JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR

'26NOV13 PM 2:06 CITY CLERK

DEAN MINAKAMI
EXECUTIVE DIRECTOR

STATE OF HAWAII

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT, AND TOURISM
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION
677 QUEEN STREET, SUITE 300
HONOLULU, HAWAII 96813
PHONE: (808) 587-0620

IN REPLY REFER TO:
26DEV109

'26NOV13 PM 2:03 CITY COUNCIL

November 13, 2026

The Honorable Tommy Waters
Council Chair
Honolulu City Council
City and County of Honolulu
530 South King Street, Room 202
Honolulu, Hawaii 96813

Dear Chair Waters:

Re: **Request for Approval of Exemptions Pursuant to Section 201H-38, Hawaii Revised Statutes, for the Proposed Mililani High School Teacher Workforce Housing Project – Supplemental Transmittal**
95-1200 Meheula Parkway, Mililani, HI 96789
TMK Nos.: (1) 9-5-001: 017 and 054 (Portions)

It was brought to our attention that the original transmittal letter for this project identified as Miscellaneous Communication 471(2026) was missing several pages. Therefore, please find attached a complete copy of the transmittal for your files and use. We appreciate your attention to this matter.

Sincerely,

Dean C. Minakami
Executive Director

Attachment: Original Project Transmittal Letter dated November 12, 2026

cc: Chair, Honolulu City Council Zoning and Planning Committee
Audrey Awaya, Executive Director, Pacific Housing Assistance Corporation
Greg Nakai, Senior Associate Planner, PBR Hawaii

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STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT, AND TOURISM
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION
677 QUEEN STREET, SUITE 300
HONOLULU, HAWAII 96813
PHONE: (808) 587-0620

IN REPLY REFER TO:
26DEV092

November 12, 2026

The Honorable Tommy Waters
Council Chair
Honolulu City Council
City and County of Honolulu
530 South King Street, Room 202
Honolulu, Hawaii 96813

Dear Chair Waters:

Re: **Request for Approval of Exemptions Pursuant to Section 201H-38, Hawaii Revised Statutes, for the Proposed Mililani High School Teacher Workforce Housing Project**
95-1200 Meheula Parkway, Mililani, HI 96789
TMK Nos.: (1) 9-5-001: 017 and 054 (Portions)

The Hawaii Housing Finance and Development Corporation (HHFDC) respectfully requests approval of exemptions from statutes, ordinances, and rules pursuant to Section 201H-38, Hawaii Revised Statutes (HRS), for the proposed Mililani High School Teacher Workforce Housing Project (Project). The Project is located on an approximately 1.975-acre property owned by the Hawaii Department of Education (HIDOE) and School Facilities Authority (SFA), located at 95-1200 Meheula Parkway, Mililani, Oahu, Hawaii, and identified as TMKs: (1) 9-5-001: 017 and 054 (Portions). The developer of the Project and the applicant for the 201H exemptions is Pacific Housing Assistance Corporation (Developer), a Hawaii non-profit corporation.

PROJECT OVERVIEW

The Project involves new construction of two buildings: one residential building (two four-story wings above an at-grade parking loop, connected by a bridge) and one freestanding single-story amenity structure in the central courtyard. The Project will consist of 95 rental units with 150 parking stalls (including six accessible spaces). An Amenity Hale with a multi-purpose room, fitness center, restroom and storage, together with a keiki play area, dog park, Teacher Resource Room, bicycle parking and surfboard storage highlight the Project's amenities.

The unit type mix is as follows:

Unit Type:	
1-Bed	56 Units
2-Bed	39 Units
Total	**95 Units**

The affordability mix from the Project's application is as follows, and is subject to change depending on financing resource availability and restrictions:

Affordability Mix:	
60% AMI	36 Units
80% AMI	26 Units
120% AMI	32 Units
Manager's Unit	1 Unit
Total	**95 Units**

See Exhibit A for a Project summary, Exhibit B for plans, and Exhibit C for outline specifications.

PUBLIC REVIEW

In October 2024, the Developer and SFA started its community outreach. They met with the MHS Community Council, MHS Principal and HIDOE Facilities Branch in December 2024, followed by multiple presentations to the two Mililani Neighborhood Boards throughout 2025. Over the past two years, the Developer has maintained regular communication with area legislators and councilmembers. Additional community consultation was conducted as part of the Environmental Assessment process.

The Final Environmental Assessment and Finding of No Significant Impact for the Project issued by the SFA was published in the May 23, 2026 edition of *The Environmental Notice*.

PROPOSED EXEMPTIONS PURSUANT TO SECTION 201H-38, HRS

In February 2026, the Developer submitted an application to HHFDC requesting exemptions from statutes, ordinances, and rules for the Project, pursuant to Section 201H-38, HRS (Application). By letter dated June 4, 2026, HHFDC accepted the Application for processing pursuant to Section 201H-38, HRS, and directed the Developer to distribute the Application to

relevant agencies and elected officials for review and comment (the list of recipients can be found within the attached approved For Action).

On November 12, 2026, the HHFDC Board of Directors (Board) authorized the Application and the Project proposal with the proposed 201H exemptions. The For Action (Exhibit D) details the 201H exemptions being requested in its Exhibit F, which is a draft Council resolution. Additionally, a copy of the draft Council resolution has been or will be transmitted to Council services staff in Word Document format. As indicated in the approved For Action, none of the 201H exemptions contravene minimum requirements of health and safety.

SUMMARY

HHFDC respectfully requests the Honolulu City Council's approval of the exemptions for the Project, pursuant to Section 201H-38, HRS, as approved by the Board. Should there be any questions or comments, please contact Greg Nakai, the application preparer from PBR Hawaii, at (808) 521-5631, or Chris Sadayasu, HHFDC Project Manager, at (808) 587-3174.

Sincerely,

Dean C. Minakami
Executive Director

Attachment(s): Exhibit A – Project Summary
Exhibit B – Project Plans
Exhibit C – Outline Specifications
Exhibit D – For Action, approved by HHFDC Board on November 12, 2026
Exhibit E – Draft Resolution with Exhibits

cc: Chair, Honolulu City Council Zoning and Planning Committee
Audrey Awaya, Executive Director, Pacific Housing Assistance Corporation
Greg Nakai, Senior Associate Planner, PBR Hawaii

MILILANI HIGH SCHOOL TEACHER WORKFORCE HOUSING SUMMARY



Rendering of Mililani High School Teacher Workforce Housing from the corner of Meheula Parkway and Anania Drive

The Mililani High School Teacher Workforce Housing Project is an affordable rental housing development proposed on a 1.975-acre (86,031 square-foot) site located at 95-1200 Meheula Parkway, Mililani, O'ahu, Hawai'i (portions of Tax Map Key (TMK) (1) 9-5-001:017 and 054). The site is currently an underutilized 48-stall overflow parking lot associated with Mililani High School (MHS), owned by the State of Hawai'i, Department of Education (DOE).

The Project is being processed pursuant to Section 201H-38, Hawai'i Revised Statutes (HRS). It is designed to help the State Department of Education (HIDOE) recruit and retain public school teachers by providing affordable workforce housing in close proximity to MHS and "live, work, play, study, and shop" opportunities.

The site is within walking distance of the Town Center of Mililani, the Mililani Transit Center, schools, parks, healthcare, shopping, and other services. The project site earns a 71% walk score and is a five-minute walk from the transit center. Please refer to **Exhibit D (For Action)** for a location map as well as a TMK map.

As part of the 201H application, the Applicant is requesting:

- Exemptions from various City and County of Honolulu Land Use Ordinance (LUO) development standards including permitted use, height, density, setbacks, and parking requirements pursuant to Section 201H-38, HRS; and
- Exemptions from various development fees.

See **Exhibit D (For Action)** for a complete list of requested exemptions.

Mililani High School Teacher Workforce Housing will include a total of 95 units:

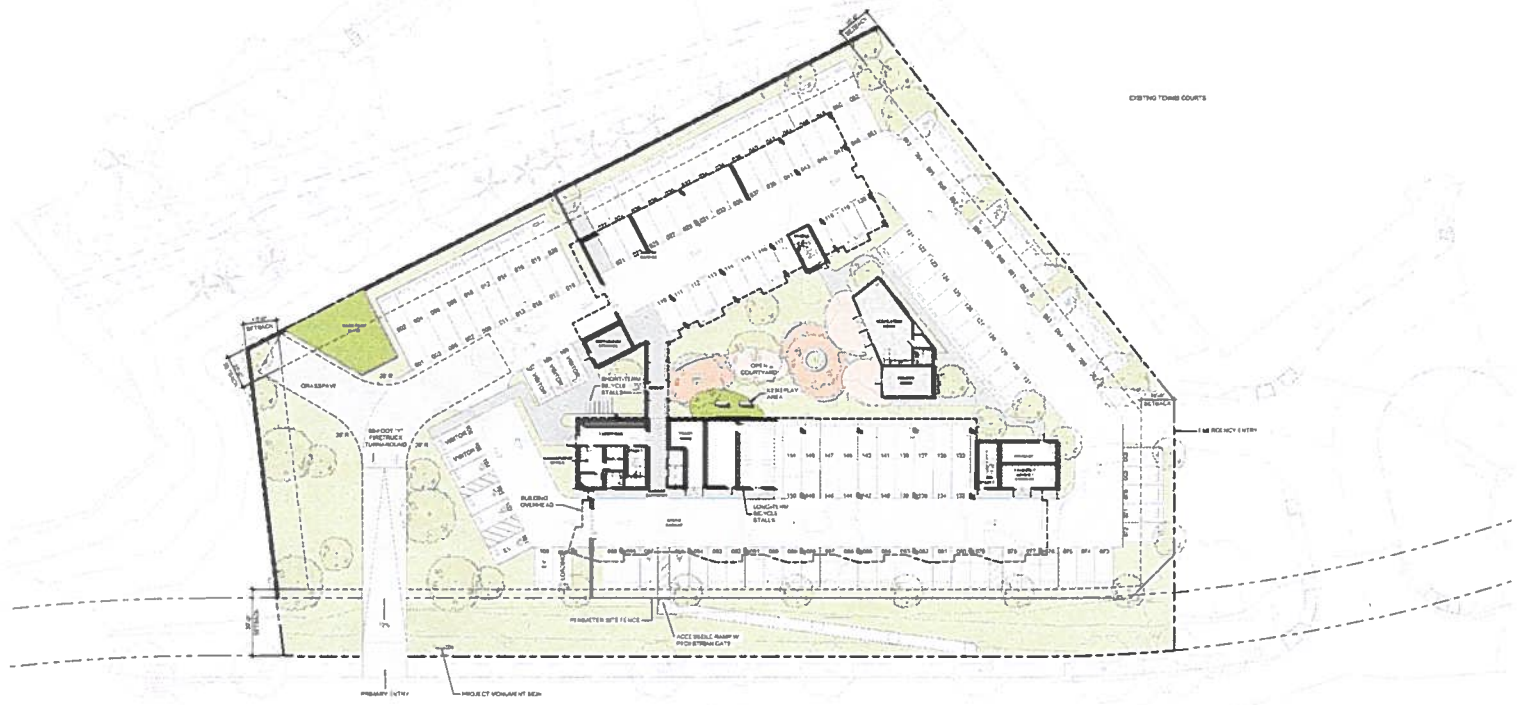
- 94 rental apartments affordable to households earning between 60-120% of the Area Median Gross Income (AMGI); and
- 1 non-revenue (resident manager) unit.

See **Exhibit B** for project plans and renderings. **Exhibit C** contains outline specifications.

Summary Table – Mililani High School Teacher Workforce Housing

Address		95-1200 Meheula Parkway, Mililani, Hawai'i 96789
TMK		Portions of (1) 9-5-001:017 and 054
Site Acres		1.975 acres (86,031 square feet)
Total Units		95 units total (94 affordable rental units + 1 resident manager unit)
Affordability	Rental	Of the 95 total units: • 36 units (37.89%) restricted at 60% of Area Median Gross Income (AMGI) • 26 units (27.37%) restricted at 80% of AMGI • 32 units (33.68%) restricted at 120% of AMGI • 1 manager unit (1.05%) *Affordability restrictions will be maintained for 65 years.*
Target Population		HIDOE teachers and education staff, prioritized as follows (and subject to change): • Full-time HIDOE teachers working in closest proximity to the housing development • All other full-time HIDOE teachers • Full-time HIDOE classified staff and educational officers • Part-time HIDOE employees • Teachers employed outside HIDOE (pre-K, charter, private school) • Teacher candidates during student teaching/clinical • All other qualified applicants
Project Area		Residential Area: 87,756 gross square feet Common Area: 4,369 gross square feet Parking: 16,511 gross square feet Total: 108,636 gross square feet
Building Description		2 buildings total: one residential building (two four-story wings above at-grade parking loop, connected by a bridge) and one freestanding single-story amenity structure in the central courtyard. Type V-A construction (residential floors) / Type I-A construction (ground-floor parking). Fully electric development.
Height		5 stories; estimated at 60.5 feet high (exemption requested). R-5 zoning height limit: 25–30 feet.
Density/FAR		1.07 FAR proposed (exemption requested) R-5 zoning max: 0.7 FAR
Parking:		150 total stalls (ratio: 1.57 stalls/unit): • 103 standard stalls • 36 tandem pair stalls • 6 ADA accessible stalls • 5 guest stalls • 2 management office stalls No additional parking fee charged to tenants.
Bicycle Parking		27 long-term spaces and 6 short-term spaces proposed. Exemption requested from LUO requirements of 48 long-term and 11 short-term spaces, due to proximity to transit and walkable amenities.

Project Amenities	• Amenity Hale (multi-purpose room, fitness center, restroom, storage) • Courtyard with keiki play area (5,183 SF) • Dog park (2,426 SF) • Teacher resource room (copy machine, laminator, library) • Common laundry lounges on each residential floor • Surfboard storage • Elevator, secured building and parking • Rooftop photovoltaic solar energy system • EV and EV bike charging • High-speed internet access in each unit
Infrastructure and Environment	<u>Water</u> The Honolulu Board of Water Supply (BWS) confirmed (August 2025) that the existing water system is adequate to service the proposed development. A new lateral and water meter will be designed and installed. <u>Wastewater</u> A new sewer connection independent from MHS will connect directly to the County system, extending from the site along Meheula Parkway to the existing 21-inch sewer main along Kamehameha Highway, pending DPP approval. <u>Drainage</u> Permanent post-construction best management practices (BMPs) and low-impact development (LID) measures will mitigate stormwater runoff in compliance with City Storm Water Standards. <u>Electrical</u> Hawaiian Electric Company (HECO) will provide electrical service to the project. <u>Telephone, Television and Data</u> Hawaiian Telcom and Spectrum (cable/internet) will service the project.
Hawaii Revised Statutes Chapter 343: Hawaii Environmental Policy Act	A Draft Environmental Assessment (EA) was published in the January 23, 2026, issue of the State of Hawai'i Environmental Review Program's *The Environmental Notice*, initiating a 30-day public review period that ended February 23, 2026. The Approving Agency is the Hawai'i School Facilities Authority (SFA). The Final EA/Finding of No Significant Impact (FONSI) was published in the May 23, 2026, issue of *The Environmental Notice*. The project is outside of environmentally sensitive areas, wetlands, shoreline, tsunami evacuation zones, and flood zones. No threatened or endangered species were observed. No significant archaeological or cultural resources are anticipated.
National Environmental Policy Act (NEPA)	The Applicant will comply with NEPA requirements if applicable as a condition of funding.
Requested 201H Exemptions	See **Exhibit D (For Action)** for a complete list of requested exemptions.
Construction Period	September 2027 – June 2029
Site Control	The project site is owned by the State of Hawai'i, Department of Education (DOE). DOE intends to subdivide the land for the proposed project
Applicant	Pacific Housing Assistance Corporation (PHAC)
Development Partner	Hawai'i School Facilities Authority (SFA)



1 SITE PLAN
1" = 30'-0"

PROJECT NARRATIVE

THE MILILANI TEACHER HOUSING PROJECT WILL PROVIDE A MIX OF ONE AND TWO-BEDROOM UNITS TOTALING 88 SAFE, HEALTHY AND QUALITY DWELLING UNITS AT AFFORDABLE RENTAL PRICES FOR THE TEACHING COMMUNITY IN MILILANI. TWO 3-STORY WINGS ARE CONNECTED BY AN OPEN BRIDGE AND PLANS ARE AT-GRADE COURTYARD WITH ONE 4-STORY AND MDF BUILDING, AN OPEN DOG PARK, BICYCLE AND SURFBOARD STORAGE, 42'X42' PLAY AREA, AND VARIOUS BENCH AND PICNIC SPACES TO PROVIDE OUTLETS FOR HEALTHY ACTIVITY ON SITE.

ON-SITE PARKING PROVIDES 1.00 RESERVED STALL PER UNIT + 1 LOADING STALL, ACCESSIBLE, RECYCLE AND SURFBOARD STORAGE IN THE GROUND LEVEL GARAGE & PROVIDE COVERED BIKE RACKS FOR SHORT-TERM, STORAGE OPTIONS.

THE ALL-ELECTRIC BUILDING SITE AND ARCHITECTURAL DESIGN MAXIMIZES OPERABLE WINDOWS TO CAPTURE BREEZES, LIGHT AND VIEW, AND DRAWS ON LANDSCAPING AND STORMWATER MANAGEMENT PRACTICES TO LOWER THE HEAT ISLAND EFFECT.

UNIT MIX AREA TABLE

UNIT TYPE	UNIT COUNT	AVG. UNIT AREA	UNIT MIX (%)
1-BED			
1A	1	332 SF	1%
1A-DA	2	329 SF	2%
1B-1	5	341 SF	6%
1B-1R	12	343 SF	13%
1B-2	12	399 SF	13%
1B-2R	16	399 SF	17%
1B-DA	4	339 SF	4%
SUBTOTAL	56	n/a	56%
2-BED			
2A	2	784 SF	2%
2A-DA	2	784 SF	2%
2B-1	16	781 SF	17%
2B-2	11	1,113 SF	11%
2C	1	1,157 SF	1%
2C-DA	1	1,157 SF	1%
SUBTOTAL	32	n/a	44%
TOTAL UNITS	88		100%

ZONING SUMMARY

	REQUIREMENT	PROPOSED
ADDRESS	68-1339 MEHEULA PARKWAY MILILANI, HAWAII 96789	
TMK	PORTIONS OF (1) 9-4-001:017 AND 004	
LOT AREA	4.273 ACRES (186,123 SF)	
ZONING	ZONE D	
COUNTY ZONING	n/a	
STATE LAND USE	URBAN (U)	
PERMITTED USES	SINGLE-UNIT, DUPLEX-UNIT, TWO-UNIT (TWO+) DWELLING	MULTI-UNIT DWELLING, CO-WORKING OFFICE, DOG PARK 2014-11 EXEMPTION REQUEST
MIN. LOT AREA	3,750 SF	88,331 SF
MAX. BUILDING AREA	50% OF ZONING LOT 43,915 SF	20% OF ZONING LOT 22,661 SF
MAX. FAR	0.70 65,222 SF	1.20 91,462 SF (E INCLUDES PARKING GARAGE AREA) 2014-11 EXEMPTION REQUEST
MAX. BUILDING HEIGHT	25-30 FT	60'-0" 2014-11 EXEMPTION REQUEST
MIN. SETBACKS	1 FOOT PER 2 FEET OF BUILDING HEIGHT	
SETBACKS	FRONT: 15 FT ON 30 FT SIDE: 5 FT ON 10 FT REAR: 5 FT ON 10 FT	45 FT 20'-0" EXEMPTION REQUEST TO FT 41 AND 24 FT 41 AND 24 FT
SURFACE PARKING (SEC. 21-6.80(b)(3))	ONE CANOPY TREE MIN. 3 INCH CALIPER IS REQUIRED EVERY 6 PARKING SPACES OR ONE CANOPY TREE MIN. 3-INCH CALIPER FOR EVERY 12 PARKED SPACES	MIN. 3-INCH CALIPER FOR EVERY 12 PARKING SPACES OR ONE CANOPY TREE MIN. 3-INCH CALIPER FOR EVERY 24 PARKING SPACES 2014-11 EXEMPTION REQUEST
STRUCTURED PARKING (SEC. 21-6.100)	MIN. 3-INCH CALIPER VERTICAL TREE PLANTED EVERY 50 LINEAR FEET OF STRUCTURED PARKING BUILDING FACING REQUIRED YARD	MIN. 3-INCH CALIPER TREE PLANTED EVERY 100 LINEAR FEET OF STRUCTURED PARKING BUILDING 2014-11 EXEMPTION REQUEST

	REQUIREMENT	PROPOSED
OFF-STREET PARKING	RESIDENTIAL: 1 PER 1 000 SF DWELLING = 63 STALLS GENERAL OFFICE: 1 PER 300 SF = 1 STALLS TOTAL REQUIRED/ALLOWED PARKING = 64	
OFF-STREET LOADING	MULTI-UNIT DWELLINGS 20-150: 1 LOADING STALL	1 LOADING STALL
OFF-STREET LOADING SIZE	10 FT x 35 FT x 14 FT	10 FT x 35 FT x 10'-6"
RECYCLE PARKING	LONG-TERM: 88 STALLS SHORT: 10 PER 11 STALLS	

STALL TYPE	STALL SIZE	COUNT
ACCESSIBLE	8.5' x 18' 60° Angled	5
ACCESSIBLE	8.5' x 18' 90° Angled	1
STANDARD	8'-0" x 16'	52
STANDARD (C.P.)	8'-0" x 16'	16
TANDEM	8'-0" x 16' Tandem	26
VISITOR	8'-0" x 16' Visitor	8
TOTAL PARKING STALLS		108

3 PV STALLS (ONE ADA STALL, ONE STANDARD STALL)

BICYCLE STALL TYPE	STALL SIZE	COUNT
LONG-TERM RECYCLE	2'-0" x 6'-0"	77
SHORT-TERM RECYCLE	2'-0" x 6'-0"	10
TOTAL BICYCLE STALLS		33

77 LONG-TERM RECYCLE STALLS
8 SHORT-TERM RECYCLE STALLS
2014-11 EXEMPTION REQUEST

ADA REQUIREMENTS

PARKING	108-200 PROVIDE 6 ACCESSIBLE STALLS 5 STANDARD ACCESSIBLE STALLS 1 VAN ACCESSIBLE REQUIRED	6 STANDARD ACCESSIBLE STALLS PROVIDED 1 VAN ACCESSIBLE SPACE PROVIDED
DWELLING UNITS	5% OF DWELLING UNITS WITH MOBILITY FEATURES 5 MOBILITY ADA UNITS REQUIRED	5 MOBILITY ADA UNITS PROVIDED
	2% OF DWELLING UNITS WITH COMMUNICATION FEATURES 2 COMMUNICATION ADA UNITS REQUIRED	2 COMMUNICATION ADA UNITS PROVIDED (INCLUDED IN (1) HEARING UNIT AND (1) 2-BDRM UNIT)
	FHA ADAPTABLE UNIT REQUIREMENT 100 UNITS	88 ADAPTABLE UNITS (ALL NON-ADA UNITS)

BUILDING CODE SUMMARY

TYPE OF CONSTRUCTION	TYPE IA & VA SPRINKLERED			IBC 2018
REQUIRED FIRE RESISTIVE RATINGS	PRIMARY STRUCTURAL FRAME	TYPE IA: 3 HOUR	TYPE VA: 1 HOUR	CHAPTER 6 TABLE 601
	PRIMARY STRUCTURAL FRAME SUPPORTING ROOF LOADS ONLY	TYPE IA: 2 HOUR	TYPE VA: 1 HOUR	
	EXTERIOR WALLS - EXTERIOR	TYPE IA: 3 HOUR	TYPE VA: 1 HOUR	
	EXTERIOR WALLS - INTERIOR	TYPE IA: 3 HOUR	TYPE VA: 1 HOUR	
	EXTERIOR WALLS - INTERIOR SUPPORTING ROOF LOADS ONLY	TYPE IA: 2 HOUR	TYPE VA: 1 HOUR	
	NON-BEARING WALLS - EXTERIOR	TYPE IA: 1 HOUR	TYPE VA: 1 HOUR	TABLE 602 NF = F = NP
	NON-BEARING WALLS - INTERIOR	TYPE IA: 0 HOUR	TYPE VA: 0 HOUR	
	FLOOR CONSTRUCTION	TYPE IA: 2 HOUR	TYPE VA: 1 HOUR	
	ROOF CONSTRUCTION	TYPE IA: 1.5 HOUR	TYPE VA: 1 HOUR	
OCCUPANCY CLASSIFICATION	R-2 APARTMENTS S-1 LAUNDRY ROOM / MANAGEMENT OFFICE / RESOURCE ROOM A-3 RECREATION ROOM B-1 TRASH ENCLOSURES			CHAPTER 3
PROPOSED USE	MULTI-FAMILY DWELLINGS 1 LAUNDRY ROOM 1 OFFICE 1 RESOURCE ROOM			
ALLOWABLE BUILDING HEIGHT & AREA	ALLOWABLE HEIGHT		TYPE IA: UL TYPE VA: 70'-0"	TABLE 504
	PROPOSED HEIGHT		57'-7"	
	ALLOWABLE NO. OF STORIES		TYPE IA: UL TYPE VA: 4	TABLE 504
	PROPOSED NO. OF STORIES		TYPE IA: 3 STORY TYPE VA: 4 STORY	
	*ONLY HORIZONTAL ISOLATION PERMITTED ALLOWANCE		5 STORY TOTAL*	
	ALLOWABLE AREA		TYPE IA: UL TYPE VA: 216,000 SF	TABLE 506.2
	PROPOSED AREA		TYPE IA: 23,661 SF TYPE VA: 89,978 SF	
	EQUATION 5-2 FOR TYPE VA At = [At + NPS + 0.3 Ps] At = [36,000 + 172,800 + 0.3 x 0] At = 144,000 SF		TOTAL GROSS 45,640 (BELOW) A 189,639 SF	

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MILILANI HIGH SCHOOL TEACHER WORKFORCE HOUSING

ADDRESS: 68-1339 MEHEULA PARKWAY, MILILANI, HAWAII 96789
TMK: PORTIONS OF TMKs 9-4-001:017 AND 004
ADDRESS AND TMK TO BE FINALIZED UPON COMPLETION OF PARCEL SUBDIVISION

