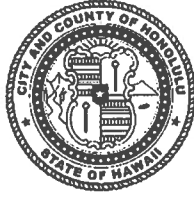


HONOLULU POLICE DEPARTMENT
KA 'OIHANA MĀKA'I O HONOLULU
CITY AND COUNTY OF HONOLULU

801 SOUTH BERETANIA STREET • HONOLULU, HAWAII 96813
TELEPHONE: (808) 529-3111 • WEBSITE: www.honoluluupd.org



RICK BLANGIARDI
MAYOR
MEIA

RADE K. VANIC
INTERIM CHIEF
KAHU MĀKA'I KŪIKAWA

AARON TAKASAKI-YOUNG
RYAN T. NISHIBUN
INTERIM DEPUTY CHIEFS
NA HOPE LUNA NUI MĀKA'I KŪIKAWA

OUR REFERENCE **EO-SH**

November 13, 2025

SENT VIA EMAIL

Mr. Craig K. Nakamoto
dbedt.hcda.contact@hawaii.gov

Dear Mr. Nakamoto:

This is in response to your correspondence of October 31, 2025, requesting for comments on the Development Permit Application KAL 25-010, Amendment to Permit KAL 21-005 for the Ka'ulu Residential Community project in Kapolei.

Based on the information provided, the Honolulu Police Department does not have concerns at this time.

If there are any questions, please call Major Gail Beckley of District 8 (Kapolei, Wai'anae) at (808) 723-8400.

Sincerely,

A handwritten signature in black ink, appearing to read "Carlene Lau", is written over the typed name and title.

CARLENE LAU
Acting Assistant Chief of Police
Support Services Bureau

JOSH GREEN, M.D.
GOVERNOR
KE KIA'ĀINA



STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII'
DEPARTMENT OF TRANSPORTATION | KA 'OIHANA ALAKAU
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

EDWIN H. SNIFFEN
DIRECTOR
KA LUNA HO'OKELE

Deputy Directors
Nā Hope Luna Ho'okele
DREANALEE K. KALILI
TAMMY L. LEE
CURT T. OTAGURO
ROBIN K. SHISHIDO

IN REPLY REFER TO:

STP 00938.25
STP 8.3997

November 19, 2025

VIA EMAIL: dbedt.hcda.contact@hawaii.gov
sunnyr@gentryhawaii.com

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

Dear Mr. Nakamoto:

Subject: Development Permit Application KAL 25-010 – Amendment to Permit
KAL 21-005, Kaulu Residential Community - Gentry Kalaeloa LLC
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, 033
and 9-1-013: 198.

Thank you for your letter, dated October 31, 2025, requesting the Hawaii Department of Transportation's (HDOT) review and comments on the subject amendment to development permit KAL 21-005.

The HDOT has reviewed the subject amendment application and has the following comments:

1. The HDOT's comments 1 through 5 of letter STP 8.3304 dated November 15, 2021, pertaining to the KAL 21-005 development permit application, are still valid and applicable to the proposed project.
2. The applicant shall refer to that Grant of Avigation and Noise Easement dated August 22, 2024, and recorded at the State of Hawaii, Bureau of Conveyance on September 11, 2024, as Document Number A-9020000817.
3. The HDOT's prior position related to the Level of Service of the site access points also remains valid. The HDOT does not anticipate any significant impact to state highways.

Mr. Craig K. Nakamoto, Executive Director
November 19, 2025
Page 2

STP 8.3997

Please submit any land use entitlement-related requests for review or correspondence to the HDOT Land Use Intake email address at DOT.LandUse@hawaii.gov.

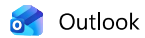
If there are any questions, please contact Mr. Blayne Nikaido, Planner, Land Use Section of the HDOT Statewide Transportation Planning Office at (808) 831-7979 or via email at blayne.h.nikaido@hawaii.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ed Sniffen', written over a horizontal line.

EDWIN H. SNIFFEN
Director of Transportation

c: Ms. Sunny Rosario, Gentry Homes, Ltd



FW: OHA Comments Re: KAL 25-010 Development Permit application, Ka'ulu Residential Community

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

Date Wed 11/19/2025 08:52

To Tam, Ryan AM <ryan.am.tam@hawaii.gov>; Chinen, Jonathan R <jonathan.r.chinen@hawaii.gov>

Cc Kalei, Ceylan K <ceylan.k.kalei@hawaii.gov>; Nakamoto, Craig K <craig.k.nakamoto@hawaii.gov>

Hi Ryan and Jon,

Please see DHHL's comments re Ka'ulu.

Thanks,
Tommilyn

Tommilyn K. Soares
Secretary to the Executive Director
Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813
(808) 594-0300 phone | (808) 587-0299 fax
dbedt.hcda.contact@hawaii.gov | www.dbedt.hawaii.gov/hcda

From: Leialoha Makuanani <andream@oha.org>
Sent: Tuesday, November 18, 2025 4:14 PM
To: DBEDT HCDA Contact <dbedt.hcda.contact@hawaii.gov>
Cc: Kamakana Ferreira <kamakanaf@oha.org>
Subject: [EXTERNAL] OHA Comments Re: KAL 25-010 Development Permit application, Ka'ulu Residential Community

Aloha e Director Nakamoto,

The Office of Hawaiian Affairs (OHA) is in receipt of your letter dated October 31, 2025, providing notice that the Hawai'i Community Development Authority (HCDA) has initiated a Development Permit application review process for the applicant Gentry Kalaeloa, seeking an amendment to their existing permit for the Ka'ulu Residential Community [KAL 25-010].

