit residential community in Kalaeloa. Following the Board's approval, Gentry began construction of the project and has had to make some modifications along the way. Thank you for approving the prior three Administrative Amendment requests for this project.

We are requesting a fourth Administrative Amendment to the approved DP Application concerning the frontages of buildings along the southeast quadrant of Ka'ulu along Saratoga Avenue. This section of Ka'ulu is at the lowest elevation of the parcel, however because of the height of the sewer invert - near the end of the sewer line and thus at its highest possible point - the buildings in Ka'ulu along Saratoga need to remain at a substantially higher floor elevation (as much as 3.8 feet) in comparison to the adjacent sidewalk in order to maintain positive flow to the sewer.

This height difference creates a condition that would naturally be solved by a very steep slope in the front lawn. Our concern is that the steep yards that would result from the grade change would be unusable by tenants, thus leaving the Saratoga frontage inactivated and unoccupied.

To address this situation, we are proposing to build a retaining wall that is less than 30" in height in order to create a lawn space with a comfortable grade that people can use for planting and furnishing. We propose placing a 36" fence on top of the retaining wall, which is the common front yard fence height elsewhere in the project and safe for children/dogs etc. Both conditions are illustrated for reference (See Attachment A).

Mr. Craig Nakamoto
March 10, 2025
Page 2

We are writing because it is unclear in §15-215-43(c) whether the fence would be measured from the lawn (36") or from the adjacent sidewalk (~66") and as such, we are seeking clearance before moving forward. For reference the section reads:

"(c) Fences, walls, and hedges may be constructed or installed to a height of six feet in any side yard or rear yard and to a height of three feet in any portion of a front yard or side yard that faces a thoroughfare:" (215-31)

Although this would cost us as the developer more money to build, we believe it would provide a better experience for the homeowner by providing more usable yard space and align to HCDA's implied goals of effectively activating the street to improve the pedestrian experience. Please see Attachment B for an illustrative exhibit of what the wall and fencing would look like for Building 43 in comparison to just the fencing.

Please call me if you have any questions regarding this request. I can be reached at (808) 599-8224 or QuentinM@gentryhawaii.com.

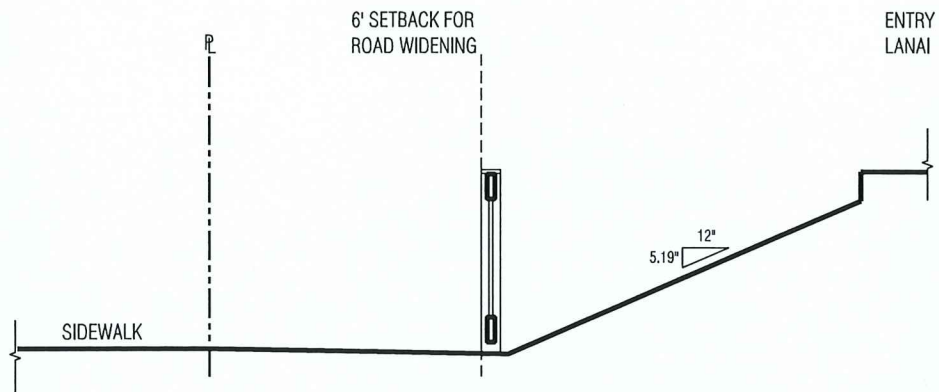
Thank you for your consideration.

Sincerely,

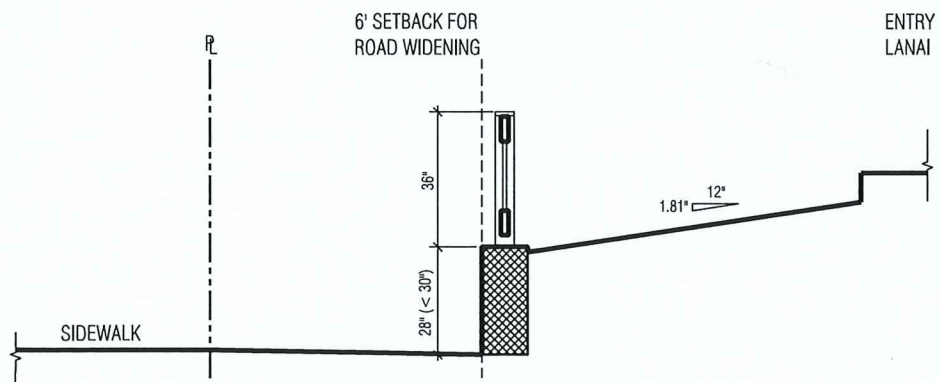
GENTRY HOMES, LTD.