PROJECT NO.: 2408.09
DATE: 09/12/2025
SCALE: As indicated

SHEET TITLE
SITE PLAN

SHEET NO.
A0

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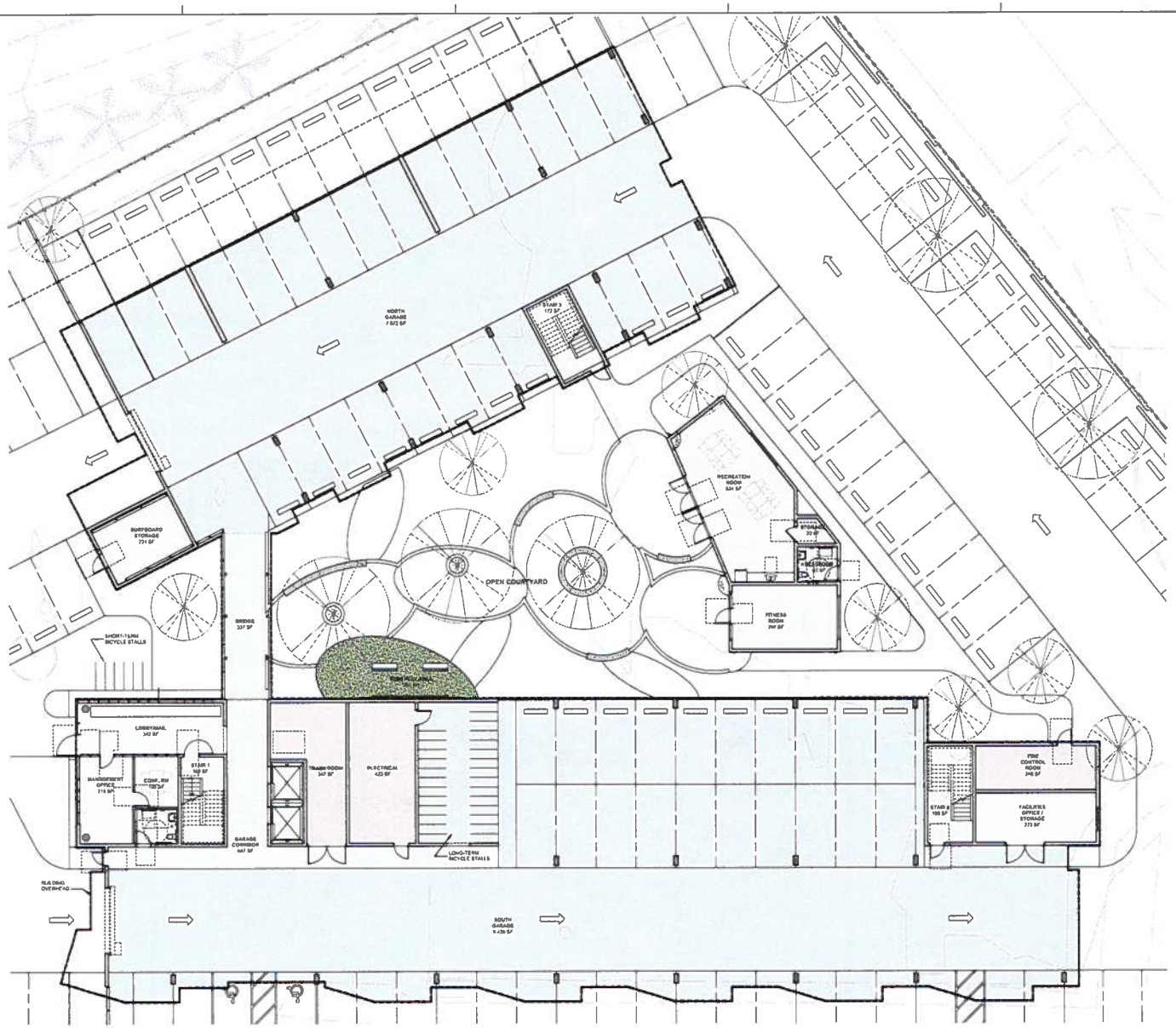

1 FLOOR PLAN - LEVEL 1
1/8" = 1'-0"

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www.wrnsstudio.com

MILILANI HIGH SCHOOL TEACHER WORKFORCE HOUSING

PROJECT NO.: 2020.09
DATE: 02/21/2025
SCALE: 1/8" = 1'-0"

SHEET TITLE
FLOOR PLAN - LEVEL 1

SHEET NO
A1

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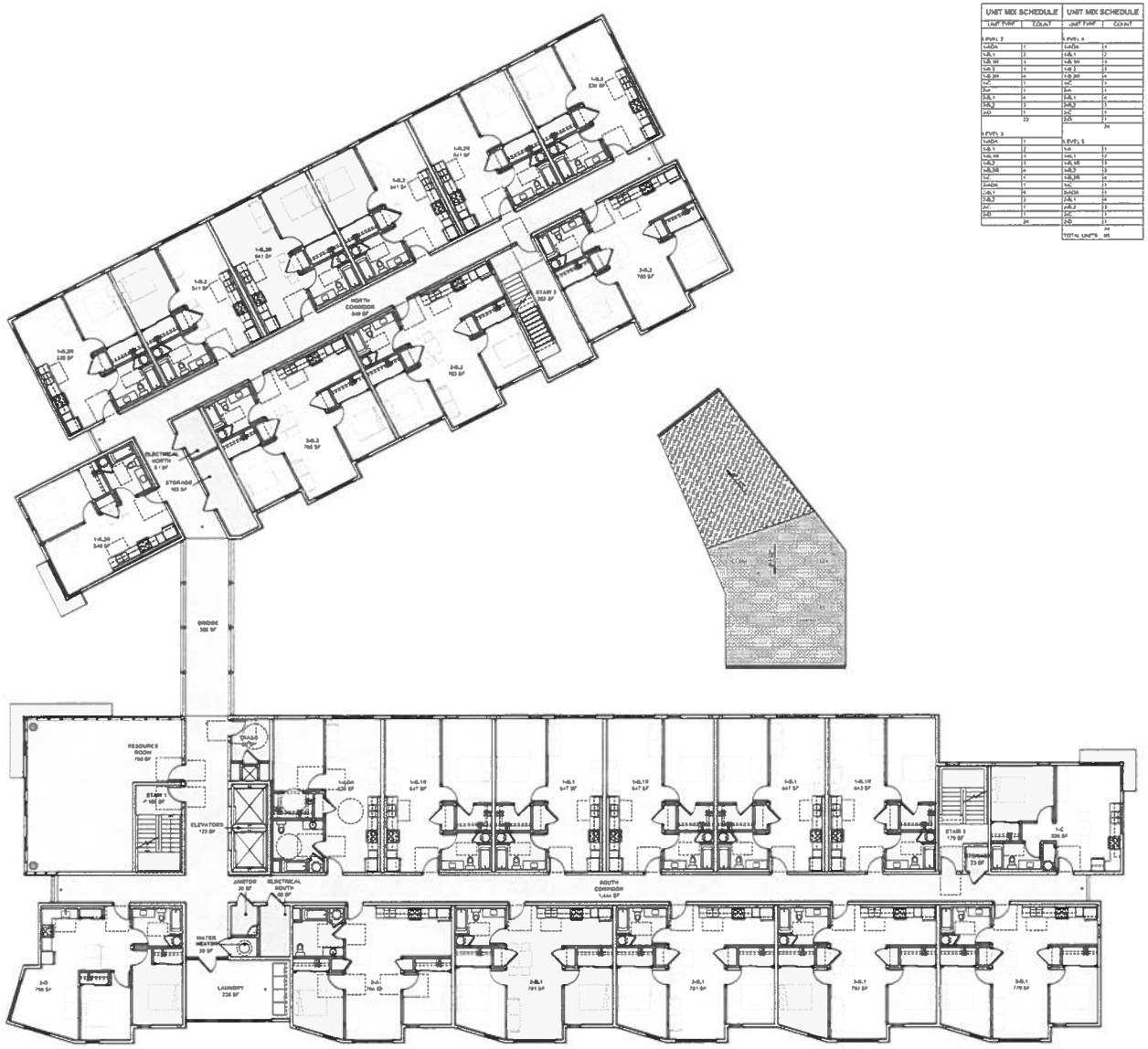

1 FLOOR PLAN - LEVEL 2
1/8" = 1'-0"

UNIT MIX SCHEDULE		UNIT MIX SCHEDULE	
UNIT TYPE	COUNT	UNIT TYPE	COUNT
LEVEL 2		LEVEL 4	
1-ADA	1	1-ADA	1
1-BL1	2	1-BL1	2
1-BL1R	1	1-BL1R	1
1-BL2	1	1-BL2	3
1-BL2R	4	1-BL2R	4
1-C	1	1-C	1
2-A	1	2-A	1
2-BL1	4	2-BL1	4
2-BL2	3	2-BL2	3
2-D	1	2-C	1
	23	2-D	1
			24
LEVEL 3			
1-ADA	1	LEVEL 5	
1-BL1	2	1-A	1
1-BL1R	1	1-BL1	2
1-BL2	3	1-BL1R	3
1-BL2R	4	1-BL2	3
1-C	1	1-BL2R	4
2-ADA	1	1-C	1
2-BL1	4	2-ADA	1
2-BL2	3	2-BL1	4
2-C	1	2-BL2	3
2-D	1	2-C	1
	24	2-D	1
			24
		TOTAL UNITS	95

UNIT MIX TOTALS		
UNIT TYPE	UNIT NAME	UNIT COUNT
1-BR-D	1-A	1
1-BR-D	1-ADA	2
1-BR-D	1-BL1	8
1-BR-D	1-BL1R	12
1-BR-D	1-BL2	12
1-BR-D	1-BL2R	16
1-BR-D	1-C	4
		55
2-BR-D	2-A	2
2-BR-D	2-ADA	2
2-BR-D	2-BL1	16
2-BR-D	2-BL2	12
2-BR-D	2-C	3
2-BR-D	2-D	4
		39
TOTAL UNITS		95

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MILILANI HIGH SCHOOL TEACHER WORKFORCE HOUSING

PROJECT NO. 24029.00
DATE 02/21/2026
SCALE 1/8" = 1'-0"

SHEET TITLE
FLOOR PLAN - LEVEL 2

SHEET NO
A2

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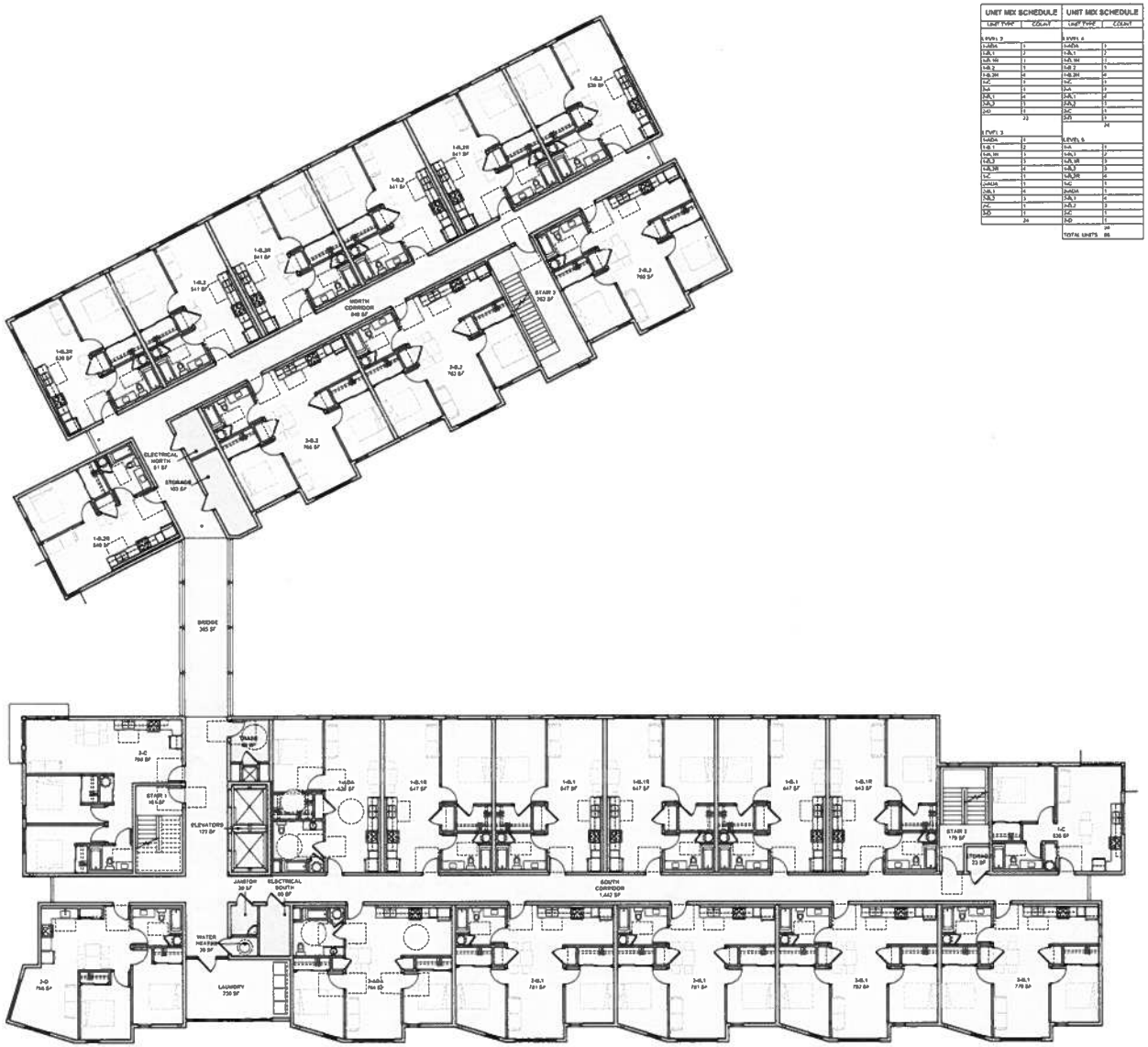

1 FLOOR PLAN - LEVEL 3
1/8" = 1'-0"

UNIT MIX SCHEDULE		UNIT MIX SCHEDULE	
UNIT TYPE	COUNT	UNIT TYPE	COUNT
LEVEL 2		LEVEL 4	
1-ADA	1	1-ADA	1
1-B.1	2	1-B.1	2
1-B.1R	1	1-B.1R	1
1-B.2	1	1-B.2	1
1-B.2R	4	1-B.2R	4
1-C	1	1-C	1
2-A	1	2-A	1
2-B.1	4	2-B.1	4
2-B.2	1	2-B.2	1
2-D	1	2-C	1
	22	2-D	1
			24
LEVEL 3		LEVEL 5	
1-ADA	1	1-A	1
1-B.1	2	1-B.1	2
1-B.1R	1	1-B.1R	3
1-B.2	3	1-B.2	3
1-B.2R	4	1-B.2R	4
1-C	1	1-C	1
2-ADA	1	2-ADA	1
2-B.1	4	2-B.1	4
2-B.2	3	2-B.2	3
2-C	1	2-C	1
2-D	1	2-D	1
	24		24
		TOTAL UNITS	96

UNIT MIX TOTALS		
UNIT TYPE	UNIT NAME	UNIT COUNT
1-BED	1-A	1
1-BED	1-ADA	3
1-BED	1-B.1	6
1-BED	1-B.1R	12
1-BED	1-B.2	12
1-BED	1-B.2R	16
1-BED	1-C	4
		54
2-BED	2-A	2
2-BED	2-ADA	2
2-BED	2-B.1	16
2-BED	2-B.2	12
2-BED	2-C	2
2-BED	2-D	4
		38
TOTAL UNITS		96

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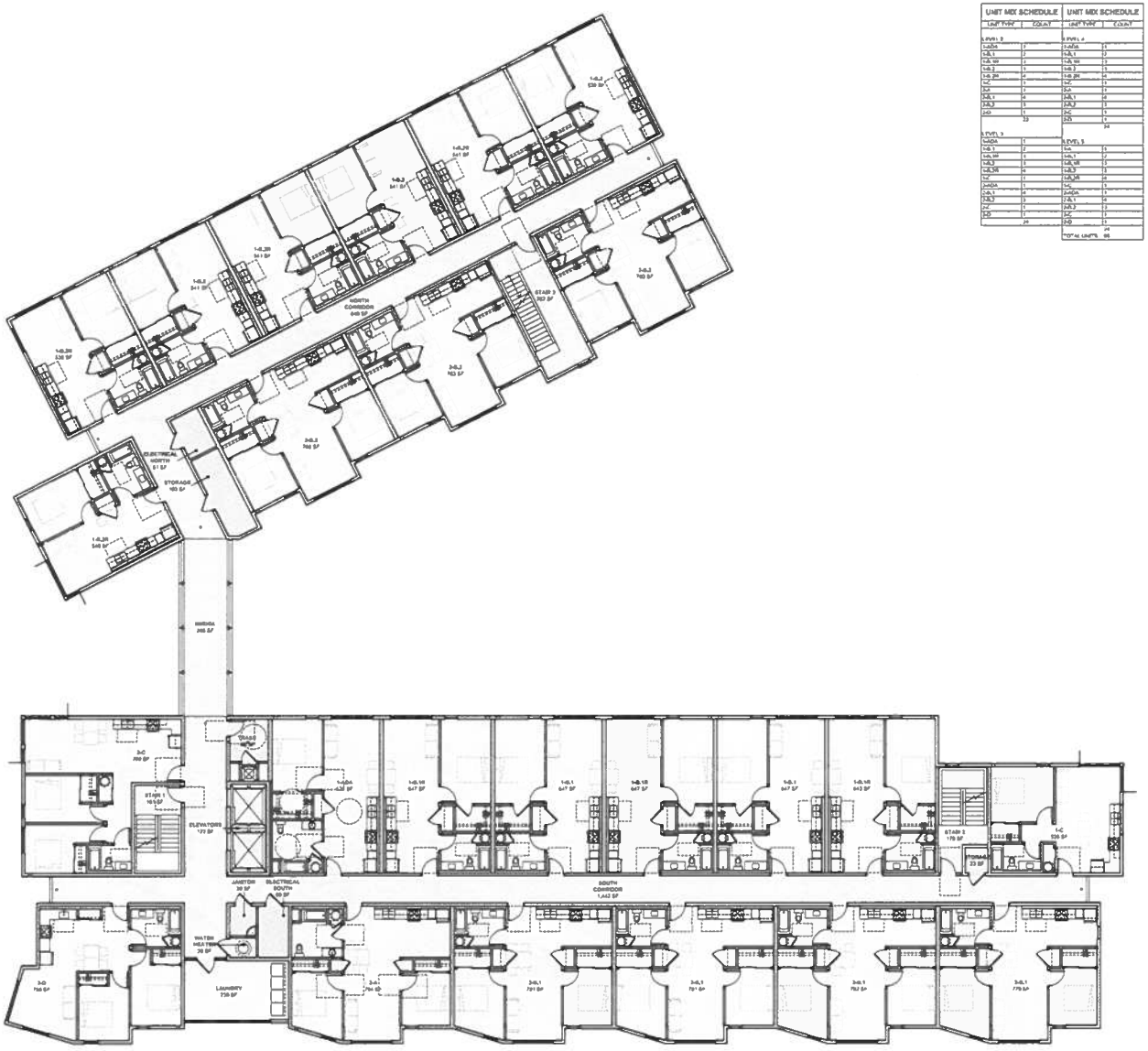
MILILANI HIGH SCHOOL TEACHER WORKFORCE HOUSING

PROJECT NO. 24606.00
DATE 02/27/2026
SCALE 1/8" = 1'-0"

SHEET TITLE
FLOOR PLAN - LEVEL 3

SHEET NO
A3



1 FLOOR PLAN - LEVEL 4
1/8" = 1'-0"

UNIT MIX SCHEDULE		UNIT MIX SCHEDULE	
UNIT TYPE	COUNT	UNIT TYPE	COUNT
LEVEL 2		LEVEL 4	
1-ADA	1	1-ADA	1
1-B,1	2	1-B,1	2
1-B,1R	1	1-B,1R	1
1-B,2	1	1-B,2	1
1-B,2R	4	1-B,2R	4
1-C	1	1-C	1
2-A	1	2-A	1
2-B,1	4	2-B,1	4
2-B,2	1	2-B,2	1
2-D	1	2-C	1
	23	2-D	1
			24
LEVEL 3		LEVEL 5	
1-ADA	1	1-A	1
1-B,1	2	1-B,1	2
1-B,1R	1	1-B,1R	1
1-B,2	1	1-B,2	1
1-B,2R	4	1-B,2R	4
1-C	1	1-C	1
2-ADA	1	2-ADA	1
2-B,1	4	2-B,1	4
2-B,2	1	2-B,2	1
2-C	1	2-C	1
2-D	1	2-D	1
	24		24
		TOTAL UNITS	96

UNIT MIX TOTALS		
UNIT TYPE	UNIT NAME	UNIT COUNT
1-BED	1-A	1
1-BED	1-A/BA	3
1-BED	1-B,1	8
1-BED	1-B,1R	12
1-BED	1-B,2	12
1-BED	1-B,2R	16
1-BED	1-C	6
		58
2-BED	2-A	2
2-BED	2-A/BA	2
2-BED	2-B,1	16
2-BED	2-B,2	13
2-BED	2-C	1
2-BED	2-D	4
		38
TOTAL UNITS		96

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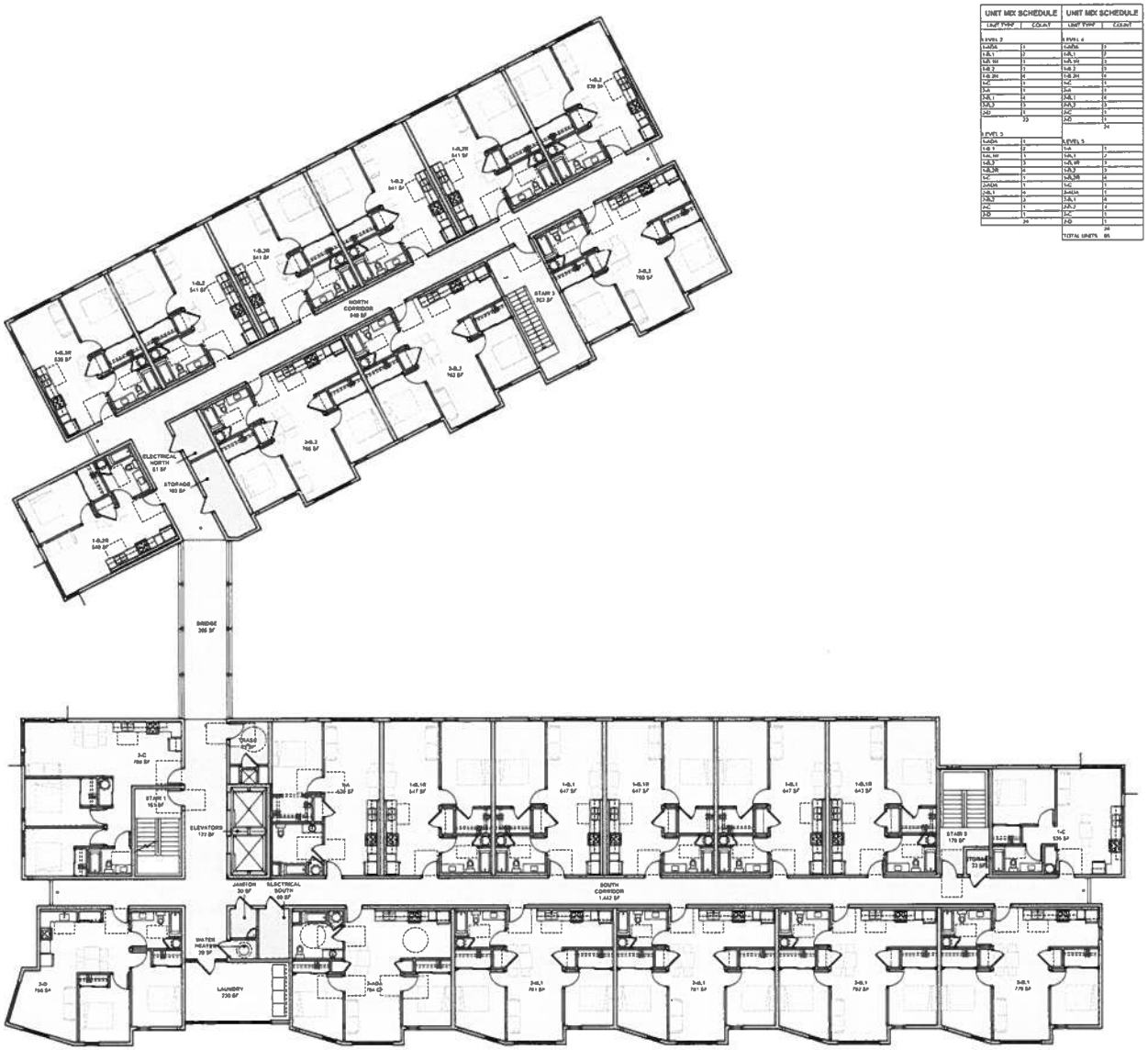
MILILANI HIGH SCHOOL TEACHER WORKFORCE HOUSING

PROJECT NO. 24026.00
DATE 02/27/2026
SCALE 1/8" = 1'-0"

SHEET TITLE
FLOOR PLAN - LEVEL 4

SHEET NO
A4



1 FLOOR PLAN - LEVEL 5
1/8" = 1'-0"

UNIT MIX SCHEDULE		UNIT MIX SCHEDULE	
UNIT TYPE	COUNT	UNIT TYPE	COUNT
LEVEL 2		LEVEL 4	
1-A/DA	1	1-A/DA	1
1-B,1	2	1-B,1	2
1-B,1R	3	1-B,1R	3
1-B,2	1	1-B,2	1
1-B,2R	4	1-B,2R	4
1-C	1	1-C	1
2-A	1	2-A	1
2-B,1	4	2-B,1	4
2-B,2	3	2-B,2	3
2-D	1	2-C	1
	23	2-D	1
			24
LEVEL 3		LEVEL 5	
1-A/DA	1	1-A	1
1-B,1	2	1-B,1	2
1-B,1R	3	1-B,1R	3
1-B,2	3	1-B,2	3
1-B,2R	4	1-B,2R	4
1-C	1	1-C	1
2-A/DA	1	2-A/DA	1
2-B,1	4	2-B,1	4
2-B,2	3	2-B,2	3
2-C	1	2-C	1
2-D	1	2-D	1
	24		24
		TOTAL UNITS	95