The applicant is proposing to amend its development permit (KAL 21-005) to use pre-existing reserved housing credits for approximately half of the 88 required units in the reserved housing program for the project. The applicant proposes to purchase their required reserved housing credits from Wakea Garden Apartments, which is located nearby the Ka'ulu Residential Community. OHA offers the following comments.

OHA is concerned that replacing affordable homeownership opportunities within the Ka'ulu Residential Community—primarily composed of single-family homes—with reserved housing credits from a rental apartment project may undermine the original intent of the development permit to provide affordable homes for purchase within the community. Approving this amendment would shift affordable housing opportunities in Kapolei from homeownership to rental. This concern is especially significant given that according to the most recent U.S. Census Population Estimates, approximately 14.9% of Kapolei's population is Native Hawaiian, a community that continues to face systemic barriers to homeownership. Preserving affordable for-purchase housing in this area is critical to ensuring equitable access to long-term housing and opportunities to build generational wealth.

OHA further notes that, according to the *UHERO Hawai'i Housing Factbook 2024*, only about 20% of Hawai'i households can afford a median-priced single-family home. This underscores the urgent need for affordable homes for purchase.

We look forward to hearing from the community on this matter during the public hearings and emphasize that any reduction in affordable for-purchase housing may have lasting impacts on local families seeking stable, long-term housing in their own communities.

Mahalo for the opportunity to comment. Please feel free to contact me should you have any questions.

Mahalo,

A. Leialoha Mākuanani, J.D. (she/her/o ia)
'Aho Pueo Kia'i Kānāwai / Compliance Advocate
Office of Hawaiian Affairs | Advocacy Division
4405 Kukui Grove St., Ste 103, Lihue, HI 96766
Ph: 808-582-0494 | Em: andream@oha.org



www.oha.org

**BOARD OF WATER SUPPLY
KA 'OIHANA WAI
CITY AND COUNTY OF HONOLULU**

630 SOUTH BERETANIA STREET • HONOLULU, HAWAII 96843
Phone: (808) 748-5000 • www.boardofwatersupply.com



RICK BLANGIARDI
MAYOR
MEIA

ERNEST Y. W. LAU, P.E.
MANAGER AND CHIEF ENGINEER
MANAKIA A ME KAHU WILIKI

ERWIN KAWATA
DEPUTY MANAGER
HOPE MANAKIA

RECEIVED

2025 NOV 24 AM 8:58

KA'ULU COMMUNITY
NA'ALEHU ANTHONY, Chair
JONATHAN KANESHIRO, Vice Chair
BRYAN P. ANDAYA
LANCE WILHELM
EDWIN H. SNIFFEN, Ex-Officio
GENE C. ALBANO, P.E., Ex-Officio

November 14, 2025

Mr. Craig K. Nakamoto
Hawaii'i Community Development Authority
547 Queen Street
Honolulu, Hawaii'i 96813

Dear Mr. Nakamoto:

Subject: Your Letter Dated October 31, 2025 Requesting Comments on the
Development Permit Application KAL 25-010 – Amendment to Permit KAL 21-
005, Ka'ulu Residential Community at 91-110 Roosevelt Avenue in Kapolei
Tax Map Key: 9-1-193: 001, 002, 009 to 011, 013 to 033, and 9-1-013: 198

Thank you for your letter regarding the proposed residential development.

The Honolulu Board of Water Supply does not have a water system serving the project area. All potable, non-potable, and fire protection water services shall be provided by the private water system serving the area.

If you have any questions, please contact Daniel Koge, Project Review Branch of our Water Resources Division at (808) 748-5444.

Very truly yours,

ERNEST Y. W. LAU, P.E.
Manager and Chief Engineer

**HONOLULU FIRE DEPARTMENT
KA 'OIHANA KINAI AHI O HONOLULU
CITY AND COUNTY OF HONOLULU**

636 SOUTH STREET • HONOLULU, HAWAII 96813
PHONE: (808) 723-7139 • FAX: (808) 723-7111 • WEBSITE: honolulu.gov

RICK BLANGIARDI
MAYOR
MEIA



RECEIVED
2025 NOV 24 AM 8:58
COMMUNITY
SHELDON K. HAO
FIRE CHIEF
LUNA NUI KINAI AHI
JASON SAMALA
DEPUTY FIRE CHIEF
HOPE LUNA NUI KINAI AHI

November 14, 2025

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

Dear Mr. Nakamoto:

Subject: Development Permit Application KAL 25-010
Amendment to Permit KAL 21-005, Ka'ulu Residential Community (Gentry
Kalaelo LLC)
Tax Map Keys: 9-1-193: 001, 002, 009-011, 013-033, and 9-1-013: 198

In response to your letter received on November 4, 2025, regarding the abovementioned subject, the Honolulu Fire Department reviewed the submitted information. All applicable codes and standards must be adhered to for this project.

Should you have questions, please contact Battalion Chief Pao-Chi Hwang of our Fire Prevention Bureau at 808-723-7151 or hfdpb1@honolulu.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Reid Yoshida", with a long horizontal flourish extending to the right.

REID YOSHIDA
Assistant Chief

RY/MD:sk