Quentin Machida
President and CEO

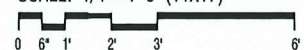


FRONT YARD WITH FENCE ON SARATOGA AVENUE



FRONT YARD WITH RETAINING WALL AND FENCE ON SARATOGA AVENUE

TYPICAL CONDITION ON SARATOGA AVENUE
 ILLUSTRATIVE EXAMPLE BASED ON BUILDING 43
 DATE: 2025-02-21
 SCALE: 1/4"=1'-0" (11X17)



Appendix J – HHFDC DEP Program Action

FOR ACTION

I. REQUEST

Approve: (1) the Hawaii Housing Finance and Development Corporation's Purchase of Equity in Designated Units within the Ka'ulu by Gentry Housing Development (the Project) Located in the Hawaii Community Development Authority's Kalaeloa Community Development District, TMK Nos.: (1) 9-1-013:197, 198, 199, in Kapolei, Oahu; and (2) a Set Aside of Dwelling Unit Revolving Fund Equity Pilot Program Funds for the Project

II. FACTS

- A. The Ka'ulu for-sale Project (Project) is a planned 390-unit community located on 30 acres within the Hawaii Community Development Association's (HCDA) Kalaeloa Development District and includes 88 three-bedroom, two-bath and two-bedroom, two-bath townhouse units subject to the HCDA's reserved housing program. These townhouse units are being constructed in phases. Of the 20 two-bedroom, two-bath units being built, there are 13 unsold units available to qualified purchasers who meet HCDA's eligibility requirements.
- B. On June 6, 2025, HHFDC received a Letter of Intent from Gentry Homes, Ltd. (Developer), expressing their interest to utilize the Dwelling Unit Revolving Fund Equity (DEP) program funds for designated units within the Project. The Developer believes the DEP program could play a vital role in helping Hawaii residents – especially those in essential occupations – achieve homeownership by making monthly mortgage payments more affordable.

III. DISCUSSION

- A. HHFDC proposes a commitment of DEP funds and designated units, as indicated below, for a six-month period from the date of the initial offering announcement of DEP units in the Project. Eligible buyers¹ may choose from a total of 4 DEP designated units out of the 13 HCDA unsold units in the Project.

No. of Units	Unit Type	HHFDC AMI%	Original Sales Price	HHFDC Equity	New Sales Price	New AMI%	Total Allocation
2	2-Bedrm, 2 Bath	120%	\$610,000	10% (\$61,000)	\$549,000	110%	\$122,000
2	2-Bedrm, 2 Bath	120%	\$625,000	10% (\$62,500)	\$562,500	110%	\$125,000
Total Allocation of DEP Funds for (4) units:					\$247,000		

¹ An eligible buyer is a DEP applicant who meets the criteria of the DEP Program: (1) owns no other real property; (2) receives no gift funds; (3) works in a profession* that is facing shortage as determined by the corporation, including healthcare workers, law enforcement officers, staff at correction facilities, and agricultural field workers; (4) meets the income and eligibility requirements of the HCDA reserved housing program. HHFDC has expanded the professions to designated City & County of Honolulu positions, including emergency mediate technicians, water safety officers, construction inspectors and victim witness counselors. *Profession is defined as an occupation that requires specialized knowledge and often advanced education; a calling requiring specialized knowledge and often long and intensive academic preparation.

- B. The current balance of DEP funds is \$5,223,269.
- C. Considering the availability to occupy the units, limited supply of DEP funds and interest in use of the DEP program, a robust marketing and sales program for a period of six-months from the DEP program offering date to the public is essential and expected. Unused funds at the end of the six-month period may be evaluated for redistribution to maximize limited program funds and increase the supply of housing units.

IV. RECOMMENDATION

That the HHFDC Board of Directors approve the following for the Ka'ulu by Gentry Housing Development Project, substantially as described in this For Action:

- A. HHFDC's purchase of equity in 4 designated units subject to the DEP program and availability of funds.
- B. The allocation of DEP program funds for designated equity units shall not exceed \$247,000.
- C. Execution of any DEP Program agreement necessary to memorialize the requirements herein.
- D. Authorize the Executive Director to take all actions necessary to effectuate the purposes of this For Action.

Prepared by: Lorna Kometani, Real Estate Services Section Chief



Reviewed by: Randy Chu, Development Branch Chief