UNIT MIX TOTALS		
UNIT TYPE	UNIT NAME	UNIT COUNT
1-B/DD	1-A	1
1-B/FD	1-A/DA	2
1-B/FD	1-B,1	8
1-B/FD	1-B,1R	12
1-B/FD	1-B,2	12
1-B/FD	1-B,2R	16
1-B/FD	1-C	4
		55
2-B/FD	2-A	2
2-B/FD	2-A/DA	2
2-B/FD	2-B,1	16
2-B/FD	2-B,2	12
2-B/FD	2-C	3
2-B/FD	2-D	4
		39
TOTAL UNITS		95

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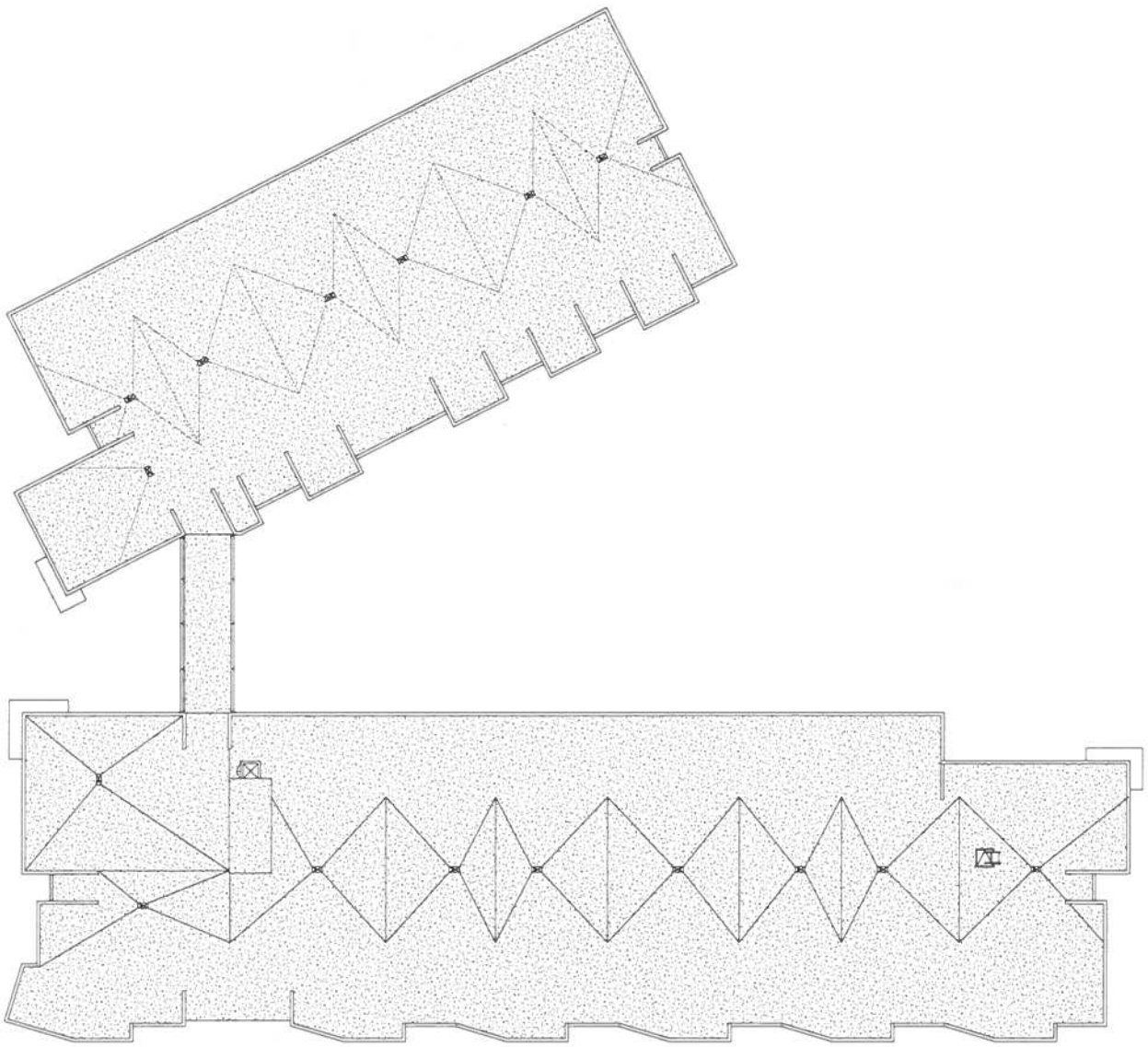
MILILANI HIGH SCHOOL TEACHER WORKFORCE HOUSING

PROJECT NO. 24024.00
DATE 02/27/2026
SCALE: 1/8" = 1'-0"

SHEET TITLE
FLOOR PLAN - LEVEL 5

SHEET NO
A5



1 ROOF PLAN
1/8" = 1'-0"

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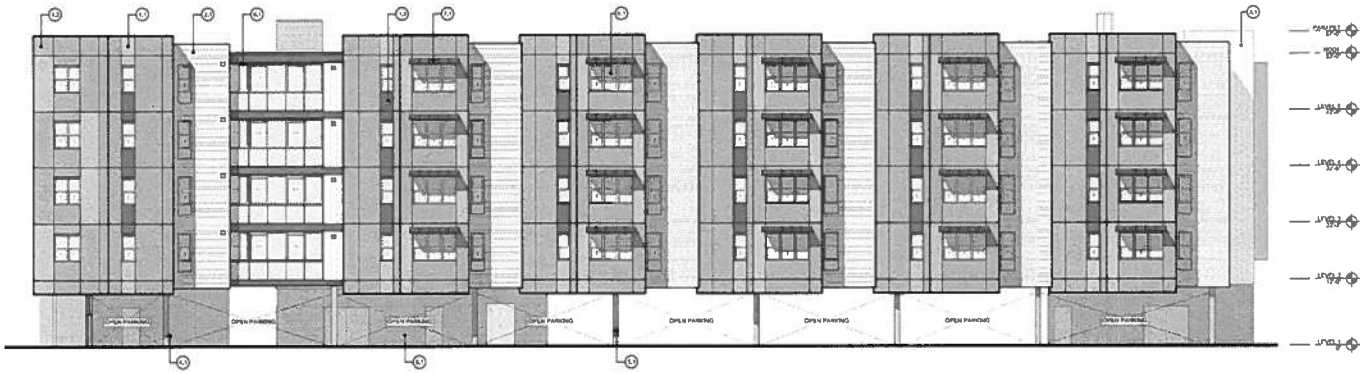
MILILANI HIGH
SCHOOL TEACHER
WORKFORCE
HOUSING

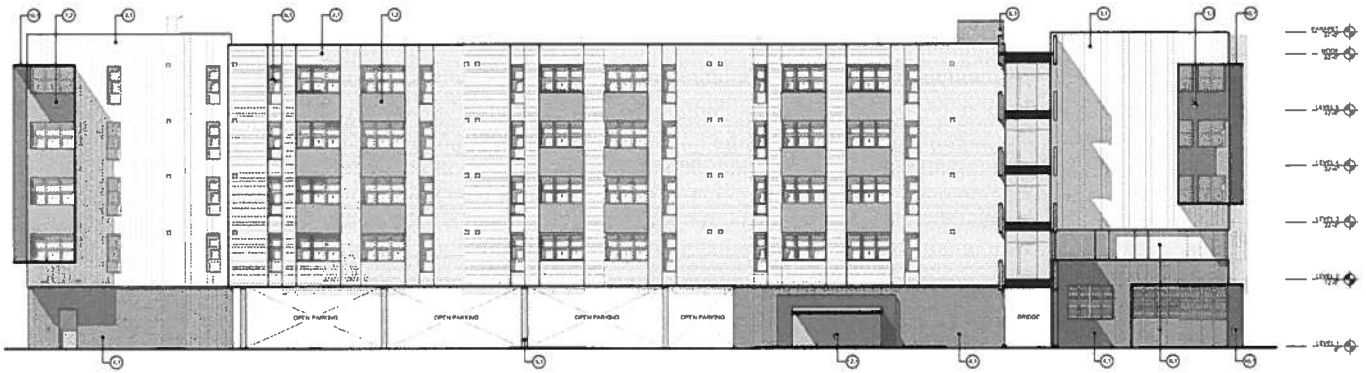
PROJECT NO. 2460LAH
DATE 02/21/2020
SCALE 1/8" = 1'-0"

SHEET TITLE
ROOF PLAN

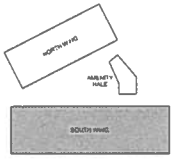
SHEET NO.
A6

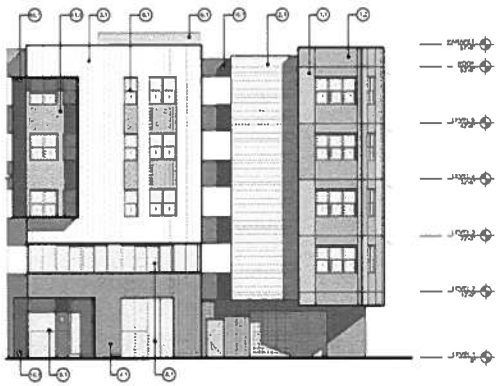


1 SOUTH WING - SOUTH ELEVATION
1/8" = 1'-0"

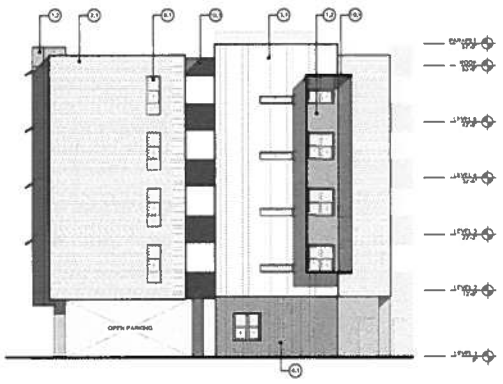


2 SOUTH WING - NORTH ELEVATION
1/8" = 1'-0"





3 WEST ELEVATION
1/8" = 1'-0"



4 SOUTH WING - EAST ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND	
1.1	CEMENT BOARD PANEL: SAND
1.2	CEMENT BOARD PANEL: GREEN
1.3	CEMENT BOARD PANEL: GRAY
2.1	CEMENT BOARD LAP SIDING: 8" WHITE
3.1	CEMENT BOARD PANEL: NICHIHA RIBBED
4.1	BOARD FORM CONCRETE
5.1	PAINTED CONCRETE
6.1	PAINTED CMU
7.1	PREMANUFACTURED EXTERIOR AWNINGS
8.1	ALUMINUM STOREFRONT
9.1	VINYL WINDOWS: WHITE
10.1	PERFORATED ALUMINUM PANEL
11.1	VERTICAL RECLAIMED WOOD SIDING
12.1	WALL MOUNTED KEIKI PLAY AREA
13.1	ASPHALT SHINGLE ROOF
14.1	GUTTER AND DOWNPSOUT

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MILILANI HIGH SCHOOL TEACHER WORKFORCE HOUSING

PROJECT NO.: 34026.00
DATE: 02/27/2026
SCALE: As indicated

SHEET TITLE
ELEVATIONS - SOUTH WING

SHEET NO
A7

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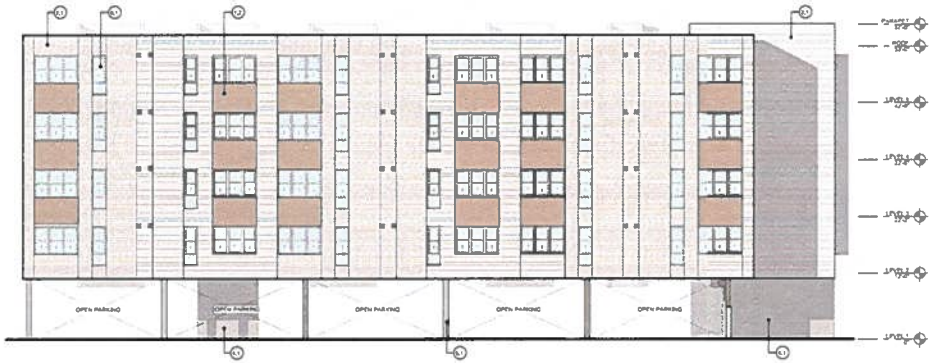
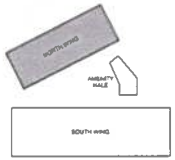
If this drawing is not 36"x42" then the drawing has been revised from its original size. Notes scales must be adjusted. This box should be equal to one inch.



1 NORTH WING - SOUTH ELEVATION
1/8" = 1'-0"



2 NORTH WING - NORTH ELEVATION
1/8" = 1'-0"





3 NORTH WING - WEST ELEVATION
1/8" = 1'-0"



4 NORTH WING - EAST ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND	
1.1	CEMENT BOARD PANEL: SAND
1.2	CEMENT BOARD PANEL: GREEN
1.3	CEMENT BOARD PANEL: GRAY
2.1	CEMENT BOARD LAP SIDING: 8" WHITE
3.1	CEMENT BOARD PANEL: NICHIHA RIBBED
4.1	BOARD FORM CONCRETE
5.1	PAINTED CONCRETE
6.1	PAINTED CMU
7.1	PREMANUFACTURED EXTERIOR AWNINGS
8.1	ALUMINUM STOREFRONT
9.1	VINYL WINDOWS: WHITE
10.1	PERFORATED ALUMINUM PANEL
11.1	VERTICAL RECLAIMED WOOD SIDING
12.1	WALL MOUNTED KEIKI PLAY AREA
13.1	ASPHALT SHINGLE ROOF
14.1	GUTTER AND DOWNPSOUT

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MILILANI HIGH SCHOOL TEACHER WORKFORCE HOUSING

PROJECT NO. [illegible]
DATE 02/27/2024
SCALE As indicated

SHEET TITLE
ELEVATIONS - NORTH WING

SHEET NO
A8

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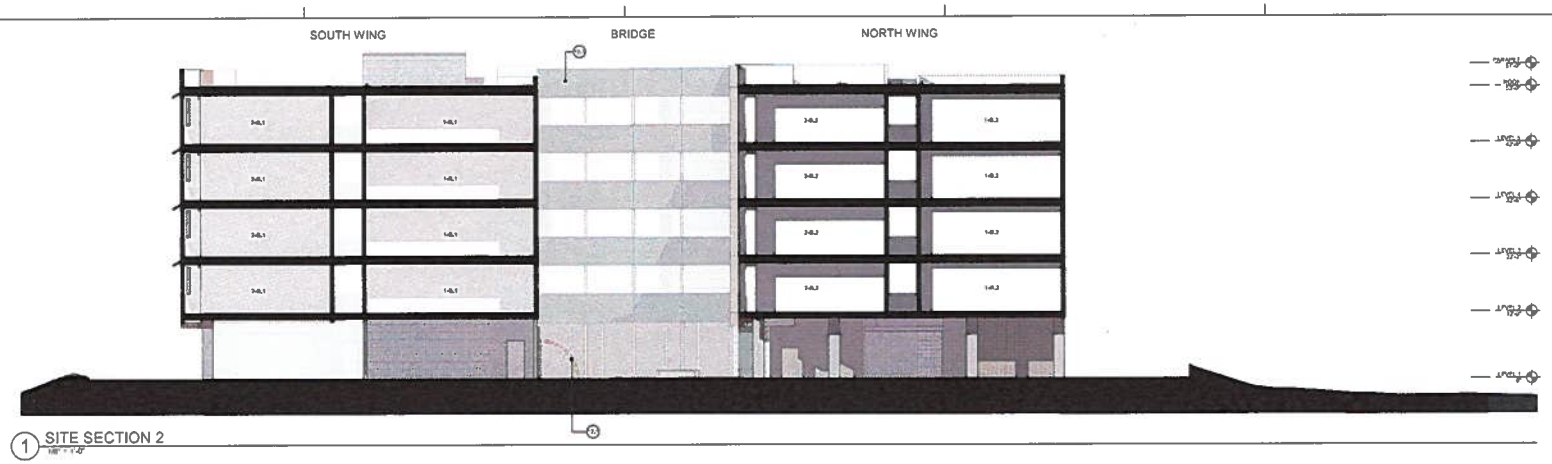
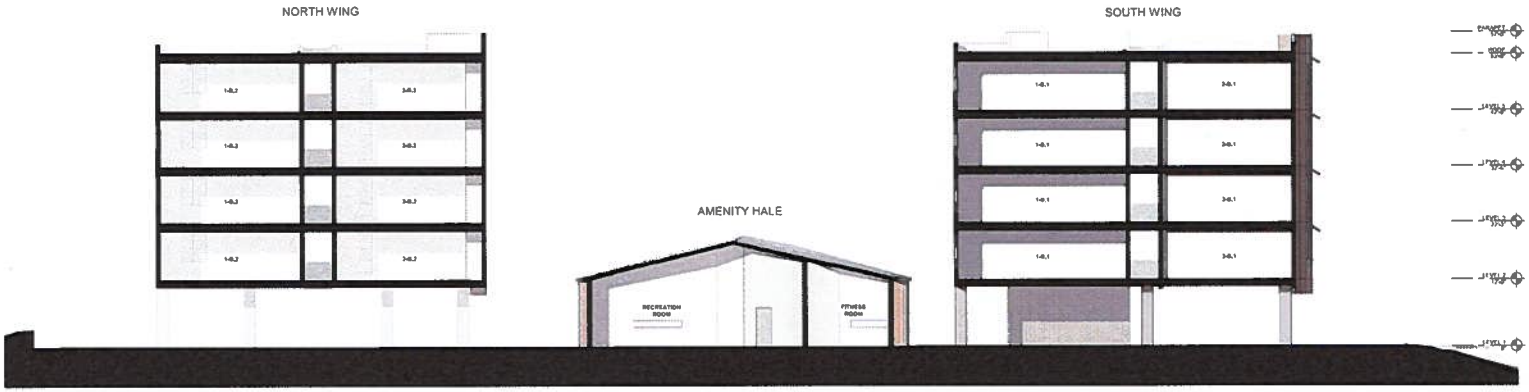
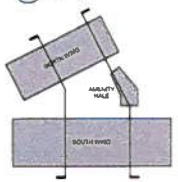


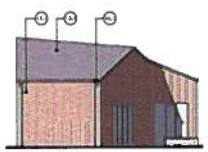
1 SITE SECTION 2
1/8" = 1'-0"



2 SITE SECTION 1
1/8" = 1'-0"



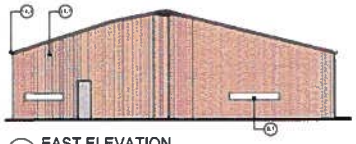
MATERIAL LEGEND	
1.1	CEMENT BOARD PANEL: SAND
1.2	CEMENT BOARD PANEL: GREEN
1.3	CEMENT BOARD PANEL: GRAY
2.1	CEMENT BOARD LAP SIDING: 6" WHITE
3.1	CEMENT BOARD PANEL: NICHIHA RIBBED
4.1	BOARD FORM CONCRETE
5.1	PAINTED CONCRETE
6.1	PAINTED CMU
7.1	PREMANUFACTURED EXTERIOR AWNINGS
8.1	ALUMINUM STOREFRONT
9.1	VINYL WINDOWS: WHITE
10.1	PERFORATED ALUMINUM PANEL
11.1	VERTICAL RECLAIMED WOOD SIDING
12.1	WALL MOUNTED KEIKI PLAY AREA
13.1	ASPHALT SHINGLE ROOF
14.1	GUTTER AND DOWNSPOUT



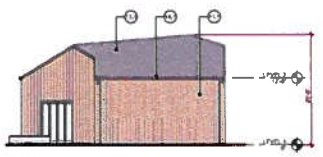
3 AMENITY HALE - NORTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"



5 EAST ELEVATION
1/8" = 1'-0"



6 SOUTH ELEVATION
1/8" = 1'-0"

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MILILANI HIGH SCHOOL TEACHER WORKFORCE HOUSING

PROJECT NO. 24026.00
DATE 02/27/2026
SCALE: As indicated

SHEET TITLE
ELEVATIONS - OVERALL & AMENITY BUILDING

SHEET NO
A9

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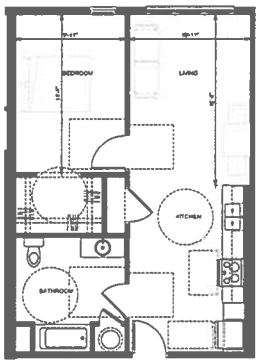
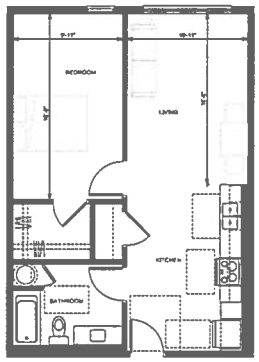
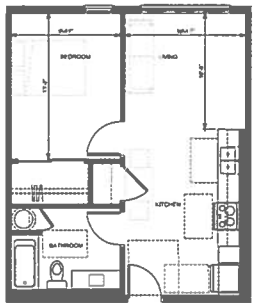


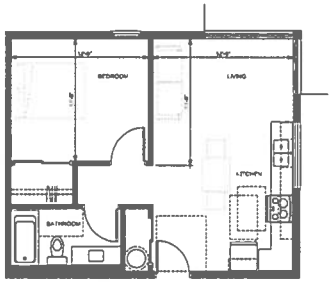
1 1-ADA
1/4" = 1'-0"



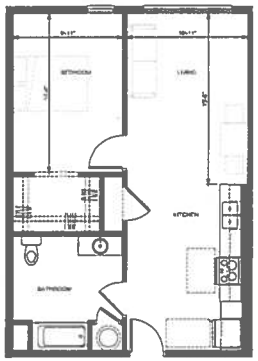
2 1-B.1
1/4" = 1'-0"



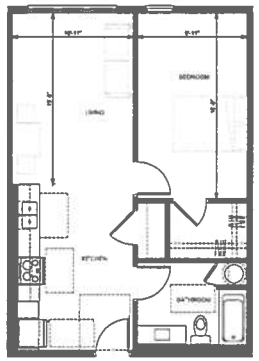
3 1-B.2
1/4" = 1'-0"



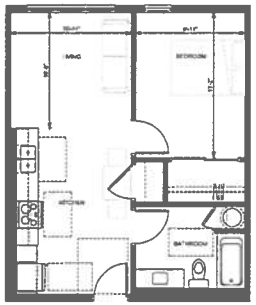
4 1-C
1/4" = 1'-0"



5 1-A
1/4" = 1'-0"



6 1-B.1R
1/4" = 1'-0"



7 1-B.2R
1/4" = 1'-0"

UNIT MIX AREA TABLE

UNIT TYPE	UNIT COUNT	AVG. AREA	UNIT RATIO
LIVING			
1-A	1	438 SF	1%
1-ADA	2	438 SF	3%
1-B.1	8	447 SF	8%
1-B.1R	12	448 SF	13%
1-B.2	13	448 SF	13%
1-B.2R	16	448 SF	17%
1-C	4	439 SF	4%
	56	NA	59%
2-BED			
2-A	2	764 SF	2%
2-ADA	2	764 SF	2%
2-B.1	16	761 SF	17%
2-B.2	12	763 SF	13%
2-C	3	768 SF	3%
2-D	4	768 SF	4%
	39	NA	41%
TOTAL UNITS	95		100%

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MILILANI HIGH SCHOOL TEACHER WORKFORCE HOUSING

PROJECT NO. [illegible]
DATE 02/27/2020
SCALE 1/4" = 1'-0"

SHEET TITLE
UNIT PLANS - ONE-BEDROOMS

SHEET NO
A10

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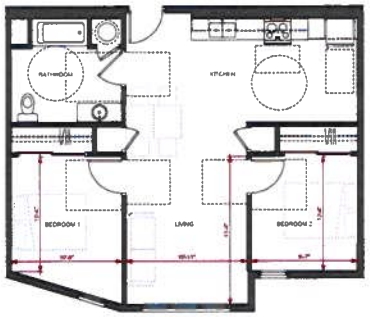

1 2-ADA
1/4" = 1'-0"



2 2-B.1
1/4" = 1'-0"



3 2-C
1/4" = 1'-0"



4 2-A
1/4" = 1'-0"



5 2-B.2
1/4" = 1'-0"



6 2-D
1/4" = 1'-0"

UNIT MIX AREA TABLE

UNIT TYPE	UNIT COUNT	AVG. AREA	UNIT RATIO
1-BED			
1-A	1	638 SF	1%
1-ADA	5	638 SF	7%
1-B.1	6	647 SF	8%
1-B.1K	12	649 SF	17%
1-B.2	12	649 SF	17%
1-B.2K	16	649 SF	17%
1-C	4	639 SF	6%
	56	NA	80%
2-BED			
2-A	2	764 SF	2%
2-ADA	2	764 SF	2%
2-B.1	10	761 SF	13%
2-B.2	12	763 SF	15%
2-C	5	768 SF	7%
2-D	4	768 SF	6%
	35	NA	49%
TOTAL UNITS	95		100%

MILILANI HIGH SCHOOL TEACHER WORKFORCE HOUSING

PROJECT NO. 24029.00
DATE: 02/27/2026
SCALE: 1/4" = 1'-0"

SHEET TITLE
UNIT PLANS - TWO-BEDROOMS

SHEET NO
A11

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MILILANI HIGH SCHOOL TEACHER WORKFORCE HOUSING

PROJECT NO.
DATE
SCALE

SHEET TITLE
RENDERINGS

SHEET NO
A12

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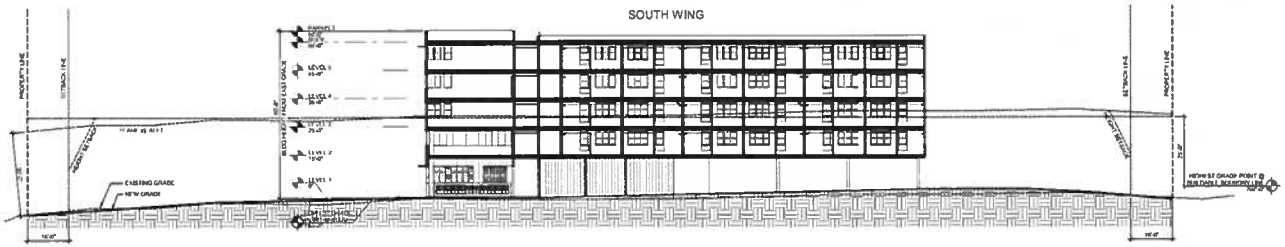
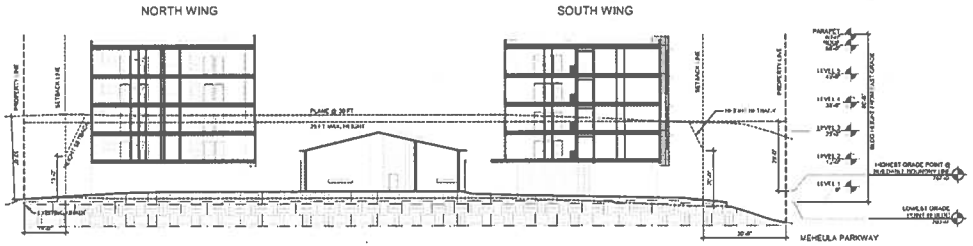


1 SITE ZONING SECTION 01
1/16" = 1'-0"



2 SITE ZONING SECTION 02
1/16" = 1'-0"

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MILILANI HIGH SCHOOL TEACHER WORKFORCE HOUSING

ADDRESS: TBD MEHEULA PARKWAY, VIS & ANL HAWAII 96789
TMK: PORTIONS OF TMK: 9-4-001 017 AND 014
ADDRESS AND TMK TO BE DETERMINED UPON COMPLETION OF PARCEL SUBDIVISION

PROJECT NO. 24020.00
DATE: 09/XX/2025
SCALE: 1/16" = 1'-0"

SHEET TITLE
ZONING DIAGRAM

SHEET NO
A13

WRNS STUDIO

- **27 February 2026**
-
- Project: Mililani High School Teacher Workforce Housing – 201H Application
- Subject: **OUTLINE SPECIFICATIONS**

GENERAL SITE AND LANDSCAPING

- Concrete driveways, Concrete curbs and Concrete paving at drives
- Concrete sidewalks and walkways with score lines, rock salt finish
- Benches, trash cans, string lighting, and play structure with resilient surface at courtyard
- Landscape yards and planters with low flow irrigation system.
- Storm water collection and bio-swale filtration with area drains to meet City Storm Water Standards
- Exterior lighting from wall and solar powered pole mounted fixtures
- Property line vinyl fence around entire property.
- Monument sign at entry with project name and address
- Grasspave at fire truck turnaround above ramp
- Fencing, lighting, water for dog enclosure

RESIDENTIAL BUILDINGS

1. General
    - Type V-A Construction – 2, 3, 4, and 5 Stories wood framed R-2 Residential and common laundry room on levels 2-5. B office included on level 2. Concrete podium separating VA construction from IA construction below.
    - Type IA Construction – Level 1: Open S-2 parking garage below north and south wings of structure. Include B office spaces. At-grade concrete structure with board form concrete walls and infill CMU walls where occurs.
    - Freestanding Type VA amenity structure in courtyard with occupancy B office spaces.

2. Foundation (subject to change based on recommendations from Geotechnical Report)
    - Reinforced concrete slab, deepened footings, retaining walls with waterproofing where required for parking lot.
    - Vapor barrier below concrete slab.

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3. Structure
    - Ground floor – Poured in place concrete, Light gauge metal framing, and CMU walls as required for structure and fire rating. Poured in place concrete to be vertically oriented board form finish
    - Typical residential floors will consist of wood stud framing, wood I-Joists with plywood sheathing and Gyp Crete topping with acoustical underlayment.
    - CMU elevator shafts, Steel frame members with pre-fabricated stairs at vertical exit circulation.
    - Exterior shear plywood, interior Gypsum board with minimum R-13 fiberglass insulation.
    - Stairs – Prefabricated steel stairs with treads and risers, painted steel handrails and guardrails.
    - Exterior Finishes: HardiePlank 6" and HardiePanel - cementitious siding. Trim to be HardieTrim or painted galvanized bent metal profiles. Nichiha Ribbed siding at select locations. Reclaimed wood vertical siding at Amenity Hale.
    - 5% of exterior cladding area to be architectural perforated aluminum panels. (at bridge guard rails and corridor guardrails)

4. Roof
    - Low Slope Roof – TPO Membrane Roofing System
    - TJI roof trusses with radiant barrier sheathing and tapered insulation
    - Metal flashing, drains with primary and secondary piping
    - Fall arrest anchors
    - Photovoltaic Solar Panel Energy System
    - There may be some rooftop mechanical equipment.
    - Roof screen allowance around mechanical equipment per LUO requirements.

5. Door and Windows
    - Residential vinyl framed single hung windows, insulated glazing with low-E glass. Safety glazing as required. VPI Deep Backset 1 3/8" white.
    - Exterior sunshades where occurs.
    - Painted Metal or fiberglass doors at exterior common areas
    - Painted solid core wood doors at interior of units and common spaces.
    - Residential Unit Entry doors – fire rated 20 min. fiberglass or metal
    - Doors to trash chute room, utility rooms, etc. –metal – fire rated 45 min.
    - Elevator smoke door 45 min rated, steel.
    - Aluminum storefront at common rooms and offices
    - Overhead open grill roll-up doors at entry to each garage

6. Interior Finishes
    - Walls – Painted gypsum board walls (accent colors at common areas) Semi-gloss
    - Floors

- Residential Units to have luxury vinyl plank floors (12mil min. wear layer with acoustical underlayment as required
- Common area corridors and exterior walkways to be pedestrian traffic coating, Pli-Deck System
- Common areas to be vinyl plank (20 mil. min. wear layer) or sealed concrete.

- Rubber wall base throughout
- Ceilings
  - Residential Units – Painted double layer gypsum board with acoustical clips -Semi Gloss Paint
  - Common Areas Corridors – exterior grade gypsum board – Semi Gloss Paint
  - Common Areas –Painted gypsum board - Semi Gloss Paint
- Casework – Residential kitchen and bath cabinets (AWI custom grade) plywood boxes with painted finish finish, stainless steel pulls. Base cabinets shall be different color than wall cabinets. ADA Cabinets at Accessible units.
- Kitchen and Bath Countertops – Solid surface quartz
- Appliances – Energy Star Certified. ADA at Accessible Units.
- Residential Units – Freestanding top-mount refrigerators, freestanding range/oven, range hood – recirculating, garbage disposal, and dishwasher.
- Toilet and Bath Accessories – Low Flow
- Residential - Brushed stainless steel grab bars (provide blocking as required), Satin Chrome toilet paper dispensers, towel bars, framed mirrors, stainless steel shower curtain rods, semi recessed medicine cabinets.
- Finish Hardware – Brushed stainless steel throughout – lever type handles
- 2" vinyl, horizontal window blinds at residential units.

7. Plumbing

Plumbing System

- Domestic Water – Copper riser piping and horizontal distribution to individual residential units
- Uponor Pex System within residential units
- Individual Electric Hot Water Heaters
- Sanitary waste and vent piping, Sovent System
- PVC piping for storm drains.
- Elevator sump pumps (30 gpm) to discharge into a 120-gallon ASME code stamped holding tank with hi level alarm.
- Main water supply: Copper piping force main with solder joint fittings.
- Roof Drainage: Primary and overflow drain bodies and some Scuppers with downspouts
- Floor drains at ends of open corridors

Residential Units

- Fiberglass or steel tub with fiberglass surround – ADA accessible at ADA units, and able to take grab bars, built-in soap dish
- Vitreous china tank water closet – 1.2 gallons/flush
- Shower head and valve (low flow)
- Lavatory faucets – centerset, lever type
- Lavatory sink – Integral bowl in solid surface countertops,
- Kitchen Faucet – single lever
- Kitchen Sink – Single compartment stainless steel, ADA compliant at ADA units. 9 inch deep at Non-Ada Units.
- Common Area Laundry: ADA Compliant Washer / Dryers, Recessed Washer box at laundry areas. Washer and dryers by vendor.
- Common Area Kitchen– Freestanding refrigerator, freestanding range/oven, range hood – ducted, microwave, sink, faucet.
- Common Area Toilet- Floor mounted low flush toilet, wall hung lavatory, single handle sink, and toilet accessories, ADA Compliant. Include baby changing and toilet accessories.
- Copper water piping at risers and common area distribution with pro-press or solder joint fittings.
- Cast iron sanitary waste piping and Conventional venting only with no hub fittings.

8. Fire Protection

- Fire sprinkler coverage shall be installed throughout the building in accordance with NFPA 13 or 13R. Residential Quick Response fire sprinkler heads in all residential units.
- Automatic standpipe risers in stair towers. Provide with combination pressure regulating outlet and hose valve.
- Fire sprinkler piping within residential units shall be CPVC as allowed by NFPA 13. Riser piping shall be schedule 40 steel with grooved joint, or threaded fittings as allowed by NFPA 13. Paint all exposed piping.
- All dwelling units to receive FireAvert at freestanding ranges.
- Sprinkler heads exposed in non-conditioned areas shall be Electroless Nickel PTFE (ENT)
- Provide UL listed seismic restraints as required by NFPA 13.
- Fire extinguishers – semi-recessed cabinets and surface mounted in garage
- Metal smoke door on hold open device at all elevator lobbies on upper floors

9. Electrical

- HECO Service: concrete pad surface mounted exterior transformer
- Underground service from the closest existing manhole or pole (electrical point of connection)
- Electric meters in rooms on each floor.
- Hawaiian Telcom (HTCO) service:
  1. Underground service from the closest Telecom Manhole or pole, to electrical rooms at garage or upper floors.
- Spectrum cable service:

  Underground service from the closest Telecom Manhole/ handhole or pole, to electrical rooms at garage or upper floors.
- Rooftop Photovoltaic Solar Energy System
- Power for EV car charging
- Power for EV bike charging
- Emergency back-up power diesel generator to power elevator. Located on concrete pad in yard with exterior weather proof cover and acoustic attenuator.

10. Power and Data– Residential Units

- Branch circuit load center, copper bus, main circuit breaker, plug-in circuit breakers, arc-fault circuit breakers where required by NEC. Load centers shall be flush mounted, 125A main circuit breaker, 120/208V, 1-phase, 3-wire, minimum of 30-circuits. Unit feeders shall be individually metered from each floor's main distribution panel. Furnish with white panel cover.
- Duplex 20A convenience receptacles tamper resistant type in all unit areas. Decora style receptacles, switches and outlet covers.
- Two small appliance branch circuit GFCI, tamper resistant, receptacles on kitchen counters
- GFCI weatherproof receptacles for exterior areas and garage.
- GFCI receptacles in bathrooms on dedicated circuit
- Power to exhaust fans, kitchen appliances and light fixtures. Provide provision for ceiling fans in living rooms and bedrooms.
- Power and Data– Common Area
- Duplex 20A receptacles in corridors and non-residential areas
- GFCI weatherproof receptacles for exterior areas
- Power to mechanical equipment, electric water heaters, air conditioning equipment, exhaust and ventilation fans, common washer and dryers, light fixtures
- Power to housing's security and entry systems, where required.
- Data outlets in living and bedrooms. Power for router located in cabinet above refrigerator in each unit.
- Power for tenant installed window air conditioning at bedrooms and living rooms.

11. Lighting

Residential Units

- LED luminaires – recessed downlights; surface mounted (kitchen); wall mounted (vanity, above sink/ mirror)
- Provide single pole or 3-way switches, as required. Decora style switches and outlet covers in all residential units.
- In bathrooms, provide light-fan combo on single switch with humidistat sensor

Lobby, Corridors, Office, Stairways, Parking, Podium Courts and Other Non-Residential Areas

  - LED lighting
  - LED exit lights with battery back-up
- Emergency lighting to meet NFPA 101 Life Safety Code requirements. Provide select light fixtures with integral emergency battery packs or emergency generator connection
- Automatic lighting controls consisting of lighting control panel, photocell, or time switches
- Provide single pole or 3-way switches as required

12. Fire Alarm

Residential Units

- Addressable single station photoelectric 520 Hz smoke detectors with sounder base in each apartment unit.
- Fire alarm speakers in each living unit. Visual devices in visually impaired units

Lobby, Corridors, Office, Stairways, Parking, Courtyards and Other Non-Residential Areas

- Addressable photoelectric smoke detectors
- Audible speakers and visual flashers in the corridors and common areas.
- Addressable pull stations at entrances and exits, entrance to stairwell and at the elevator lobby
- Connections to fire sprinkler flow and tamper switches on each floor.
- Monitored sprinkler system
- Smoke detectors located at fire alarm panels and extender panels.
- Duct detector in outside air conditioning unit greater than 2000 cfm with addressable module for unit shut down upon smoke detector activation.
- Modules for elevator recall and shut down.
- Fire alarm phone jacks at all stairwell entrances and elevator lobbies.
- All fire alarm wiring in conduit. (Class B)

- Fire Alarm Equipment
- Addressable fire alarm control panel with voice and pre-recorded messaging.
- Remote annunciator.
- Power extender panels at each floor as required
- Fire alarm system installation shall comply with NFPA 72

13. Equipment

Elevators

- Machine Room-Less (MRL) PMAC Gearless Traction. Heavy duty with minimum 160 starts per hour rating and Class H motor insulation. One car with SS/SO doors, elevator car interior WilsonArt Compact HPL with LED island ceilings and composite vinyl/rubber tile flooring.
- Elevator EMS (elevator management system), computer (24" flat-screen LED monitor, computer, keyboard and peripherals), software, and control room connection via LAN or hardwire. Provide full remote monitoring and secure lock-off capability, fault logging, and manual or automatic adjustment timed settings for swing service operation.
- Serial-link fixtures, vandal-resistant, one COP per car, closed loop door operator, infrared door detectors, Type 304 brushed stainless-steel entrance frames and door panels, ASME A17.1-2010 emergency communication package and communication failure fixture, remote fire status panel, card key capable, and traveling cables wired for security cameras.
- Seismic ASME A17.1-2010 compliance for Oahu zone.
- Minimum 9'-0" Clear Cab Heights. Provide minimum inside clear hoistway plans and sections (pit depth and over travel height to underside of hoisting beam).
- Type 304 stainless steel for all stainless steel used for elevator work scope.

Trash Chute

- 24-inch diameter, 16 gage aluminized steel with sound insulation coating on exterior of chute and sound isolation pads at each floor support frame.
- Intakes – 15-inch wide by 18-inch high, stainless steel, self-closing, bottom hinged, push-button operated doors bearing 1-1/2 hour U.L. approved "B" label,
- Discharge – 16 gage aluminized steel, Type "A" horizontal rolling type with 1-1/2 hour, U.L. approved "B" label, held open with 165 degree F fusible link.
- Vent – Extend chute full diameter through roof to 16 gage stainless steel top vent cap, 4-feet above the roof level.
- Accessories – 3/4-inch IPS flushing spray head and 1/2-inch ISP sprinkler head above top intake, plus additional 1/2-inch sprinkler heads at ever second intake.
- Chute Cleaning – Provide disinfecting and sanitizing unit with ability to regulate the strength of the disinfectant.
- Access panel – Provide stainless steel 1-1/2 hour U.L. approved "B" label access panel at top of chute to inspect shaft.
- Exhaust fan at roof and sidewall exhaust to exterior at each floor.

Additional

- Elevator sump pump and oil water separator with hydrocarbon sensors.
- Building security and access control
- Entry system with phone at Street entrance. Card key at other entrance points
- Security gate and system at garage auto entries
- Cameras as recommended by security company

14. Miscellaneous

- Mail boxes and parcel lockers (Comply with ADA and USPS Standards)
- Signage
- Unit signage, room signage
- No Smoking signage
- Exit signage
- Bicycle racks – both resident and visitors' bikes to meet LUO requirements
- Surfboard racks
- AED and Fire Extinguisher cabinets on each floor.

END OF OUTLINE SPECIFICATION

Reviewed and Approved by the Executive Director PNL
November 12, 2026

FOR ACTION

I. REQUEST

Authorize an Application for Exemptions from Statutes, Ordinances, and Rules Pursuant to Section 201H-38, Hawaii Revised Statutes, and Approve: (1) the Certification of Pacific Housing Assistance Corporation, or Other Successor Entity Approved by the Executive Director, as an Eligible Developer Pursuant to Section 15-307-24, Hawaii Administrative Rules; (2) the Project Proposal; and (3) Execution of Development Documents for Approved Exemptions, for the Mililani High School Teacher Workforce Housing Project Located in Mililani, Oahu, TMK Nos.: (1) 9-5-001:017 and 054 (Portions)

II. FACTS

Project Name:	Mililani High School (MHS) Teacher Workforce Housing – Kumelewai Hale
Applicant / Developer:	Pacific Housing Assistance Corporation (PHAC)
TMK and Location:	(1) 9-5-001:017 and 054 (Portions) 95-1200 Meheula Parkway, Mililani, Hawaii 96789
Land Area:	1.975 Acres (86,031 square feet)
HHFDC Involvement:	201H Exemptions
Land Ownership:	Hawaii Department of Education (HIDOE) / School Facilities Authority (SFA)
Zoning:	State: Urban. County: R-5, Residential
Type:	New Construction; Affordable Rental Housing with Amenity Hale
Target Population:	Priority for HIDOE Teachers and Education Staff
Length of Affordability:	65 Years
Unit Type Mix:	Units – Type 56 – 1-BR 39 – 2-BR 95 – Total
Affordability Mix:	Units – Affordability 36 – 60% Area Median Income (AMI) 26 – 80% AMI 32 – 120% AMI 1 – Manager Unit 95 – Total
Est. Completion:	Q3 2029
Developer Contact:	Pacific Housing Assistance Corporation Karen Arakawa, Director of Project Development 888 Iwilei Road, Suite 200, Honolulu, Hawaii 96817 (808) 523-5681

Application Preparer/ Consultant Contact:	PBR Hawaii & Associates, Inc. Greg Nakai, Senior Associate 1001 Bishop Street, Suite 650, Honolulu, Hawaii 96813 (808) 521-5631

A. The MHS Teacher Workforce Housing (Project) is a proposed new affordable rental housing development on a 1.975-acre (86,031 square-foot) site located at 95-1200 Meheula Parkway, Mililani, Oahu, Hawaii (portions of Tax Map Key (TMK) Nos.: (1) 9-5-001:017 and 054). See **Exhibit A**, Location Map, and **Exhibit B**, TMK Map. The site is currently an underutilized 48-stall overflow parking lot associated with MHS, owned by HIDOE.

B. HIDOE and SFA are pursuing the Project to support the recruitment and retention of public school teachers by providing affordable workforce housing in close proximity to MHS and to opportunities to live, work, play, study, and shop within the surrounding community. The site is within walking distance of the Town Center of Mililani, the Mililani Transit Center, schools, parks, healthcare, shopping, and other services.

C. This Project involves new construction of two buildings: one residential building (two four-story wings above an at-grade parking loop, connected by a bridge) and one freestanding single-story amenity structure in the central courtyard. The Project will consist of 95 rental units with 150 parking stalls (including six accessible spaces). The Project's amenities include an Amenity Hale with a multipurpose room, fitness center, restroom, and storage, as well as a keiki play area, dog park, Teacher Resource Room, bicycle parking, and surfboard storage. See **Exhibit C** for selected plans and renderings.

III. DISCUSSION

A. In February 2026, PHAC submitted a request to Hawaii Housing Finance and Development Corporation (HHFDC) for approval of certain exemptions from statutes, ordinances, and rules for the Project pursuant to Section 201H-38, Hawaii Revised Statutes (HRS) (Application).

B. PHAC was formed in 1980 as a Hawaii private nonprofit housing initiative to help fight the War on Poverty by creating, preserving, and operating affordable housing. PHAC serves Hawaii's elderly residents, individuals with special or functional needs, and households with low, moderate, and gap-group incomes. By partnering with public, private, and government entities, PHAC has developed over 60 properties statewide, including homeownership projects, rehabilitated properties, and new rental housing. PHAC also provides housing development consulting and planning services to other agencies and groups with similar housing goals. PHAC's projects include Na Hale Makoa, Senior Residence at Iwilei, and The Villas at Maluohai. Detailed descriptions of PHAC's experience are included in **Exhibit D**.

C. The proposed Budget (Use of Funds) for the Project is as follows:

Budget Item	Amount	Per GSF	Per Unit	Total Cost %
Acquisition	$0	$0	$0	0%
Construction – Sitework	7,507,891	69.11	79,031	10.1%
Construction – Vertical	41,898,416	385.68	441,036	56.3%
Construction – Overhead, Profit, & General Requirements	5,489,588	50.53	57,785	7.4%
Furniture, Fixtures, and Equipment	200,000	1.84	2,105	0.3%
Interim & Soft Costs	6,610,516	60.85	69,584	8.9%
Financing & Syndication	1,832,000	16.86	19,284	2.5%
Developer Fee & Overhead	6,000,000	55.23	63,158	8.0%
Project Reserves	1,585,298	14.59	16,687	2.1%
Contingency	3,281,058	30.20	34,538	4.4%
Total Budget	**$74,404,767**	**$684.90**	**$783,208**	**100.0%**

GSF = 108,636

D. The proposed Financing Structure (Source of Funds) for the Project is as follows, but may be subject to change depending on availability of financing resources:

Source	Interim	Permanent
Legislative Appropriation	$49,357,876	$54,943,174
Dwelling Unit Revolving Fund Loan or Other Financing	17,461,593	-
School Facilities Authority Grant	2,000,000	2,000,000
Private Loan	-	17,461,593
Deferred Developer Fees	4,000,000	-
Deferred Reserves	1,585,298	-
Total	**$74,404,767**	**$74,404,767**

E. The Project intends to apply to HHFDC for a Dwelling Unit Revolving Fund loan. Approval of this For Action does not obligate HHFDC to provide any financing award for the Project.

F. The estimated Project schedule, which may be modified depending on the final financing structure, is as follows:

	Estimated Date
Approval of 201H Exemptions	Q4 2026
Building Permit Issuance	Q3 2027
Construction Financing Closing	Q3 2027
Construction Start Date	Q3 2027
Certificate of Occupancy	Q3 2029

G. The primary contingencies for timely completion are entitlement and financing risk. The Developer plans to seek project financing through legislative appropriations and HHFDC programs. However, HHFDC financing is highly competitive, typically oversubscribed, and is subject to the availability of funds and HHFDC Board approval. Approval of this For Action does not obligate HHFDC to provide any financing award for the Project.

H. The Final Environmental Assessment and Finding of No Significant Impact for the Project issued by the SFA was published in the May 23, 2026 edition of *The Environmental Notice*.

I. In October 2024, the Developer and SFA began their community outreach. They met with the MHS Community Council, the MHS Principal, and the HIDOE Facilities Branch in December 2024, followed by multiple presentations to the two Mililani Neighborhood Boards throughout 2025. Over the past two years, the Developer has maintained regular communication with area legislators and councilmembers. Additional community consultation was conducted as part of the Environmental Assessment process.

J. By letter dated June 4, 2026, HHFDC accepted the Application for processing pursuant to Section 201H-38, HRS, and directed the Developer to send out the 30-day comment request letters to the agencies and elected officials listed in **Exhibit E**. The comment period ended on July 10, 2026. On August 5, 2026, the Application Preparer sent response letters addressing the comments received during the comment period.

K. This For Action seeks HHFDC Board approval of certain exemptions from statutes, ordinances, and rules pursuant to Section 201H-38, HRS, for the Project. The draft Council Resolution, including the list of requested 201H exemptions, is attached as **Exhibit F**. A summary of comments received for the Project is listed in **Exhibit G**. Some of the significant comments received are discussed below.

1. City and County of Honolulu Department of Planning and Permitting (DPP):

    a. DPP provided its standard comments for projects seeking 201H exemptions, such as a requirement that the Developer submit a post-construction TIAR update and to implement any additional mitigation measures or modifications recommended by the updated TIAR.

2. State House Representative Trish La Chica:

    a. Representative La Chica encourages the Developer to revisit the inclusion of a childcare space within the Project. Earlier discussions envisioned reserving space that could be leased to a licensed childcare provider. As we continue working to address both our teacher shortage and our childcare shortage, integrating childcare into educator workforce housing would provide a meaningful benefit for teachers raising young families while expanding access to early learning opportunities in Central Oahu.

    b. While Representative La Chica appreciates the inclusion of rooftop photovoltaic solar, she encourages the Developer to explore incorporating solar water heating, where feasible. Doing so would further reduce utility costs for residents while strengthening the Project's long-term sustainability and energy efficiency.

    c. She also encourages continued coordination with the City and County of Honolulu and the Department of Transportation Services on planned pedestrian improvements surrounding the site, including the future crosswalk and related traffic safety enhancements along Meheula Parkway. These improvements will

help ensure residents can safely walk between the housing development, MHS, nearby transit, and surrounding community amenities.

L. None of the exemptions recommended for approval affect health and safety, nor do they contravene any safety standards, tariffs, or rates and fees approved by the public utilities commission or the various boards of water supply.

M. Minor modifications to the Project and the approved 201H exemptions may be approved by the Executive Director.

N. The Developer has kept the County Council and the DPP informed about the Project in general as well as on elements related to the requested 201H exemptions, building design, and more.

O. Affordable units shall be subject to HHFDC restrictions for affordability. The Developer has indicated that it intends to apply for General Excise Tax (GET) exemption for the eligible portions of the Project. If the restrictions are terminated before the end of the affordability period and HHFDC has approved GET exemptions for the Project, HHFDC reserves the right to recapture from the Developer, the Project, or both, a prorated portion of those exemptions.

P. The Developer has provided evidence of its ability to obtain performance and labor and materials payment bonds in an amount equal to 100% of the construction contract for the Project.

Q. The Developer provided a report showing strong demand for housing among HIDOE-employed teachers.

R. Under Section 201H-38(a)(1), HRS (related to housing development; exemption from statutes, ordinances, charter provisions, and rules), HHFDC may develop on behalf of the State or with an eligible developer, or may assist under a government assistance program in the development of housing projects that shall be exempt from all statutes, charter provisions, ordinances, and rules of any government agency relating to planning, zoning, construction standards for subdivisions, development and improvement of land, and the construction of dwelling units thereon, provided that:

1. The corporation finds the housing project is consistent with the purpose and intent of this chapter, and meets minimum requirements of health and safety;

2. The development of the proposed housing project does not contravene any safety standards, tariffs, or rates and fees approved by the public utilities commission for public utilities or of the various boards of water supply authorized under Chapter 54, HRS;

3. The legislative body of the county in which the housing project is to be situated has approved the project with or without modifications:

   a. The legislative body shall approve, approve with modification, or disapprove the project by resolution within forty-five days after the corporation has submitted the preliminary plans and specifications for the project to the legislative body; provided further that the legislative body shall not impose stricter conditions, impose stricter median income requirements, or reduce fee waivers that will increase the cost of the project beyond those approved by the

corporation. If, on the forty-sixth day, a project is not disapproved, it shall be deemed approved by the legislative body;

b. No action shall be prosecuted or maintained against any county, its officials, or employees on account of actions taken by them in reviewing, approving, modifying, or disapproving the plans and specifications; and

c. The final plans and specifications for the project shall be deemed approved by the legislative body if the final plans and specifications do not substantially deviate from the preliminary plans and specifications. The final plans and specifications for the project shall constitute the zoning, building, construction, and subdivision standards for that project. For purposes of Sections 501-85 and 502-17, the executive director of the corporation or the responsible county official may certify maps and plans of lands connected with the project as having complied with applicable laws and ordinances relating to consolidation and subdivision of lands, and the maps and plans shall be accepted for registration or recordation by the land court and registrar.

4. The land use commission has approved, approved with modification, or disapproved a boundary change within forty-five days after the corporation has submitted a petition to the commission as provided in Section 205-4. If, on the forty-sixth day, the petition is not disapproved, it shall be deemed approved by the commission.

For the purposes of this section, "government assistance program" means a housing program qualified by the corporation and administered or operated by the corporation or the United States or any of their political subdivisions, agencies, or instrumentalities, corporate or otherwise.

S. Section 15-307-24(b), HAR, provides that the HHFDC Board may certify that the Developer is an eligible developer for the purposes of development of housing projects approved by the corporation under Chapter 201H, HRS, if the HHFDC Board finds that the Developer:

1. Has demonstrated compliance with all laws, ordinances, rules, and other governmental requirements that the Developer is required to meet;

2. Has the necessary experience;

3. Has adequate and sufficient financial resources and support and has secured or has demonstrated the ability to secure a performance or payment bond, or other surety to develop housing projects of the size and type which the Developer proposes to develop; and

4. Has met all other requirements that the corporation determines to be appropriate and reasonable.

T. HHFDC finds the following:

1. That the Project primarily includes housing units affordable to households with incomes at or below 140% of the AMI;

2. That the Developer, or another successor entity approved by the Executive Director, is an Eligible Developer pursuant to Section 15-307-24, HAR;

3. That the proposal and Application for exemptions from statutes, ordinances, and rules meet minimum proposal requirements pursuant to Section 15-307-26, HAR;

4. That the Project and proposed exemptions are consistent with the purpose and intent of Chapter 201H, HRS, and meet minimum requirements of health and safety; and

5. That the exemptions recommended for approval do not contravene any safety standards, tariffs, or rates and fees approved by the public utilities commission for public utilities or the various boards of water supply authorized under Chapter 54, HRS.

IV. RECOMMENDATION

That the HHFDC Board of Directors approve the following for the Project, substantially as described in this For Action:

A. Authorize the Application and the Project proposal with the proposed exemptions from statutes, ordinances, and rules as recommended for approval herein, pursuant to Section 201H-38, HRS;

B. Certify the Developer, or other successor entity approved by the Executive Director, as an Eligible Developer pursuant to Section 15-307-24, HAR;

C. Authorize the execution of any development documents and restrictions required by the Executive Director in connection with the approved exemptions; and

D. Authorize the Executive Director to take all actions necessary to effectuate the purposes of this For Action;

Subject to the following:

E. Approval with or without modification by the Honolulu City Council pursuant to Section 201H-38, HRS;

F. The Development Agreement will include deadlines for commencement and completion of construction;

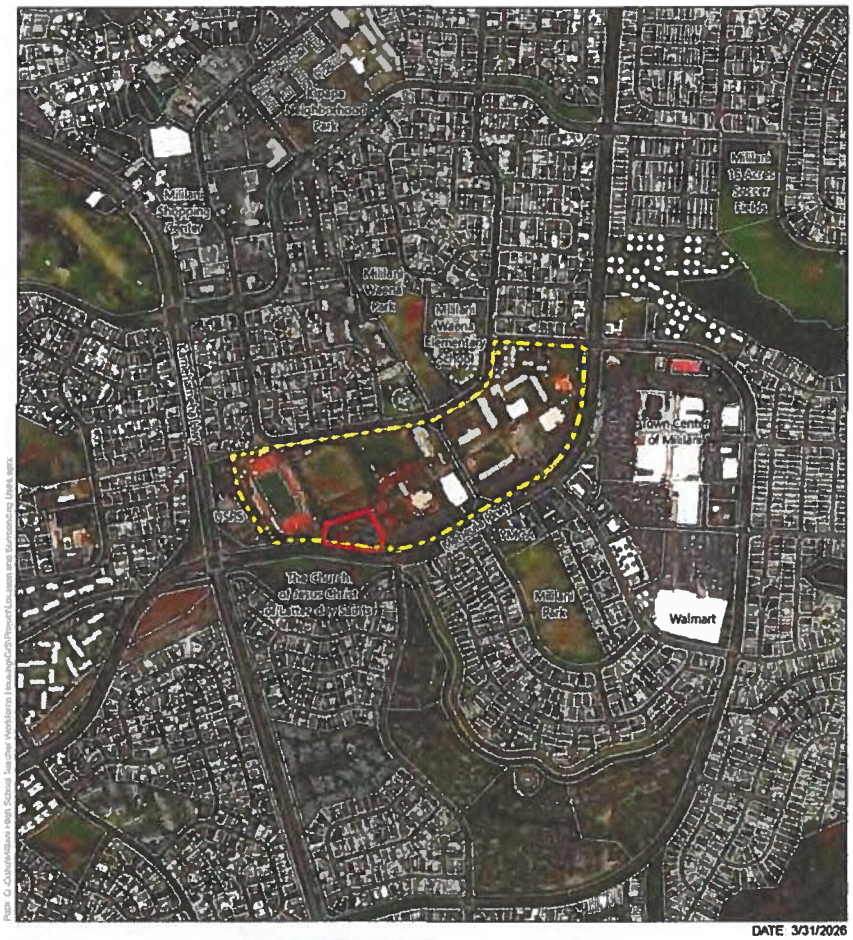
G. Approval as to form of the applicable development documents and restrictions by the Department of the Attorney General and execution by the Executive Director; and

H. Compliance with all applicable laws, rules, regulations, and such other terms and conditions as may be required by the Executive Director.

Attachments:
Exhibit A – Location Map
Exhibit B – TMK Map
Exhibit C – Selected Plans and Renderings
Exhibit D – Developer's Experience
Exhibit E – List of Review Agencies
Exhibit F – Draft of Council Resolution Including List of Requested 201H Exemptions
Exhibit G – Summary of Agency Comments

Prepared by:	Chris Sadayasu, Project Manager	CS
Reviewed by:	Albert Palmer, Development Section Chief	AP
	Randy Chu, Development Branch Chief	RC

LOCATION MAP



Legend
- Project Site
- Mililani High School
- TMK Boundaries



Location and Surrounding Uses

Mililani High School
Teacher Workforce Housing

Island of O'ahu

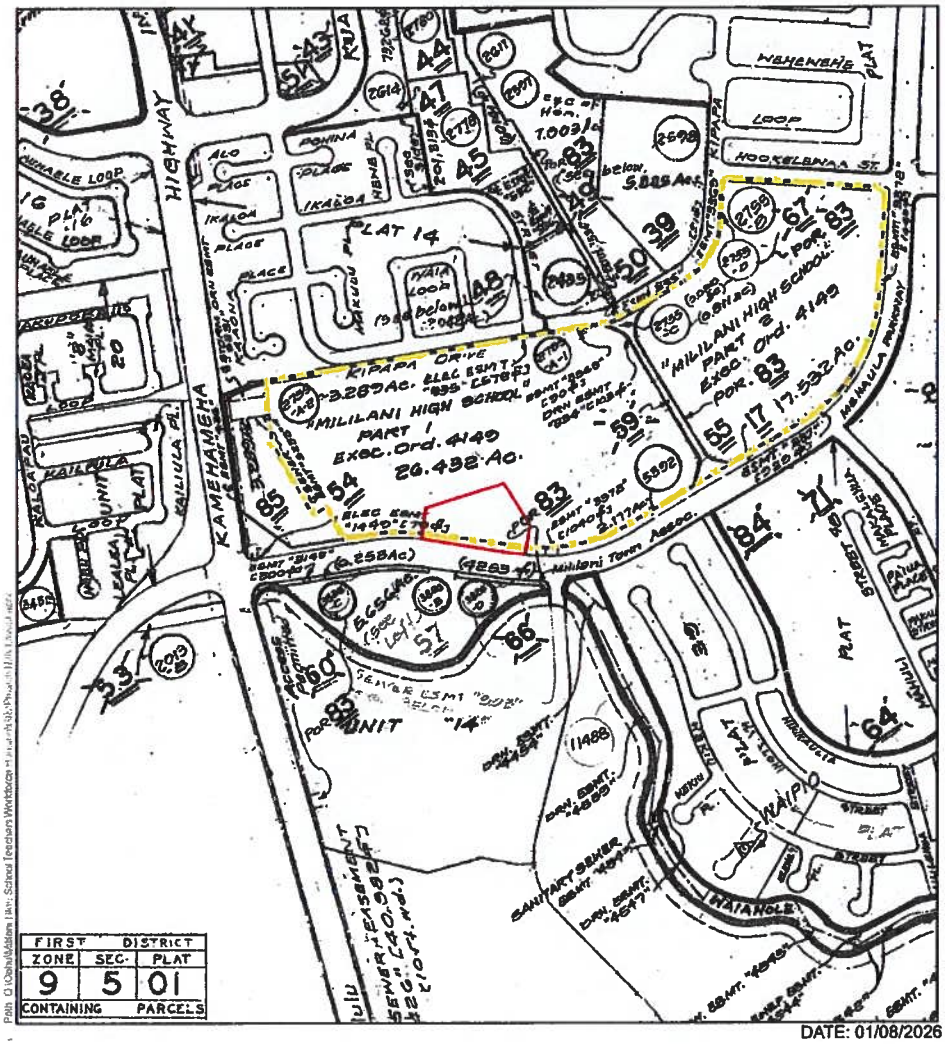
North

Linear Scale (feet)
0 200 400 800

Source: City & County Honolulu, 2025, ESRI Basemap
Disclaimer: This graphic has been prepared for general planning purposes only

EXHIBIT A
Page 1 of 1

TMK MAP



DATE: 01/08/2026

Legend

- Project Site
- Mililani High School

Tax Map Key

Mililani High School Teacher Workforce Housing

Island of O'ahu

North

Linear Scale (feet) 0 125 250 500

Source: City & County Honolulu
Disclaimer: This graphic has been prepared for general planning purposes only.

EXHIBIT B
Page 1 of 1

SELECTED PLANS AND RENDERINGS

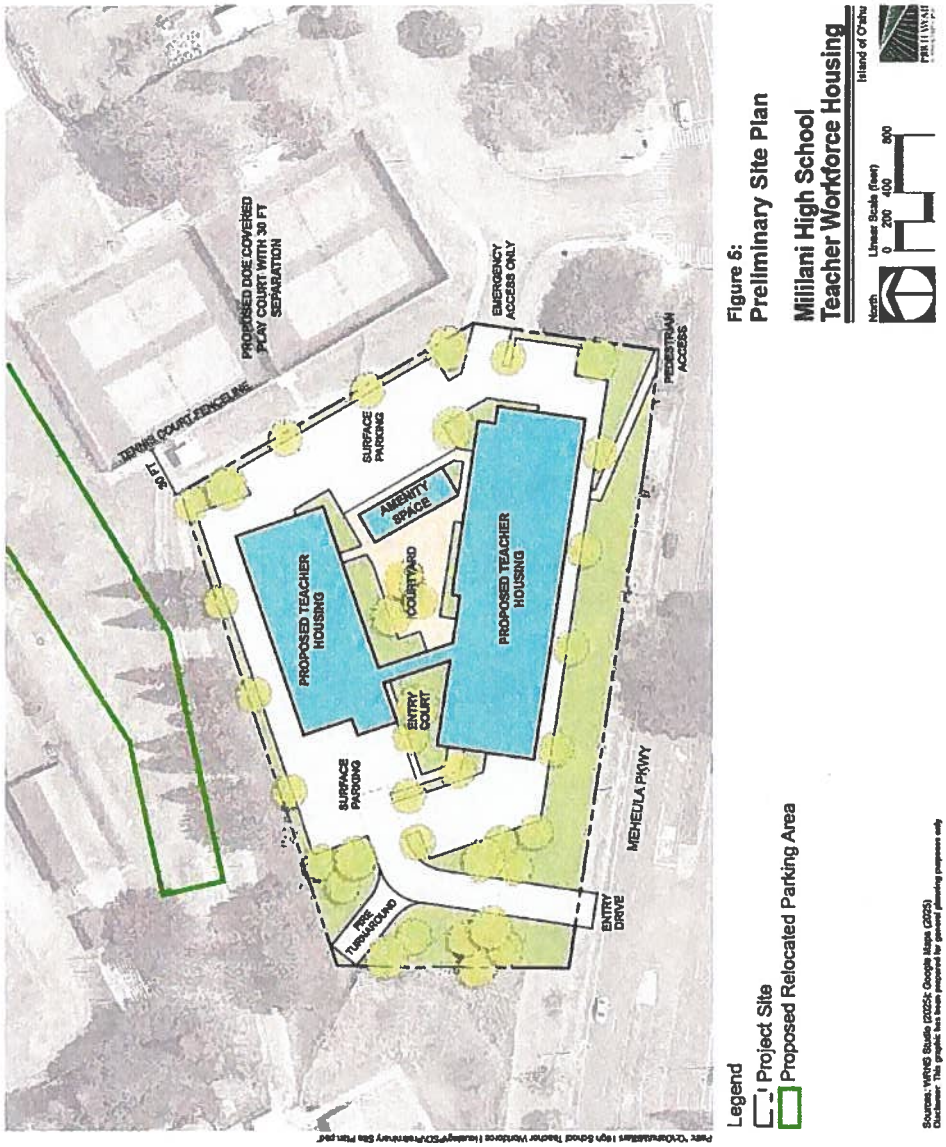
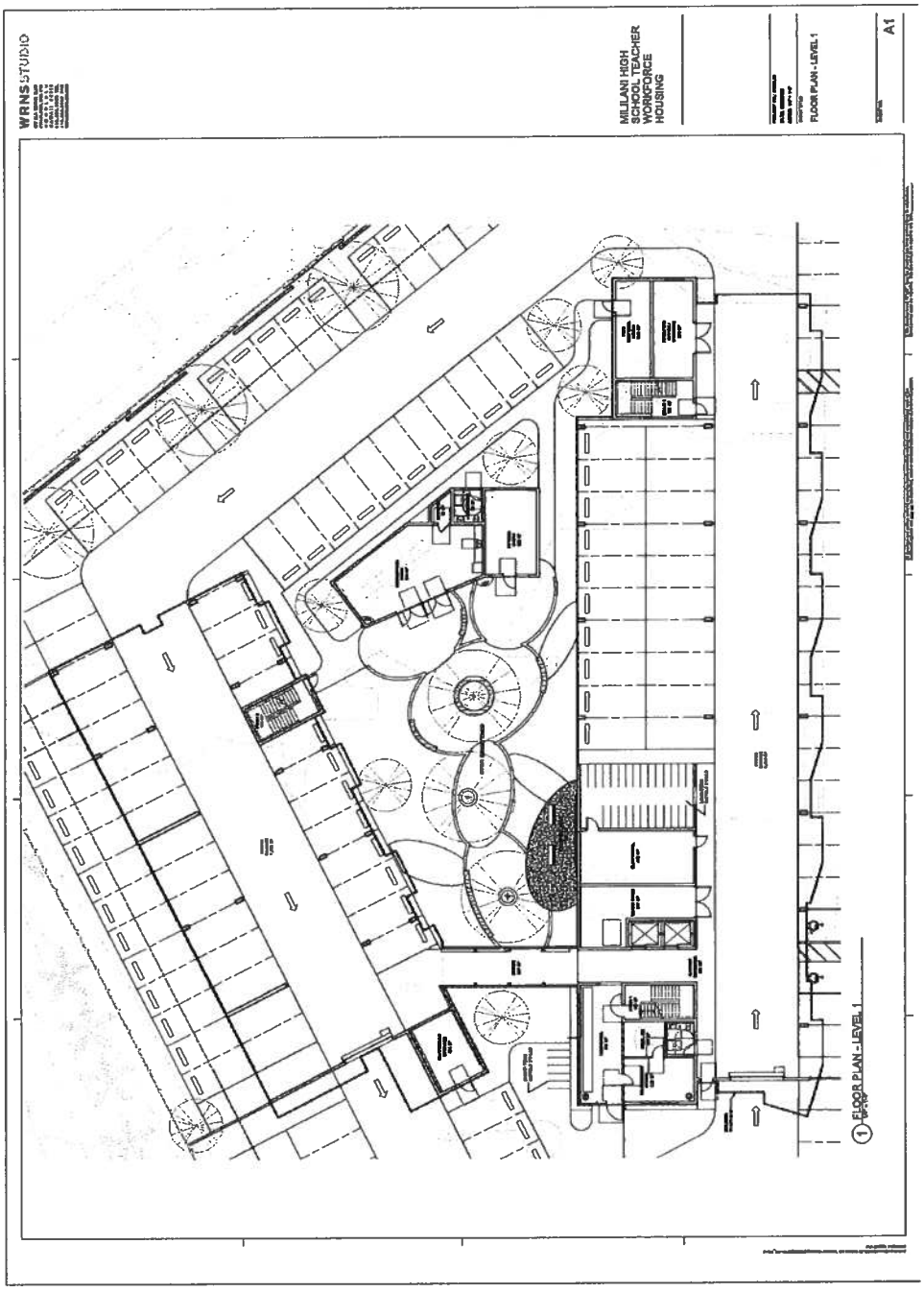
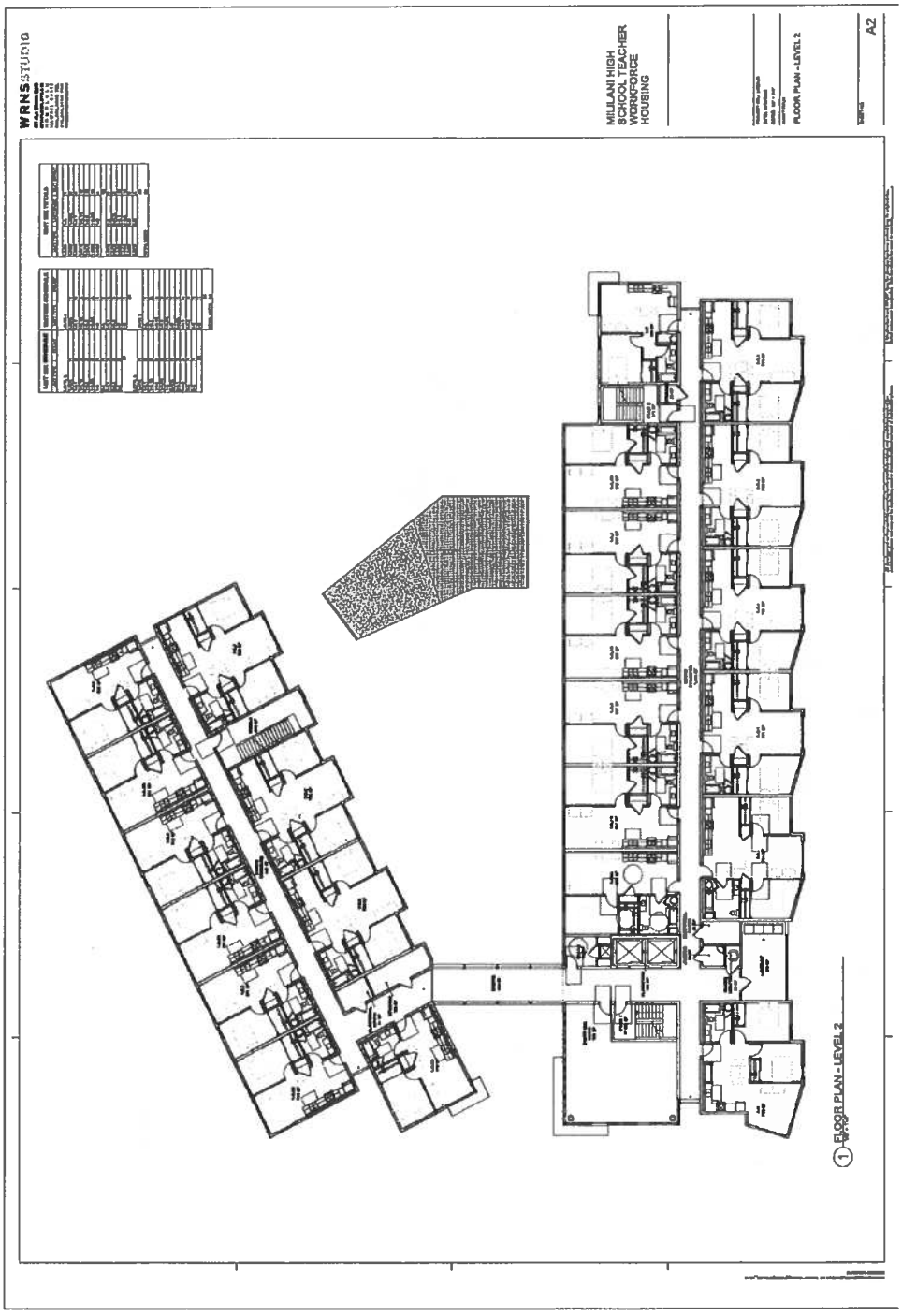


Figure 6:
Preliminary Site Plan

Mililani High School Teacher Workforce Housing

Sources: WRNS Studio (2025); Google Maps (2025)
Disclaimer: This graphic was prepared for general planning purposes only


WRNS STUDIO
MILILANI HIGH
SCHOOL TEACHER
WORKFORCE
HOUSING
FLOOR PLAN - LEVEL 1
A1
1 FLOOR PLAN - LEVEL 1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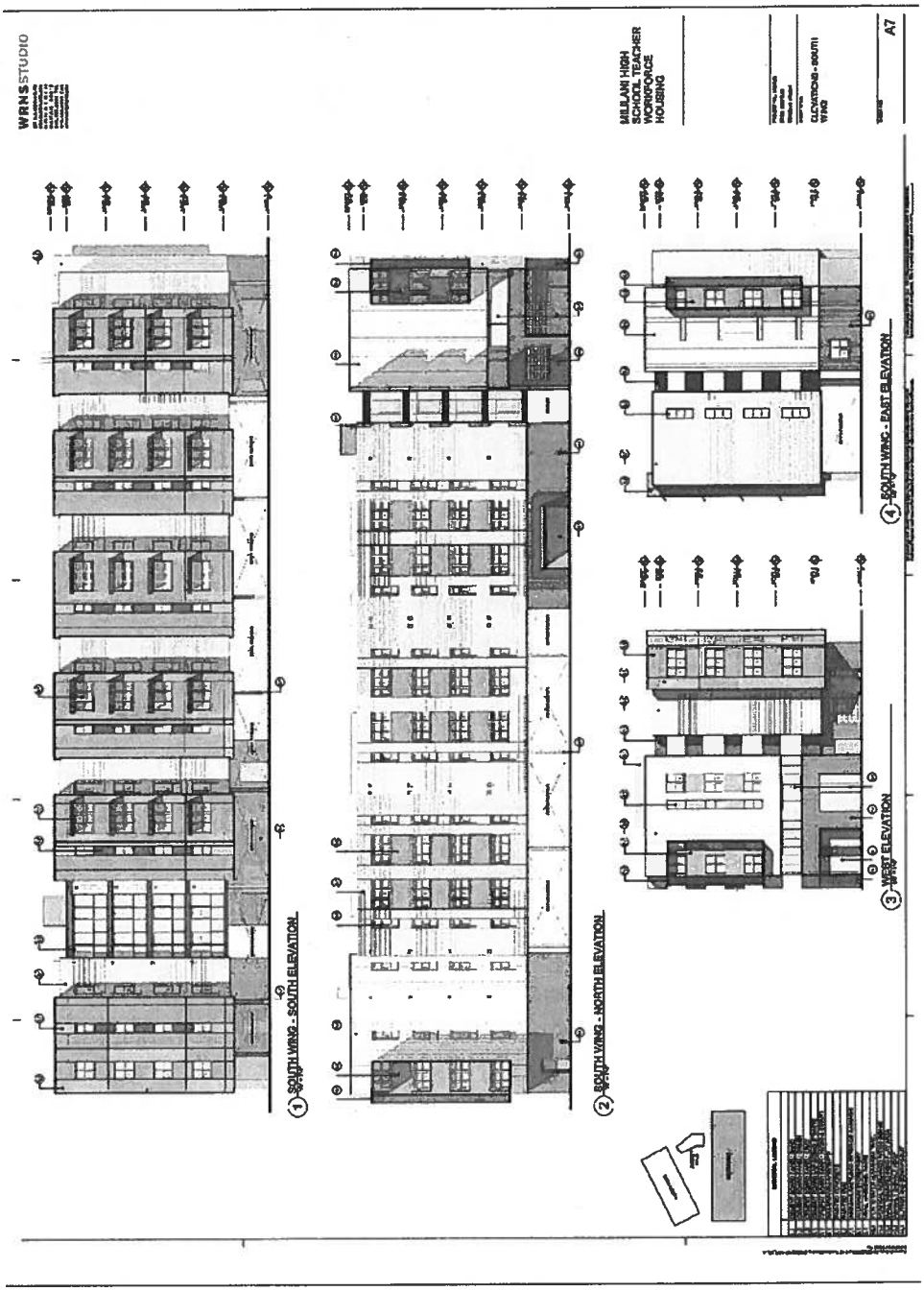
MILILANI HIGH
SCHOOL TEACHER
WORKFORCE
HOUSING
FLOOR PLAN - LEVEL 2
A2
1 FLOOR PLAN - LEVEL 2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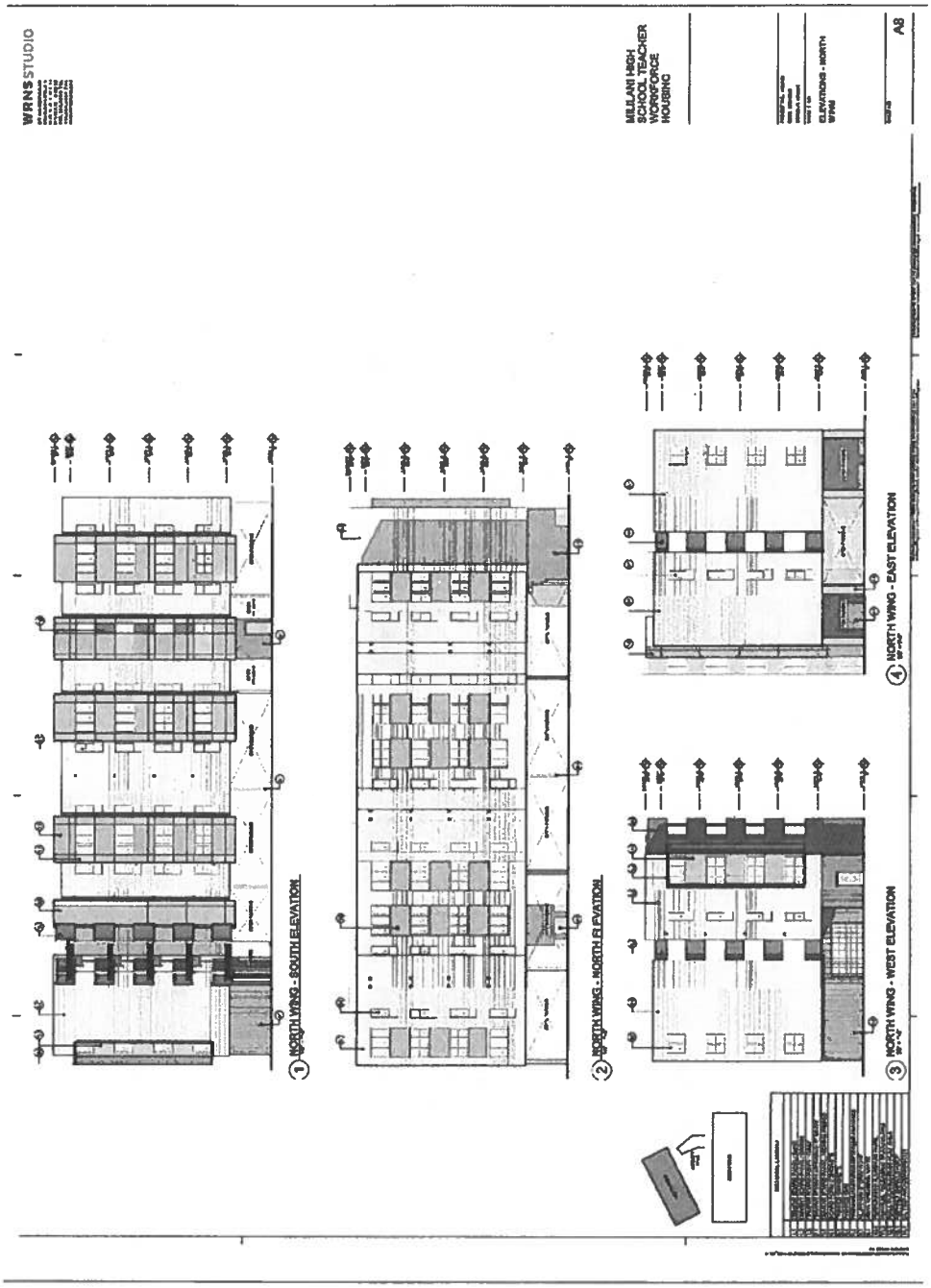
MILILANI HIGH SCHOOL TEACHER WORKFORCE HOUSING
ELEVATIONS - SOUTH WING
A7
1 SOUTH WING - SOUTH ELEVATION
2 SOUTH WING - NORTH ELEVATION
3 WEST ELEVATION
4 SOUTH WING - EAST ELEVATION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MILILANI HIGH
SCHOOL TEACHER
WORKFORCE
HOUSING
ELEVATIONS - NORTH
A8
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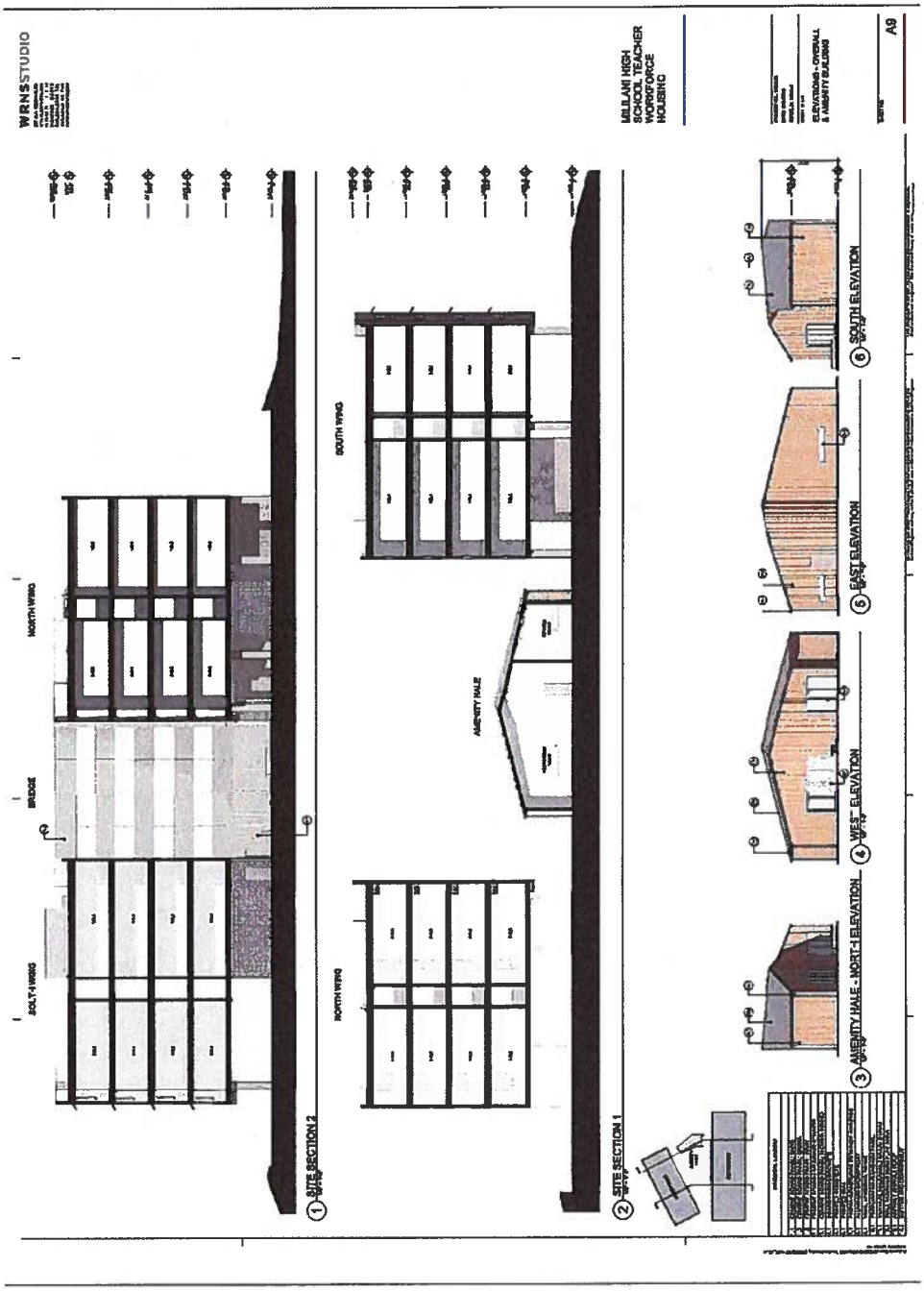
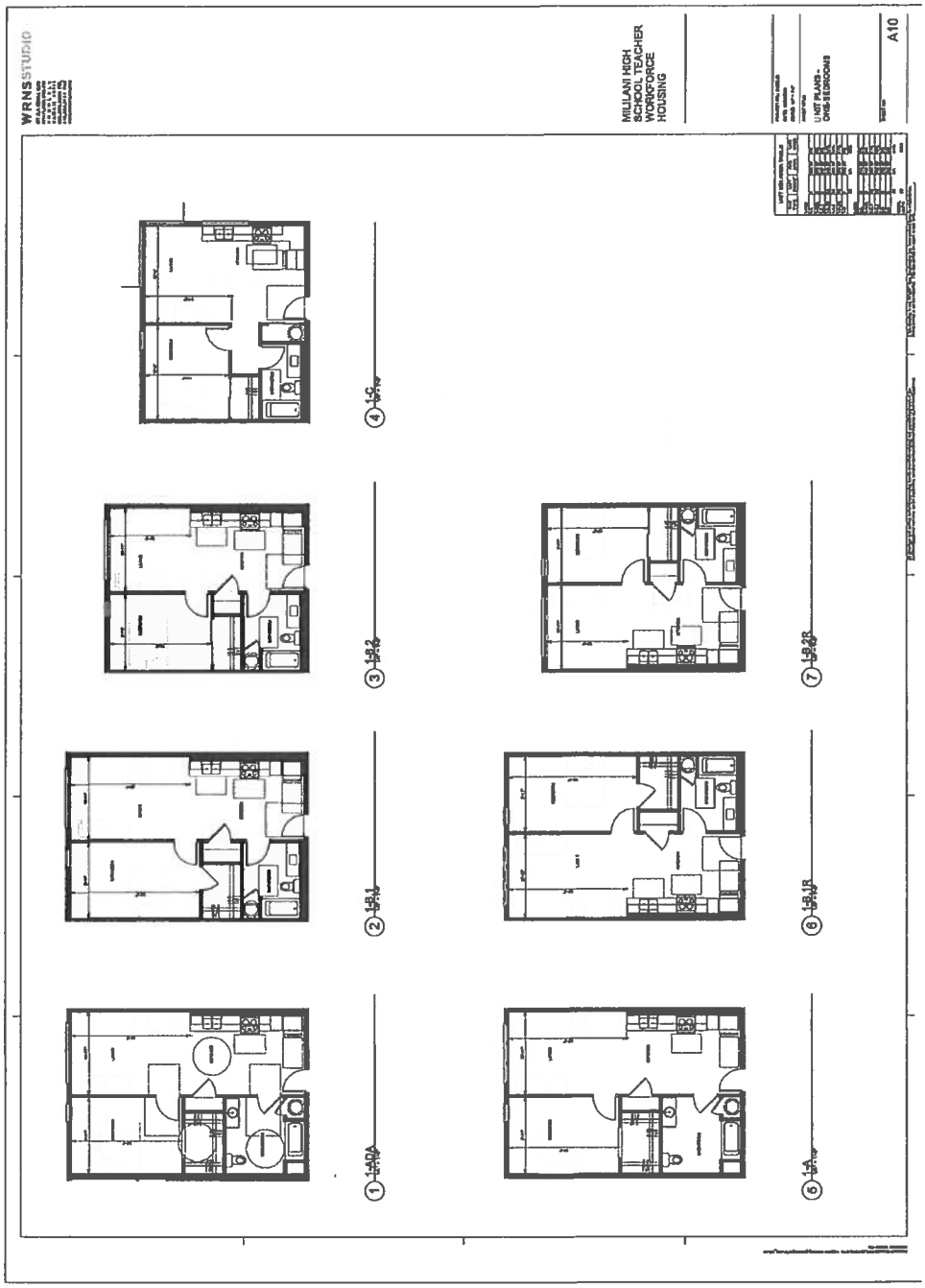
3 NORTH WING - WEST ELEVATION
4 NORTH WING - EAST ELEVATION


WRNSSTUDIO
MILILANI HIGH SCHOOL TEACHER WORKFORCE HOUSING
A9
NORTH WING
BRIDGE
SOUTH WING
AMENITY HALE
SOUTH WING
NORTH WING
1 SITE SECTION 2
2 SITE SECTION 1
3 AMENITY HALE - NORTH ELEVATION
4 WEST ELEVATION
5 EAST ELEVATION
6 SOUTH ELEVATION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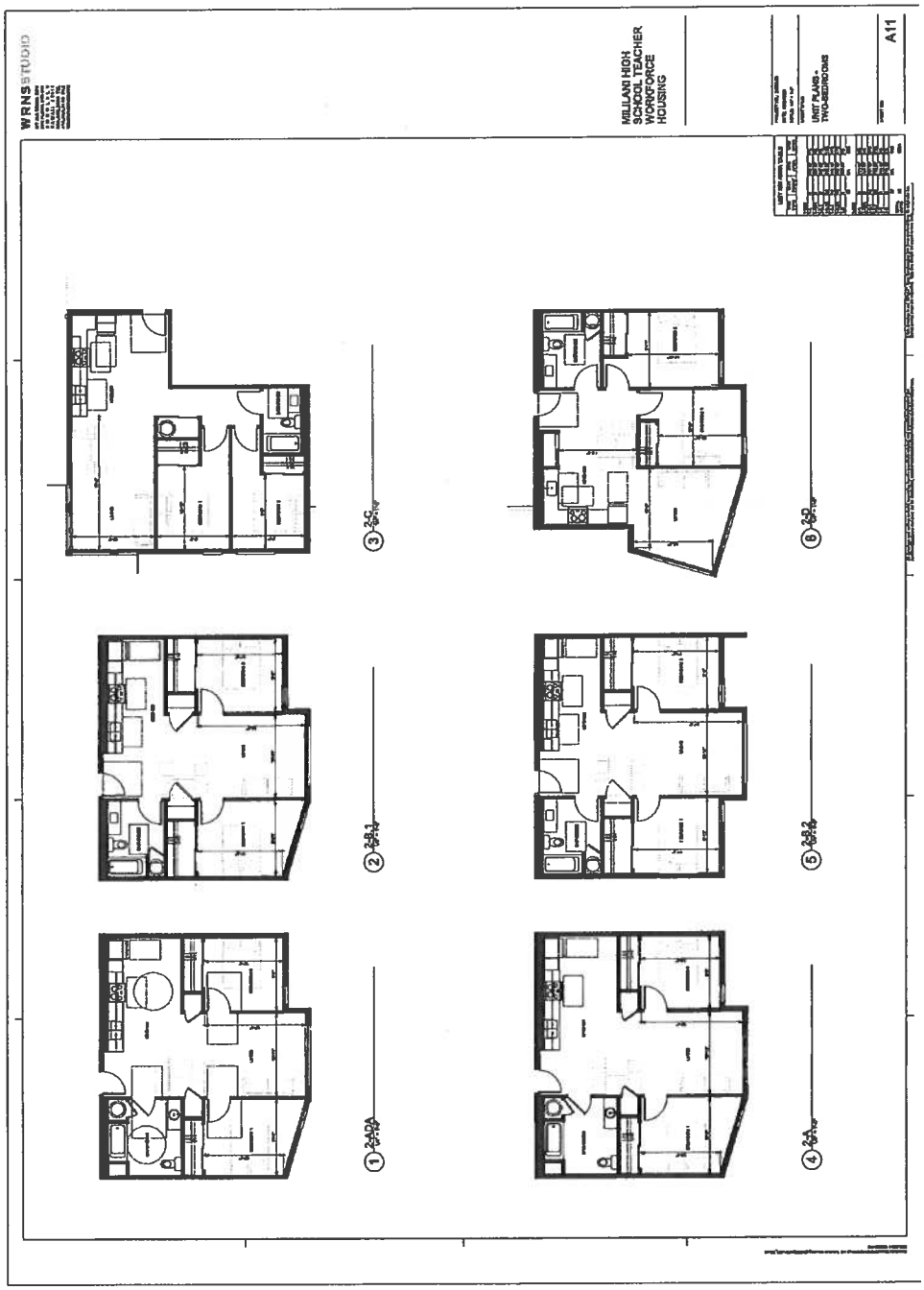
MILILANI HIGH SCHOOL TEACHER WORKFORCE HOUSING
UNIT PLANS - ONE-BEDROOMS
A10


WRNS STUDIO
MILILANI HIGH
SCHOOL TEACHER
WORKFORCE
HOUSING
UNIT PLANS -
TWO-BEDROOMS
A11

PACIFIC HOUSING
ASSISTANCE CORPORATION
WRNSSTUDIO

PACIFIC HOUSING
ASSISTANCE CORPORATION
WRNSSTUDIO

PACIFIC HOUSING
ASSISTANCE CORPORATION
WRNSSTUDIO

PACIFIC HOUSING
ASSISTANCE CORPORATION

WRNSSTUDIO

PACIFIC HOUSING
ASSISTANCE CORPORATION
WRNSSTUDIO

Exhibit 5 Housing Development Experience

Pacific Housing Assistance Corporation

					Number of Units			
	Name of Property, Address	Capacity of Applicant/Developer	Type of Project	City, State	Affordable	Market	Financing/Subsidy Program Utilized	Status of Project
1	Na Hale Makoa 68-3491 Iwikuamoo Drive Waikoloa, HI 96738	Developer / General Partner	Family Mixed Income	Waikoloa, HI	20 @ 30% 89 @ 60% 13 @ 80% 10 @ 100% 7 @ 140%	0	LIHTC / RHRF / HMMF / County Affordable Housing Production Fund	Operating for 1 month
2	Senior Residence at Iwilei 888 Iwilei Road Honolulu, HI 96817	Developer / General Partner	Senior Mixed Income, Mixed Use	Honolulu, HI	40 @ 50% 119 @ 60%	0	LIHTC / DURF / HMMF / FHLB (AHP) / CDBG / GO Bonds/Freddie Mac	Operating for 12 years
3	The Villas at Maluohai 91-1058 Kaiahu Avenue Kapolei, HI 96707	Developer / General Partner	Family Mixed Income	Kapolei, HI	4 @ 50% 67 @ 60%	0	LIHTC / HOME / Private Financing	Operating for 15 years
4	Senior Residence at Kapolei 2 91-1034 Namahole Street Kapolei, HI 96707	Developer / General Partner	Senior	Kapolei, HI	20 @ 50%	0	HUD 202 / RHTF	Operating for 16 years
5	The Villas at Aeloa 91-1118 Namahole Street Kapolei, HI 96707	Developer / General Partner	Family Mixed Income	Kapolei, HI	9 @ 50% 62 @ 60%	0	LIHTC / HOME / Private Financing	Operating for 17 years
6	Senior Residence at Kapolei 1 91-1034 Namahole Street Kapolei, HI 96707	Developer / General Partner	Senior Mixed Income	Kapolei, HI	6 @ 30% 53 @ 50%	0	HUD 202 / RHTF / HOME	Operating for 17 years
7	The Courts 1119 Lanai Avenue Lanai City, HI 96763	Developer / General Partner	Family	Lanai City, HI	48 @ 60%	0	LIHTC / Private Financing	Operating for 19 years
8	Courtyards at Mililani Mauka 95-1015 Koolani Drive Mililani, HI 93789	Developer / General Partner	Family	Mililani, HI	48 @ 60%	0	LIHTC / Private Financing	Operating for 19 years
9	Tenney Village Phase 2 Various Addresses Ewa Beach, HI 96706	Developer / General Partner	Family Mixed Income	Ewa Beach, HI	12 @ 50%, 60%, & 80%	0	HOME / CDBG	Operating for 20 years

Exhibit 5 Housing Development Experience
Pacific Housing Assistance Corporation

					Number of Units			
	Name of Property, Address	Capacity of Applicant/Developer	Type of Project	City, State	Affordable	Market	Financing/Subsidy Program Utilized	Status of Project
10	Hale Koho 1316 Dominis Street Honolulu, HI 96822	Development Consultant	Special Needs	Honolulu, HI	6	0	HUD 811 / RHTF	Operating for 21 years
11	Kona Kokua 75-187 Alakai Street Kailua-Kona, HI 96740	Development Consultant	Special Needs	Kailua-Kona, HI	4	0	HUD 811 / Weinberg Foundation	Operating for 21 years
12	Palehua Terrace 2 92-1074 Palahia Street Kapolei, HI 96707	Developer / General Partner	Family Mixed Income	Kapolei, HI	7 @ 30% 57 @ 60%	0	LIHTC / RHTF / RARF / HOME / Private Financing (Fannie Mae)	Operating for 21 years
13	Maui Kokua Housing 456 South Lanai Street Kahului, HI 96732	Development Consultant	Special Needs	Kahului, HI	6	0	HUD 811	Operating for 22 years
14	Hale O Manao Lana Hou Phase 2 325 Mahalani Street Wailuku, HI 96793	Development Consultant		Wailuku, HI	15	0	HUD 811 / CDBG / RHTF	Operating for 22 years
15	Keaau Elderly 16-184 Pili Mua Street Keaau, HI 96749	Development Consultant	Senior	Keaau, HI	20	0	HUD 202 / CDBG / RHTF / FHLB AHP	Operating for 23 years
16	Hale Noho 45-545 Awapapa Place Kaneohe, HI 96744	Development Consultant	Special Needs	Kaneohe, HI	8	0	HUD 811 / Weinberg Foundation	Operating for 24 years
17	Kulanakauhale Mauhia O Na Kupuna 41-209 Ilauhole Street Waimanalo, HI 96795	Developer / General Partner	Senior Mixed Income	Waimanalo, HI	9 @ 30% 49 @ 50% 10 @ 60% 14 @ 80% 3 @ 100%	0	LIHTC / DHHL / RHTF / OHA / Private Financing	Operating for 24 years
18	Kealahou 75-5750 Alanoe Place Kailua-Kona, HI 96740	Development Consultant	Special Needs	Kailua-Kona, HI	7	0	HUD 811 / Weinberg Foundation	Operating for 25 years

Exhibit 5 Housing Development Experience
Pacific Housing Assistance Corporation

					Number of Units			
	Name of Property, Address	Capacity of Applicant/Developer	Type of Project	City, State	Affordable	Market	Financing/Subsidy Program Utilized	Status of Project
19	Senior Residence at Kaneohe 45-705 Kamehameha Highway Kaneohe, HI 96744	Developer / General Partner	Senior Mixed Income	Kaneohe, HI	44 @ 50% 30 @ 60%	0	LIHTC / RHTF / RARF / HOME/CDBG	Operating for 26 years
20	Lokahi Greens in Ewa Subdivision Ewa Villages Ewa Beach, HI 96706	Development Consultant	Family	Ewa Beach, HI	96	0	CDBG / Private Financing	Operating for 26 years
21	Harry & Jeanette Weinberg Hale Kuhao 94-909 Kau Olu Place Waipahu, HI 96797	Development Consultant	Special Needs	Waipahu, HI	24	0	HUD 811 / RHTF / CDBG / Private Foundations	Operating for 26 years
22	Kahookamamalu 1935 Main Street Wailuku, HI 96793	Development Consultant	Special Needs	Wailuku, HI	10	0	HUD 811 / CDBG	Closed
23	Tenney Village Phase 1 Various Addresses Ewa Beach, HI 96706	Developer / General Partner	Family Mixed Income	Ewa Beach, HI	35 @ 50%, 60%, & 80%	0	HOME / CDBG	Operating for 27 years
24	SHDC No. 7 2857 Mokoi Street Lihue, HI 96766	Development Consultant	Special Needs	Lihue, HI	6	0	HUD 811 / RHTF	Operating for 27 years
25	SHDC No. 8 45-3315 Mamane Street Honokaa, HI 96727	Development Consultant	Special Needs	Honokaa, HI	6	0	HUD 811 / RHTF	Operating for 28 years
26	Kilauea Estates 27 lots in Kilauea Kilauea, HI 96754	Developer	Family	Kilauea, HI	49		CDBG	Operating for 28 years
27	SHDC No. 6 81-6818 Kaeo Place Kealakekua, HI 96750	Development Consultant	Special Needs	Kealakekua, HI	6	0	HUD 811 / RHTF	Operating for 28 years
28	SHDC No. 2 192 Mohouli Street Hilo, HI 96720	Development Consultant	Special Needs	Hilo, HI	6	0	HUD 811 / RHTF / CDBG	Operating for 29 years

Exhibit 5 Housing Development Experience
Pacific Housing Assistance Corporation

					Number of Units			
	Name of Property, Address	Capacity of Applicant/Developer	Type of Project	City, State	Affordable	Market	Financing/Subsidy Program Utilized	Status of Project
29	Hilo Hale 208 Wainaku Street Hilo, HI 96720	Development Consultant	Special Needs	Hilo, HI	9	0	HUD 811 / RHTF / Weinberg Foundation	Operating for 29 years
30	Oahu House 45-616 Duncan Drive Kaneohe, HI 96744	Development Consultant	Special Needs	Kaneohe, HI	8	0	HUD 811 / RHTF / CDBG	Operating for 30 years
31	Harry & Jeanette Weinberg Senior Residence at Maluhia 1111 Hala Drive Honolulu, HI 96817	Developer / General Partner	Senior	Honolulu, HI	39 @ 50%	0	HUD 202 / RHTF / FHLB (AHP) / Weinberg Foundation	Operating for 30 years
32	SHDC No. 6 47-690 Hui Alala Street Kaneohe, HI 96744	Development Consultant	Special Needs	Kaneohe, HI	6	0	HUD 811	Operating for 31 years
33	Waimea Elderly Housing 67-5165 Kamamalu Street Kamuela, HI 96743	Development Consultant	Senior	Kamuela, HI	40	0	HUD 202 / CDBG	Operating for 31 years
34	Harry & Jeanette Weinberg Silvercrest 520 Pine Street Wahiawa, HI 96786	Developer / General Partner	Senior	Wahiawa, HI	80	0	HUD 202 / Weinberg Foundation	Operating for 31 years
35	Arc of Kauai Project #1 3201 Akahi Street Lihue, HI 96766	Development Consultant	Special Needs	Lihue, HI	18	0	HUD 811 / CDBG	Operating for 31 years Closed in 2016
36	Arc of Hawaii Pearl City Center & Apts. 1174 Waimano Home Rd Pearl City, HI 96782	Development Consultant	Special Needs	Pearl City, HI	11	0	RHTF / FHLB / CDBG / AHP Weinberg Foundation	Operating for 32 years
37	SHDC No. 1 94-683 Kahue Place Waipahu, HI 96797	Development Consultant	Special Needs	Waipahu, HI	6	0	HUD 811	Operating for 33 years

					Number of Units			
	Name of Property, Address	Capacity of Applicant/Developer	Type of Project	City, State	Affordable	Market	Financing/Subsidy Program Utilized	Status of Project
38	Manoa Gardens 2790 Kahaloa Drive Honolulu, HI 96822	Developer / General Partner	Senior	Honolulu, HI	39 @ 80%	0	CDBG	Operating for 33 years
39	Lani Huli 25 Aulike Street Kailua, HI 96734	Developer / General Partner	Senior Mixed Use	Kailua, HI	80 @ 80%	0	CDBG / Private Financing	Operating for 33 years
40	Arc of Hawaii Project #12 91-824A Hanakahi Street Ewa Beach, HI 96706	Development Consultant	Special Needs	Ewa Beach, HI	18	0	HUD 202 / CDBG	Closed
41	Hale Malie 46-269 Punawai Street Kaneohe, HI 96744	Development Consultant	Special Needs	Kaneohe, HI	8	0	HUD 811	Operating for 34 years
42	Hale Mahaolu Ekolu 717 B Makaala Drive Wailuku, HI 96793	Development Consultant	Senior	Wailuku, HI	42	0	HUD 202 / CDBG	Operating for 34 years
43	Hale Alohi 3443 Pahoa Avenue Honolulu, HI 96816	Development Consultant	Special Needs	Honolulu, HI	13	0	HUD 811	Operating for 34 years
44	Captain Cook Elderly 82-1040 Kiloa Road Captain Cook, HI 96704	Development Consultant	Senior	Captain Cook, HI	21	0	HUD 202 / CDBG	Operating for 34 years
45	Arc in Hawaii Project #10 1660 Lusitana Street, Apt. B Honolulu, HI 96813	Development Consultant	Special Needs	Honolulu, HI	10	0	HUD 202 / CDBG	Operating for 34 years
46	Arc in Hawaii Wahiawa Center & Apartments 149 Kuahiwi Avenue Wahiawa, HI 96786	Development Consultant	Special Needs	Wahiawa, HI	10	0	CDBG	Operating for 35 years
47	Lanakila Gardens 833 North School Street Honolulu, HI 96817	Developer / General Partner	Family	Honolulu, HI	28 @ 80%	0	CDBG / Private Financing	Operating for 38 years

Exhibit 5 Housing Development Experience
Pacific Housing Assistance Corporation

					Number of Units			
	Name of Property, Address	Capacity of Applicant/Developer	Type of Project	City, State	Affordable	Market	Financing/Subsidy Program Utilized	Status of Project
48	Hale Ulu Hoi II 1305 Ululani Street Hilo, HI 96720	Development Consultant	Special Needs	Hilo, HI	21	0	HUD 202 / CDBG	Operating for 36 years
49	Hale Lokahi Akahi 755 Makaala Drive Wailuku, HI 96793	Development Consultant	Special Needs	Wailuku, HI	21	0	HUD 202 / CDBG	Operating for 36 years
50	Arc in Hawaii Project #11 1680 Lusitana Street, Apt. A Honolulu, HI 96813	Development Consultant	Special Needs	Honolulu, HI	23	0	HUD 202 / CDBG	Operating for 36 years
51	Alnakea Elderly Apartments 53-3996 Alnakea Drive Kapaau, HI 96755	Development Consultant	Senior	Kapaau, HI	21	0	HUD 202 / CDBG	Operating for 36 years
52	Arc in Hawaii Kamehame GH 1019 Kamehame Drive Honolulu, HI 96825	Development Consultant	Special Needs	Honolulu, HI	6	0	CDBG	Operating for 37 years
53	Arc in Hawaii Project #9 6342 Koukalaka Place Kapaa, HI 96746	Development Consultant	Special Needs	Kapaa, HI	6	0	HUD 202 / CDBG	Closed in 2016
54	Arc in Hawaii Project #7 851 A Paahan Street Honolulu, HI 96816	Development Consultant	Special Needs	Honolulu, HI	19	0	HUD 202 / CDBG	Operating for 37 years
55	Hoakea Subdivision Ewa Beach, HI 96706	Development Consultant	Family	Ewa Beach, HI	152	0	CDBG	Operating for 40 years
56	Pahala Elderly Housing 96-1169 Holei Street Pahala, HI 96777	Development Consultant	Senior	Pahala, HI	8	0	HUD 202 / CDBG	Operating for 41 years
57	Arc in Hawaii Oahu Gr Home 94-060 Poailani Circle Waipahu, HI 96797	Development Consultant	Special Needs	Waipahu, HI	10	0	HUD 202 / CDBG	Operating for 42 years

Exhibit 5 Housing Development Experience
Pacific Housing Assistance Corporation

					Number of Units			
	Name of Property, Address	Capacity of Applicant/Developer	Type of Project	City, State	Affordable	Market	Financing/Subsidy Program Utilized	Status of Project
58	Academy Gardens 1302 Victoria Street Honolulu, HI 96814	Development Consultant	Senior	Honolulu, HI	40	0	Section 8 / City & County Rental Rehab	Operating for 42 years
59	Kauai Economic Opportunity 1608 Papau Street Kapaa, HI 96746	Development Consultant	Special Needs	Kapaa, HI	5	0	Section 8 / City & County Rental Rehab	Operating for 43 years
60	Paiolo Solar Homes Honolulu, HI 96816	Development Consultant	Family	Honolulu, HI	5	0	HHA Construction Loan / Hula Mae	Operating for 44 years

HI County AHP Program	County of Hawaii Affordable Housing Production Program
CDBG	Community Development Block Grant (Federal Funds Awarded by the Counties)
DHHL	Department of Hawaiian Home Lands
DURF	Dwelling Unit Revolving Fund; Hawaii Housing Finance & Development Corp.
FHLB AHP	Federal Home Loan Bank of Seattle; Affordable Housing Program
FNMA	Federal National Mortgage Association (Loan originated by Continental Mortgage, Seattle, WA)
Freddie Mac	Federal Home Loan Mortgage Corporation (Loan originated by Citi Bank)
HCRC	Hawaii Community Reinvestment Corporation
HHA	Hawaii Housing Authority
HOME	Home Investment Partnership Program (Federal Funds Administered by the Counties)
HUD 202	HUD Section 202 Supportive Housing for the Elderly
HUD 811	HUD Section 811 Supportive Housing for Persons with Disabilities
LIHTC	Low Income Housing Tax Credits; Hawaii Housing Finance & Development Corp.
OHA	Office of Hawaiian Affairs
RARF	Rental Assistance Revolving Fund (Hawaii Housing Finance and Development Corporation)
Rev. Bonds	Mortgage-Backed, Tax Exempt, Revenue Bonds Issued by the State and counties
RHRF	Rental Housing Revolving Fund (formerly Rental Housing Trust Fund); Hawaii Housing Finance & Development Corp.
RHTF	Rental Housing Trust Fund (Hawaii Housing Finance & Development Corporation)
Weinberg	Harry and Jeanette Weinberg Foundation (grants)

LIST OF REVIEW AGENCIES

The following agencies and elected officials were provided copies of the 201H application materials for review and comment:

State of Hawaii

- Department of Education
- Department of Health
- Department of Land and Natural Resources
- Department of Transportation
    - Highways Division
    - Statewide Transportation Planning Office
- Office of Planning and Sustainable Development
- Environmental Review Program
- Hawaii Public Housing Authority

City and County of Honolulu

- Department of Community Services
- Department of Design and Construction
- Department of Environmental Services
- Department of Facility Maintenance
- Department of Housing and Land Management
- Department of Parks and Recreation
- Department of Planning and Permitting
    - Building Division
    - Land Use Permits Division
    - Planning Division
    - Site Development Division
- Department of Transportation Services
- Honolulu Board of Water Supply
- Honolulu Fire Department
- Honolulu Police Department
- Office of Climate Change, Sustainability and Resiliency
- Neighborhood Board 25 – Mililani-Waipio
- Neighborhood Board 35 – Mililani Mauka-Launani Valley

Elected Officials

- Senator Donovan Dela Cruz, District 17
- Senator Michelle Kidani, District 18
- Representative Trish La Chica, District 37
- Representative Lauren Matsumoto, District 38
- Councilmember Andria Tupola, Ph.D., District 1
- Councilmember Matt Weyer, District 2
- Councilmember Esther Kia'āina, District 3
- Council Chair Tommy Waters, District 4
- Councilmember Scott Nishimoto, District 5
- Councilmember Tyler Dos Santos-Tam, District 6
- Councilmember Radiant Cordero, District 7
- Councilmember Val Aquino Okimoto, District 8
- Councilmember Augie Tulba, District 9

DRAFT COUNCIL RESOLUTION INCLUDING LIST OF REQUESTED 201H EXEMPTIONS

AUTHORIZING EXEMPTIONS FROM CERTAIN REQUIREMENTS RELATING TO THE KŪMELEWAI HALE AFFORDABLE RENTAL HOUSING PROJECT IN MILILANI, O'AHU.

WHEREAS, Pacific Housing Assistance Corporation (the "Applicant"), with the approval of the Hawai'i Housing Finance and Development Corporation ("HHFDC"), proposes to develop Kūmelewai Hale, an affordable rental housing project consisting of two four-story residential wings above an at-grade parking loop connected by a bridge (total of five stories), with one freestanding single-story amenity structure in the central courtyard on 1.975 acres land zoned R-5 Residential District, located at 95-1200 Meheula Parkway in Mililani, O'ahu, and identified as Tax Map Key (1) 9-5-001:017 and 054, as depicted in Exhibits A, B, C, D-1 through D-6, E-1 through E-3, F-1 and F-2, and G, attached hereto and incorporated by reference herein (the "Project"); and

WHEREAS, the Project site is an underutilized overflow parking lot with 48 vehicle parking spaces associated with Mililani High School, is owned by the State of Hawai'i Department of Education ("DOE"), and is being developed with development partner Hawai'i School Facilities Authority; Project units will be rented to DOE teachers and education staff; and

WHEREAS, as proposed, the Project involves the development of 95 apartment dwelling units (56 one-bedroom and 39 two-bedroom units, with 94 affordable rental units and one manager unit), 150 vehicle parking spaces located in a surface parking lot, one loading space, 33 bicycle parking spaces (six short-term and 27 long term spaces), and amenities including a community room, fitness room, landscaped courtyard with keiki play area, mini dog park, teacher resource room, common laundry lounge on each residential floor, and surfboard storage; and

WHEREAS, as proposed, the 94 affordable rental units will be rented to households earning 120 percent or below of the area median income ("AMI") based on the U.S. Department of Housing and Urban Development ("HUD") annual income limits for the Honolulu metropolitan statistical area as adjusted for household size as follows: 36 units rented to households earning 60 percent of the AMI, 26 units rented to households earning 80 percent of the AMI, and 32 units rented to households earning 120 percent of the AMI; and

WHEREAS, as proposed, the 94 affordable rental units will remain affordable for a minimum period of 65 years.

WHEREAS, the Project will help address the critical need for affordably priced housing for DOE teachers and educational staff, in convenient proximity to a comprehensive range of educational facilities, healthcare facilities, employment centers, and multiple shopping, dining, and family services opportunities; and

WHEREAS, the exemptions requested by the Applicant include exemptions or deferrals from City fees and charges, and exemptions from certain Land Use Ordinance requirements; and

WHEREAS, on November 12, 2026, the HHFDC Board of Directors, by approval of a For Action, approved the Project with its proposed exemptions or deferrals; and

WHEREAS, the City Council ("Council") is empowered and authorized to approve the Project, which may include exemptions from statutes, ordinances, charter provisions, and rules of any governmental agency relating to planning, zoning, construction standards for subdivision, development and improvement of the land, and the construction of units thereon pursuant to § 201H-38, Hawai'i Revised Statutes ("HRS"); and

WHEREAS, the Council has reviewed the preliminary plans and specifications for the Project dated February 27, 2026, prepared by WRNS Studio, and submitted by the HHFDC to the Council on _____, by Miscellaneous Communication ___ (2026); and

WHEREAS, the Project is consistent with the housing and community development goals and objectives of the City; and

WHEREAS, the granting of the exemptions is necessary for the timely and successful implementation of the Project; and

WHEREAS, the requested exemptions meet minimum requirements of health and safety; and

WHEREAS, the Project does not contravene any safety standards, tariffs, or rates and fees approved by the Public Utilities Commission or the Board of Water Supply; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that it approves the Project, which approval includes exemptions and deferrals from certain requirements for the Project, as follows:

Application Fees:

1. Exemption from § 18-6.1, Revised Ordinances of Honolulu 2021 ("ROH"), to allow an exemption from the payment of plan review fees, estimated at $25,000.

2. Exemption from ROH § 18-6.2, to allow an exemption from the payment of building permit fees, estimated at $251,332.

3. Exemption from ROH § 18A-1.6(d), to allow an exemption from the payment of stormwater quality review and erosion control and sediment plan review fees, estimated at $250.

4. Exemption from ROH § 18A-2.4, to allow an exemption from the payment of grading, grubbing, and stockpiling fees, estimated at $1,500.

5. Exemption from ROH § 14-2.1(c), to allow an exemption from the payment of trenching permit fees (1,300 linear feet of trenching for a new sewer line), estimated at $1,475.

6. Exemption from ROH § 18-3.1 and Table 18-A, to allow an exemption from the payment of special assignment inspection fees, estimated at $2,000 (for two special assignment inspections).

Infrastructure and Public Works Fees and Charges:

7. Exemption from ROH §§ 43-10.1, 43-10.2. and 43-10.3, to allow an exemption from the payment of wastewater system facility charges attributed to 62 affordable units rented to households earning 80 percent or below of the AMI, estimated at $327,192.60.

8. Deferral from ROH §§ 43-10.1, 43-10.2. and 43-10.3, to allow a deferral until the issuance of the Project's certificate of occupancy, of the payment of wastewater system facility charges attributed to 32 affordable units rented to households earning more than 80 percent of the AMI, and one manager unit, estimated at $174,150.90.

9. Exemption from ROH § 43-11.12(f), to allow an exemption from the payment of private storm drain connection fees, estimated at $200.

Fire Department Plan Review Fees:

10. Exemption from ROH § 20-1.1(3), to allow an exemption from the payment of Honolulu Fire Department plan review fees, estimated at $25,133.

Board of Water Supply Rules and Regulations:

11. Deferral from Sections 1-102 and 2-202 of the Board of Water Supply ("BWS") Rules and Regulations, to allow a deferral until the installation of the Project's water meter, of the payment of water system facility charges and the installation of water service fees, estimated at $120,000; provided that all BWS requirements are satisfied. Actual charges and fees to be deferred will be determined by the BWS during review of the Project's building permit application.

ROH Chapter 21, the Land Use Ordinance:

12. Exemption from ROH § 21-3.70-1(a) and Table 21-5.1, relating to permitted uses in the R-5 Residential District, to allow for a multi-unit dwelling.

13. Exemption from ROH § 21-3.70-1(a) and Table 21-5.1, relating to permitted uses in the R-5 Residential District, to allow for a community-based recreation center.

14. Exemption from ROH § 21-3.70-1(c)(3)(A) and Table 21-3.3, relating to density, to allow for a maximum floor area ratio ("FAR") of 1.1 (instead of an FAR of 0.7).

15. Exemption from ROH § 21-3.70-1(c)(1), Table 21-3.2, relating to maximum height, to allow for a maximum height of 61 feet (instead of 25 to 30 feet). Rooftop structures must conform to ROH § 21-4.60(c).

16. Exemption from ROH § 21-3.70-1(b) and Table 21-3.2, relating to required yards, to allow for a 10-foot front yard (instead of a 30-foot front yard).

17. Exemption from ROH § 21-5.60(b)(2), relating to community-based recreation center standards and requirements, and ROH § 21-2.90.1, relating to conditional use permits, to exempt the Project's amenity structure in the central courtyard (which is considered to be a community-based recreation center) from applicable development standards and requirements, and from the requirement to obtain a minor conditional use permit.

18. Exemption from ROH § 21-5.90.2, relating to joint development, and ROH § 21-2.90.1, relating to conditional use permits, to allow for the joint development of the Project's two zoning lots without first obtaining a minor conditional use permit.

19. Exemption from ROH § 21-6.40 and Table 21-6.3, relating to bicycle parking, to allow the Project to provide six short-term and 27 long-term bicycle parking spaces (instead of the required 11 short-term, 48 long-term spaces), subject to Condition F.

20. Exemption from ROH § 21-6.80(b)(2), relating to surface parking lots, to allow for no canopy trees in the Project's surface parking lot (instead of one canopy tree, a minimum of 2-inch caliper, for every 6 parking spaces, or one canopy tree, a minimum of 6-inch caliper, for every 12 parking spaces).

21. Exemption from ROH § 21-6.90(b)(2), relating to landscaping for structured parking, to allow for no canopy trees in the Project's at-grade parking loop under the residential tower (instead of one 2-inch caliper vertical-form tree for every 50 linear feet of structured parking building length facing a required yard).

22. Exemption from ROH § 21-8.20A, relating to multiple dwelling units on a single zoning lot within the Residential District, to allow for a multi-unit dwelling on the Project's jointly developed zoning lot (which is considered a single zoning lot for land use purposes).

Subdivision Ordinance:

23. Exemption from ROH § 22-1.1(1), to allow an exemption from the payment of subdivision application fees, estimated at $800.

24. Exemption from ROH § 22-1.1(2), to allow an exemption from the payment of public utility easement application fees, estimated at $200.

25. Exemption from ROH § 22-3.8, to allow Project construction and building permits to be issued prior to final subdivision approval.

BE IT FURTHER RESOLVED that the Project is approved subject to the following conditions:

A. Development must be in general conformance with the approved Project, as described herein, and as depicted Exhibits A, B, C, D-1 through D-6, E-1 through E-3, F-1 and F-2, and G, attached hereto, and as shown on the Project's preliminary plans and specifications attached to Miscellaneous Communication ____ (2026), all of which are incorporated by reference herein. Minor modifications to the Project may be approved by the HHFDC. Major modifications to the Project will require approval by the Council.

B. Except for certain exemptions from City application fees, infrastructure or public works fees and charges, and development standards provided herein, the Project must comply with all statutes, ordinances, charter provisions, and rules of any government agency relating to planning, zoning, construction standards for subdivisions, development and improvement of land, and the construction of dwelling units thereon.

C. Prior to the issuance of any building permit for the Project, the Applicant shall submit to the Department of Planning and Permitting ("DPP") for its review and approval:

1. An overall timeline or phasing plan for the Project, identifying the anticipated dates to obtain major building permits for demolition and construction work, including the projected date of occupancy and proposed roadway improvements, in a format acceptable to the DPP.

    a. The timeline must identify when a construction management plan ("CMP") and traffic management plan ("TMP") will be submitted to the DPP for its review and approval; and

    b. The CMP must be submitted for review and approval prior to the issuance of any Project construction permits or building permits for major construction work.

2. A CMP that:

    a. Identifies the type, frequency, and routing of heavy trucks and construction-related vehicles, and provides remedial measures to minimize the impacts from construction vehicles and construction-related activities;

    b. Identifies and limits construction-related vehicular activity to periods outside of the peak traffic hours using alternative routes for heavy trucks,

provides for onsite or offsite staging areas for construction workers and vehicles to limit the use of on-street parking around the Project site, and includes other traffic mitigation measures to address potential impacts on the surrounding neighborhood during Project construction;

c. Includes plans for all work within or affecting public streets, and preliminary or conceptual traffic control plans to be implemented during construction; and

d. Includes documentation of the condition of roadways prior to the start of construction activities and provides remedial measures, as necessary, such as restriping, road resurfacing, or roadway reconstruction so that the roadway may be restored to its pre-existing condition if its condition deteriorates as a result of the construction-related activities.

3. A TMP that:

a. Includes traffic demand management ("TDM") strategies to minimize the number of vehicular trips for daily activities of Project residents; TDM strategies may include carpooling, ride hailing, car sharing, and ride sharing programs; transit, bicycle, and pedestrian incentives; and other similar TDM strategies;

b. Includes a pedestrian circulation plan that provides continuous accessibility and connectivity to and along the surrounding public sidewalks, street intersections, nearby transit stops, and adjacent properties, and contains a determination of effective sidewalk widths, taking into account the City's Complete Streets initiatives;

c. Includes a parking management plan that demonstrates how onsite high-use parking and loading areas will be managed, and shows turning templates that demonstrate the maneuvering of parking and loading vehicles and any possible impacts to driveway operations; all loading, trash pickup, and parking areas must be located on the Project site (delivery, drop-off, or pickup vehicles, including moving trucks and other large-sized vehicles are prohibited from parking or stopping on the street), and designed so that vehicles enter and exit front first, with adequate turn-around areas for large vehicles; and

d. Includes a bicycle parking plan that identifies the location and number of short-term and long-term bicycle racks being provided, which must be situated in safe and convenient locations.

4. Plans that show the Applicant's implementation of recommendations included in the Project's traffic impact analysis report ("TIAR"), dated April 2026, and prepared by AECOM Technical Services, Inc., including recommendations relating to vehicular access to the Project site, and travel demand management actions.

D. Approximately one year after the issuance of a certificate of occupancy for the Project, the Applicant shall submit to the DPP for its review and approval:

1. A post TMP to validate the relative effectiveness of the various TDM strategies identified in the initial TMP; and

2. A post TIAR that updates and validates the Project's initial TIAR, to validate traffic projections, trip reduction rates, distribution, and assignment of vehicles,

bicycles, and pedestrians contained in the initial TIAR. If the post TIAR recommends additional traffic mitigation measures or modifications to address traffic impacts directly attributed to the Project, the Applicant shall implement the post TIAR recommendations. If the post TIAR is inconclusive, a second post TIAR may be required one year after the date of the inconclusive post TIAR, as the DPP Director determines is necessary.

E. Project vehicular access points and driveways:

1. All vehicular access points must be constructed as City dropped driveways and must provide for a minimum width of 20 feet to accommodate two-way traffic.

2. Adequate sight distance to pedestrians and other vehicles must be maintained from all driveways.

3. Driveway grades must not exceed five percent for a minimum distance of 25 feet from the Project site property line.

F. Pursuant to Exemption 19, the Project may provide six short-term and 27 long-term bicycle parking spaces (instead of the required 11 short-term and 48 long-term spaces); provided that:

1. The Applicant shall provide additional short-term and long-term bicycle parking spaces, up to the required 11 short-term and 48 long-term spaces, if there is a demand for additional short-term and long-term bicycle parking spaces after a certificate of occupancy is issued for the Project; and

2. If there are no areas elsewhere on the Project site to locate the additional bicycle parking spaces, the Applicant shall convert any unused vehicle parking spaces to bicycle parking spaces, or install more space-efficient bicycle parking systems.

BE IT FURTHER RESOLVED that as used in this resolution:

i. References to the HHFDC include any successor agency;

ii. References to specific statutes, ordinances, or regulations include any respective successor statutes, ordinances, or regulations; and

BE IT FURTHER RESOLVED that this resolution is null and void unless construction of the Project commences no later than 60 months after the effective date of this resolution; and

BE IT FURTHER RESOLVED that the exemptions granted for this Project are not transferrable to any other real property; and

BE IT FURTHER RESOLVED that the final plans and specifications for the Project constitute the zoning, building, construction, and subdivision standards for the Project, and are approved if those plans and specifications do not substantially deviate from the preliminary plans and specifications submitted to the Council; provided that minor modifications to the design character, building specifications, or landscaping may be approved by the HHFDC if such modifications are consistent with the prevailing neighborhood character; provided further that major modifications to the Project will require approval by the Honolulu City Council; and

BE IT FURTHER RESOLVED that no action may be prosecuted or maintained against the City and County of Honolulu, its officials, or its employees, on account of the actions taken by them in reviewing or approving the plans and specifications, or in granting the exemptions listed herein; and

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to the Hawai'i Housing Finance and Development Corporation, 677 Queen Street, Suite 300, Honolulu, Hawai'i 96813; Audrey Awaya, Pacific Housing Assistance Corporation, 888 Iwilei Road, Suite 200, Honolulu, Hawai'i 96817; Lance Wilhelm, the Wilhelm Group, 1003 Bishop Street, Suite 2395, Honolulu, Hawai'i 96813; Greg Nakai, PBR Hawaii & Associates, 1001 Bishop Street, Suite 650, Honolulu, Hawai'i 96813; and Dawn Takeuchi Apuna, Director of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawai'i 96813.

SUMMARY OF AGENCY COMMENTS

STATE – DEPARTMENT OF LAND AND NATURAL RESOURCES
Letter dated July 10, 2026

Thank you for the opportunity to review and comment on the subject matter. The Land Division of the Department of Land and Natural Resources (DLNR) distributed or made available a copy of your request pertaining to the subject matter to DLNR's Divisions for their review and comments. At this time, the DLNR has no comments to offer on the subject matter.

STATE – DEPARTMENT OF TRANSPORTATION
Highways Division
Email dated June 15, 2026

HDOT Highways has no comments.

STATE – OFFICE OF PLANNING AND SUSTAINABLE DEVELOPMENT
Email dated July 7, 2026

The Office of Planning and Sustainable Development previously provided comments on the Draft Environmental Assessment for this project and supports it. OPSD has no comments on the subject 201H application.

COUNTY – DEPARTMENT OF DESIGN AND CONSTRUCTION
Letter dated June 26, 2026

Our agency has reviewed this application and has no comments.

COUNTY – DEPARTMENT OF PARKS AND RECREATION
Letter dated July 10, 2026

Thank you for the opportunity to review and comment for the proposed 201(H) Mililani High School Teacher Workforce Housing project located at 95-1200 Meheula Parkway, Mililani, O'ahu.

The Department of Parks and Recreation (DPR) has reviewed the Mililani High School Workforce Housing Application and the associated park dedication analysis pursuant to Revised Ordinances of Honolulu (ROH)§ 22-7.5 and§ 22-7.6.

The proposed project includes 95 multi-family residential units, which requires 10,450 square feet of park dedication. Based on the City's assessed land value of approximately $26.34 per square foot, the equivalent in-lieu fee is calculated at approximately $275,253.

The applicant proposes to satisfy the requirement through 8,764 square feet of private, on-site recreational amenities, including an Amenity Hale, courtyard with keiki play area, and dog park. Although the proposed recreational area is less than the required park dedication area, the applicant's valuation of the land and improvements totals approximately $1.98 million, which exceeds the calculated in-lieu fee amount.

The Department recognizes the benefit of providing on-site recreational amenities, which may help reduce demand on nearby public parks by providing residents with convenient access to recreation facilities. However, these amenities will remain privately owned and will not expand the City's public park inventory or provide funding that could support public park improvements, maintenance, or acquisition.

DPR acknowledges that the applicant's proposal may satisfy the park dedication requirement through a value-based approach; however, this approach prioritizes private recreational amenities over contributions toward publicly accessible park facilities. To provide a balanced public benefit, DPR recommends consideration of a partial in-lieu fee contribution to support improvements, maintenance, or other recreational needs at nearby DPR facilities serving Mililani community.

DPR appreciates the opportunity to provide comments on the Mililani High School Workforce Housing Application and looks forward to continued coordination with the applicant and reviewing agencies to ensure the project supports the recreational needs of the Mililani area.

Thank you for your continued engagement.

COUNTY – DEPARTMENT OF PARKS AND RECREATION
Supplemental Letter dated July 22, 2026

Thank you for the opportunity to review and comment for the proposed 201(H) Mililani High School Teacher Workforce Housing project located at 95-1200 Meheula Parkway, Mililani, O'ahu.

The Department of Parks and Recreation (DPR) would like to submit a supplemental comment to our previous correspondence. Due to timing, the Division of Urban Forestry (DUF) was unable to include their input in the initial review.

DUF requests that the Tree Protection/Preservation Notes be incorporated into the project's general notes. At this time, it is unclear whether existing City owned trees may be impacted by the proposed construction activities. Including these provisions should ensure appropriate protection measures are identified and implemented.

Thank you for your continued engagement.

COUNTY – DEPARTMENT OF PLANNING AND PERMITTING
Letter dated July 10, 2026

This letter is in response to your letter, received on June 12, 2026, requesting the Department of Planning and Permitting (DPP) to provide comments on the 201H Application, for the proposed Mililani High School Teachers Workforce Housing Project. We understand that the Project will be developed as an affordable rental project consisting of approximately 95 new multi-unit dwellings for rent to the State of Hawai'i Department of Education (DOE) to provide housing options for DOE teachers, education personnel, and their families. Units will be rented to households earning up to 120 percent Area Median Income (AMI), which involves utilizing Low-Income Housing Tax Credits. The Project will be developed on a 1.7-acre portion of a 26.432-acre zoning lot (Parcel 54), and 2.177-acre zoning lot (Parcel 17), which are both within the R-5 Residential District and the State Land Use Urban District.

The DPP has the following comments that should be addressed before the Project goes before the City Council.

Exemptions:

1. We have no objection to the exemption request for subdivision and park dedication fees.

2. We have no objection to the exemption request for grading, grubbing and stockpiling permits, trenching permit, drain connection license, and Erosion and Sediment Control Plan review fees.

3. A request to waive the Wastewater System Facility Charge for affordable housing should be submitted to the Department of Environmental Services separately for review and approval.

Transportation and Traffic:

4. In addition to the recommendations in the Transportation Assessment dated January 2026, a Traffic Impact Analysis Report (TIAR) should be included as well as the following;

5. An overall timeline or phasing plan for the Project and for each designated phase of the development should be submitted to the OPP Traffic Review Branch. Each of the phases must have its own timeline or phasing plan of the anticipated dates to obtain major building permit(s) for demolition and construction work, including the projected date of occupancy, and must be prepared by the Applicant in a format acceptable to the OPP. The timeline should identify when the construction management plan (CMP), updates, and/or validation of the findings of the TIAR and off-site roadway work will be submitted for review and approval. The CMP should be submitted for review and approval before building permits, including demolition, for major construction work are issued;

6. A traffic management plan (TMP) should be prepared in an effort to minimize the number of vehicle trips for daily activities by residents. The TMP should propose traffic demand management (TDM) strategies, such as carpooling, ride sharing, etc., transit, and bicycle incentives. The TMP should be prepared prior to the issuance of the (temporary) certificate of occupancy, and the TDM strategies should be in place when the facility is ready to open. A post TMP will be required 6 months after opening to validate the relative effectiveness of the various TDM strategies identified in the initial report;

7. Updates to the TIAR will be required approximately one year after the issuance of the Certificate of Occupancy, to validate the traffic projections, trip reduction rates, distribution, and assignment contained in the initial TIAR. If additional traffic mitigation measures or modifications are necessary to support related traffic impacts directly attributable to this development, the applicant will be required to implement these measures. TIAR updates should also include an evaluation of the relative effectiveness of the TDM strategies making sure that the trip reduction rates are valid;

8. Construction plans for all work within or affecting the public streets should be submitted for review and approval. Traffic control plans during construction should also be submitted for review and approval, as required;

9. Vehicular access point should be constructed as standard City dropped driveway. The minimum driveway width for two-way traffic is 20 feet. Adequate vehicular sight distance must be provided and maintained at all driveways to pedestrians and other vehicles. Driveway grades must not exceed five percent for a minimum distance of 25-feet from the back of the designated pedestrian walkway;

10. Pedestrian walkways should lead to pedestrian crossings;

11. Bicycle parking must be located in a safe and convenient location;

12. All loading and trash pick-up areas must be designed such that vehicles enter and exit front first. All trash pick-up activities must be done on-site. Provide adequate on-site turn-around areas, and ensure that the layout of parking spaces in the loading/delivery area does not interfere with turning maneuvers for large vehicles; and

13. The left turn lane from Meheula Parkway to Project site must be installed per City standards. All turning movements should be analyzed and any modifications to the existing median to be done to provide for all movements as needed.

Zoning:

14. We have no objection to the exemption request for total loading spaces required and loading space dimensions.

15. The Project includes a community-based recreation center and an exemption for ROH Sections 21-3.70-1(a) and Table 21-5.1, 21-5.60(b)(2), and 21-2.90-1 (relating to community-based recreation center standard and conditional use permit) should be requested.

16. Please note if there are any structures that overlap between multiple parcels, an exemption for ROH Sections 21-5.90-2 and 21-2.90-1(relating to joint development and conditional use permit) should be requested.

17. Plans should be revised to show the following:

    a. Height measured from existing or finished grade whichever is lower, not from slab;

    b. The height setback should be shown and indicate the amount of encroachment; and

    c. Label the TMKs on the site plan.

COUNTY – DEPARTMENT OF PLANNING AND PERMITTING
Supplemental Letter dated July 24, 2026

This letter is an update from your previous request, received June 12, 2026, requesting the Department of Planning and Permitting (DPP) comment on additional exemptions for the 201H Application, for the proposed Mililani High School Teachers Workforce Housing Project. We concur that the following exemptions should be added to your 201H request to City Council:

1. Revised Ordinances of Honolulu (ROH) Chapter 21, the Land Use Ordinance, Section 21-8.20A, Housing—Multiple dwelling units on a single Country or Residential District zoning lot; and

2. ROH Chapter 22, the Subdivision Ordinance, Section 22-3.8(a), Permits for work of any character in unapproved subdivisions.

The DPP does not have any objection to these exemptions.

COUNTY – HONOLULU FIRE DEPARTMENT
Letter dated June 19, 2026

In response to your letter dated June 9, 2026, regarding the abovementioned subject, the Honolulu Fire Department reviewed the submitted information and approves your request for an exemption from the fire plan review fees for the affordable housing units associated with the

proposed project. This approval is granted in accordance with Section 20-1.1 of the Fire Code of the City and County of Honolulu, Revised Ordinances of Honolulu, and Chapter 201H, Hawai'i Revised Statutes.

COUNTY – HONOLULU POLICE DEPARTMENT
Letter dated June 23, 2026

This is in response to your correspondence of June 9, 2026, requesting comments on the Mililani High School Teacher Workforce Housing project application for exemption to be located at 95-1200 Meheula Parkway in Mililani.

Based on the information provided, the Honolulu Police Department (HPD) has concerns regarding traffic impacts in and around the project area. The HPD recommends the traffic study review various possibilities for ingress and egress, particularly if this project's proposed location at the corner of Meheula Parkway and Anania Drive includes 95 total housing units and up to 150 parking stalls. This will increase the flow of traffic into and out of the housing complex, in addition to the already existing school traffic. Similarly, adequate notification should be made to area businesses and community regarding road closures.

COUNTY – BOARD OF WATER SUPPLY
Letter dated July 7, 2026

Thank you for your letter regarding the proposed 95-unit high-rise affordable rental housing project.
The existing water system is adequate to accommodate the proposed workforce housing development. However, please be advised that this information is based upon current data, and therefore, the Board of Water Supply (BWS) reserves the right to change any position or information stated herein up until the final approval of the building permit application. The final decision on the availability of water will be confirmed when the building permit application is submitted for approval.

When water is made available, the applicant will be required to pay our Water System Facilities Charges (WSFC) for resource development, transmission, and daily storage.

Water conservation measures are required for all proposed developments. These measures include utilization of on-site greywater reuse in accordance with Hawai'i State Department of Health guidelines, rain catchment for nonpotable uses, stormwater capture, and the use of WaterSense labeled ultra-low flow water fixtures and toilets. Landscape elements should incorporate green infrastructure design, drought tolerant plants, xeriscaping, rain catchment, efficient irrigation systems such as a drip system and moisture sensors, and other WaterSense labeled fixtures and devices.

Consistent with Act 170, 2016 (H.B. 1749), Chapter 174C-31(g)(6), Hawai'i Revised Statutes, State-owned and/or managed projects are required to utilize recycled water for uses other than domestic demands of the proposed development. The developer should investigate the feasibility of using recycled water and submit a report of the investigation to the BWS for our review.

Proposed mixed use developments are required to install separate domestic water meters and laterals serving the residential and non-residential spaces.

Consistent with the Hawai'i State Plumbing Code, projects that install quick-acting valves shall include water hammer arresters to minimize pressure transients that may damage private

plumbing and adversely affect the BWS distribution system. Proper design and installation are the responsibility of the developer.

The proposed project is subject to BWS Cross-Connection Control and Backflow Prevention requirements prior to the issuance of the Building Permit Applications.

The construction drawings should be submitted for our approval, and the construction schedule should be coordinated to minimize impact to the water system.

For the request for deferral of WSFC until the Certificate of Occupancy is obtained pursuant to Section 201-H, HRS, please coordinate with Garon Hamasaki, Service Engineering Branch of our Customer Care Division, at (808) 748-5472.

The BWS may waive the WSFC and new meter cost for qualified on-site affordable and homeless dwelling units, up to 500 dwelling units per year. The waivers will be evaluated when the building permit is submitted for approval. To qualify, the dwelling units must be certified as either affordable or homeless dwelling units by the appropriate agency of the City and County of Honolulu. Waiver of the WSFC will apply only to fixture units associated with the certified dwelling units. The amount of the meter waiver shall be calculated as a percentage of the number of certified dwelling units to the total number of dwelling units in the project. If the annual cap of 500 dwelling units has not been reached and a project is proposed that would qualify for more than the remaining number of dwelling units in that year, the Manager and Chief Engineer has the discretion to increase that year's limit.

The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.

REPRESENTATIVE TRISH LA CHICA – HOUSE DISTRICT 37
Letter dated July 10, 2026

After reviewing the Chapter 201H application materials, I am pleased to offer my strong support for the Mililani High School Teacher Workforce Housing Project and respectfully encourage approval of the application and the requested Chapter 201H exemptions.

As the State Representative for House District 37, which includes portions of Mililani Town, Mililani Mauka, Koa Ridge, and Waipi'o Gentry, I have been a strong advocate for this project from its inception because I believe it represents one of the most important long-term investments we can make in strengthening Hawai'i's public education system.

Teacher recruitment and retention remain among the greatest challenges facing our schools. While Mililani continues to be one of the most desirable communities on O'ahu, many educators simply cannot afford to live near the schools where they teach. Providing workforce housing within the community helps remove one of the greatest barriers to attracting and retaining high-quality teachers while strengthening the connection between educators and the families they serve.

I was proud to introduce and champion legislation that became Act 204 (2025 - HB329), expanding the School Facilities Authority's authority to develop educator workforce housing, and have continued working to secure state funding to advance this project. I believe the Mililani High School Teacher Workforce Housing development will serve as a model for future educator workforce housing projects throughout Hawai'i.

I appreciate the thoughtful planning reflected in the application. The project's location provides residents with convenient access to Mililani High School, the Mililani Transit Center, parks, healthcare, shopping, and other community amenities. I also commend the inclusion of rooftop

photovoltaic solar, EV vehicle and bicycle charging infrastructure, a teacher resource room, recreational amenities, and other features that support a modern, sustainable workforce housing community.

I offer two recommendations for consideration as the project moves forward.

- First, I encourage the development team to revisit the inclusion of a childcare space within the project. Earlier discussions envisioned reserving space that could be leased to a licensed childcare provider. As we continue working to address both our teacher shortage and our childcare shortage, integrating childcare into educator workforce housing would provide a meaningful benefit for teachers raising young families while expanding access to early learning opportunities in Central O'ahu.

- Second, while I appreciate the inclusion of rooftop photovoltaic solar, I encourage the team to explore incorporating solar water heating, where feasible. Doing so would further reduce utility costs for residents while strengthening the project's long-term sustainability and energy efficiency.

Finally, I encourage continued coordination with the City and County of Honolulu and the Department of Transportation Services on planned pedestrian improvements surrounding the site, including the future crosswalk and related traffic safety enhancements along Meheula Parkway. These improvements will help ensure residents can safely walk between the housing development, Mililani High School, nearby transit, and surrounding community amenities.

These recommendations are intended to further strengthen what I believe is already an outstanding project and should not be interpreted as objections to the application.

For these reasons, I respectfully encourage approval of the Mililani High School Teacher Workforce Housing Project's Chapter 201H application and the requested exemptions necessary to move this important educator workforce housing project forward. This development will provide lasting benefits to our educators, students, and the Mililani community while establishing an important precedent for future educator workforce housing projects across Hawai'i.

Mahalo for your consideration and for your continued efforts to expand affordable housing opportunities throughout our state. I look forward to continuing to support efforts that provide solutions to our housing and education challenges.

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. _____

RESOLUTION

AUTHORIZING EXEMPTIONS FROM CERTAIN REQUIREMENTS RELATING TO THE KŪMELEWAI HALE AFFORDABLE RENTAL HOUSING PROJECT IN MILILANI, O'AHU.

WHEREAS, Pacific Housing Assistance Corporation (the "Applicant"), with the approval of the Hawai'i Housing Finance and Development Corporation ("HHFDC"), proposes to develop Kūmelewai Hale, an affordable rental housing project consisting of two four-story residential wings above an at-grade parking loop connected by a bridge (total of five stories), with one freestanding single-story amenity structure in the central courtyard on 1.975 acres land zoned R-5 Residential District, located at 95-1200 Meheula Parkway in Mililani, O'ahu, and identified as Tax Map Key (1) 9-5-001:017 and 054, as depicted in Exhibits A, B, C, D-1 through D-6, E-1 through E-3, F-1 and F-2, and G, attached hereto and incorporated by reference herein (the "Project"); and

WHEREAS, the Project site is an underutilized overflow parking lot with 48 vehicle parking spaces associated with Mililani High School, is owned by the State of Hawai'i Department of Education ("DOE"), and is being developed with development partner Hawai'i School Facilities Authority; Project units will be rented to DOE teachers and education staff; and

WHEREAS, as proposed, the Project involves the development of 95 apartment dwelling units (56 one-bedroom and 39 two-bedroom units, with 94 affordable rental units and one manager unit), 150 vehicle parking spaces located in a surface parking lot, one loading space, 33 bicycle parking spaces (six short-term and 27 long term spaces), and amenities including a community room, fitness room, landscaped courtyard with keiki play area, mini dog park, teacher resource room, common laundry lounge on each residential floor, and surfboard storage; and

WHEREAS, as proposed, the 94 affordable rental units will be rented to households earning 120 percent or below of the area median income ("AMI") based on the U.S. Department of Housing and Urban Development ("HUD") annual income limits for the Honolulu metropolitan statistical area as adjusted for household size as follows: 36 units rented to households earning 60 percent of the AMI, 26 units rented to households earning 80 percent of the AMI, and 32 units rented to households earning 120 percent of the AMI; and

WHEREAS, as proposed, the 94 affordable rental units will remain affordable for a minimum period of 65 years.

RESOLUTION

WHEREAS, the Project will help address the critical need for affordably priced housing for DOE teachers and educational staff, in convenient proximity to a comprehensive range of educational facilities, healthcare facilities, employment centers, and multiple shopping, dining, and family services opportunities; and

WHEREAS, the exemptions requested by the Applicant include exemptions or deferrals from City fees and charges, and exemptions from certain Land Use Ordinance requirements; and

WHEREAS, on November 12, 2026, the HHFDC Board of Directors, by approval of a For Action, approved the Project with its proposed exemptions or deferrals; and

WHEREAS, the City Council ("Council") is empowered and authorized to approve the Project, which may include exemptions from statutes, ordinances, charter provisions, and rules of any governmental agency relating to planning, zoning, construction standards for subdivision, development and improvement of the land, and the construction of units thereon pursuant to § 201H-38, Hawai'i Revised Statutes ("HRS"); and

WHEREAS, the Council has reviewed the preliminary plans and specifications for the Project dated February 27, 2026, prepared by WRNS Studio, and submitted by the HHFDC to the Council on 11/13/26, by Miscellaneous Communication 475 (2026); and

WHEREAS, the Project is consistent with the housing and community development goals and objectives of the City; and

WHEREAS, the granting of the exemptions is necessary for the timely and successful implementation of the Project; and

WHEREAS, the requested exemptions meet minimum requirements of health and safety; and

WHEREAS, the Project does not contravene any safety standards, tariffs, or rates and fees approved by the Public Utilities Commission or the Board of Water Supply; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that it approves the Project, which approval includes exemptions and deferrals from certain requirements for the Project, as follows:

RESOLUTION

Application Fees:

1. Exemption from § 18-6.1, Revised Ordinances of Honolulu 2021 ("ROH"), to allow an exemption from the payment of plan review fees, estimated at $25,000.

2. Exemption from ROH § 18-6.2, to allow an exemption from the payment of building permit fees, estimated at $251,332.

3. Exemption from ROH § 18A-1.6(d), to allow an exemption from the payment of stormwater quality review and erosion control and sediment plan review fees, estimated at $250.

4. Exemption from ROH § 18A-2.4, to allow an exemption from the payment of grading, grubbing, and stockpiling fees, estimated at $1,500.

5. Exemption from ROH § 14-2.1(c), to allow an exemption from the payment of trenching permit fees (1,300 linear feet of trenching for a new sewer line), estimated at $1,475.

6. Exemption from ROH § 18-3.1 and Table 18-A, to allow an exemption from the payment of special assignment inspection fees, estimated at $2,000 (for two special assignment inspections).

Infrastructure and Public Works Fees and Charges:

7. Exemption from ROH §§ 43-10.1, 43-10.2. and 43-10.3, to allow an exemption from the payment of wastewater system facility charges attributed to 62 affordable units rented to households earning 80 percent or below of the AMI, estimated at $327,192.60.

8. Deferral from ROH §§ 43-10.1, 43-10.2. and 43-10.3, to allow a deferral until the issuance of the Project's certificate of occupancy, of the payment of wastewater system facility charges attributed to 32 affordable units rented to households earning more than 80 percent of the AMI, and one manager unit, estimated at $174,150.90.

9. Exemption from ROH § 43-11.12(f), to allow an exemption from the payment of private storm drain connection fees, estimated at $200.

Fire Department Plan Review Fees:

10. Exemption from ROH § 20-1.1(3), to allow an exemption from the payment of Honolulu Fire Department plan review fees, estimated at $25,133.

Board of Water Supply Rules and Regulations:

11. Deferral from Sections 1-102 and 2-202 of the Board of Water Supply ("BWS") Rules and Regulations, to allow a deferral until the installation of the Project's water meter, of the payment of water system facility charges and the installation of water service fees, estimated at $120,000; provided that all BWS requirements are satisfied. Actual charges and fees to be deferred will be determined by the BWS during review of the Project's building permit application.

ROH Chapter 21, the Land Use Ordinance:

12. Exemption from ROH § 21-3.70-1(a) and Table 21-5.1, relating to permitted uses in the R-5 Residential District, to allow for a multi-unit dwelling.

13. Exemption from ROH § 21-3.70-1(a) and Table 21-5.1, relating to permitted uses in the R-5 Residential District, to allow for a community-based recreation center.

14. Exemption from ROH § 21-3.70-1(c)(3)(A) and Table 21-3.3, relating to density, to allow for a maximum floor area ratio ("FAR") of 1.1 (instead of an FAR of 0.7).

15. Exemption from ROH § 21-3.70-1(c)(1), Table 21-3.2, relating to maximum height, to allow for a maximum height of 61 feet (instead of 25 to 30 feet). Rooftop structures must conform to ROH § 21-4.60(c).

16. Exemption from ROH § 21-3.70-1(b) and Table 21-3.2, relating to required yards, to allow for a 10-foot front yard (instead of a 30-foot front yard).

17. Exemption from ROH § 21-5.60(b)(2), relating to community-based recreation center standards and requirements, and ROH § 21-2.90.1, relating to conditional use permits, to exempt the Project's amenity structure in the central courtyard (which is considered to be a community-based recreation center) from applicable development standards and requirements, and from the requirement to obtain a minor conditional use permit.

18. Exemption from ROH § 21-5.90.2, relating to joint development, and ROH § 21-90.1, relating to conditional use permits, to allow for the joint development of the Project's two zoning lots without first obtaining a minor conditional use permit.

19. Exemption from ROH § 21-6.40 and Table 21-6.3, relating to bicycle parking, to allow the Project to provide six short-term and 27 long-term bicycle parking spaces (instead of the required 11 short-term, 48 long-term spaces), subject to Condition F.

20. Exemption from ROH § 21-6.80(b)(2), relating to surface parking lots, to allow for no canopy trees in the Project's surface parking lot (instead of one canopy tree, a minimum of 2-inch caliper, for every 6 parking spaces, or one canopy tree, a minimum of 6-inch caliper, for every 12 parking spaces).

21. Exemption from ROH § 21-6.90(b)(2), relating to landscaping for structured parking, to allow for no canopy trees in the Project's at-grade parking loop under the residential tower (instead of one 2-inch caliper vertical-form tree for every 50 linear feet of structured parking building length facing a required yard).

22. Exemption from ROH § 21-8.20A, relating to multiple dwelling units on a single zoning lot within the Residential District, to allow for a multi-unit dwelling on the Project's jointly developed zoning lot (which is considered a single zoning lot for land use purposes).

Subdivision Ordinance:

23. Exemption from ROH § 22-1.1(1), to allow an exemption from the payment of subdivision application fees, estimated at $800.

24. Exemption from ROH § 22-1.1(2), to allow an exemption from the payment of public utility easement application fees, estimated at $200.

25. Exemption from ROH § 22-3.8, to allow Project construction and building permits to be issued prior to final subdivision approval.

BE IT FURTHER RESOLVED that the Project is approved subject to the following conditions:

A. Development must be in general conformance with the approved Project, as described herein, and as depicted Exhibits A, B, C, D-1 through D-6, E-1 through E-3, F-1 and F-2, and G, attached hereto, and as shown on the Project's preliminary plans and specifications attached to Miscellaneous Communication ____ (2026), all of which are incorporated by reference herein. Minor modifications to the Project may be approved by the HHFDC. Major modifications to the Project will require approval by the Council.

B. Except for certain exemptions from City application fees, infrastructure or public works fees and charges, and development standards provided herein, the Project must comply with all statutes, ordinances, charter provisions, and rules of any government agency relating to planning, zoning, construction standards for subdivisions, development and improvement of land, and the construction of dwelling units thereon.

C. Prior to the issuance of any building permit for the Project, the Applicant shall submit to the Department of Planning and Permitting ("DPP") for its review and approval:

1. An overall timeline or phasing plan for the Project, identifying the anticipated dates to obtain major building permits for demolition and construction work, including the projected date of occupancy and proposed roadway improvements, in a format acceptable to the DPP.

    a. The timeline must identify when a construction management plan ("CMP") and traffic management plan ("TMP") will be submitted to the DPP for its review and approval; and

    b. The CMP must be submitted for review and approval prior to the issuance of any Project construction permits or building permits for major construction work.

2. A CMP that:

   a. Identifies the type, frequency, and routing of heavy trucks and construction-related vehicles, and provides remedial measures to minimize the impacts from construction vehicles and construction-related activities;

   b. Identifies and limits construction-related vehicular activity to periods outside of the peak traffic hours using alternative routes for heavy trucks, provides for onsite or offsite staging areas for construction workers and vehicles to limit the use of on-street parking around the Project site, and includes other traffic mitigation measures to address potential impacts on the surrounding neighborhood during Project construction;

   c. Includes plans for all work within or affecting public streets, and preliminary or conceptual traffic control plans to be implemented during construction; and

   d. Includes documentation of the condition of roadways prior to the start of construction activities and provides remedial measures, as necessary, such as restriping, road resurfacing, or roadway reconstruction so that the roadway may be restored to its pre-existing condition if its condition deteriorates as a result of the construction-related activities.

3. A TMP that:

   a. Includes traffic demand management ("TDM") strategies to minimize the number of vehicular trips for daily activities of Project residents; TDM strategies may include carpooling, ride hailing, car sharing, and ride sharing programs; transit, bicycle, and pedestrian incentives; and other similar TDM strategies;

   b. Includes a pedestrian circulation plan that provides continuous accessibility and connectivity to and along the surrounding public sidewalks, street intersections, nearby transit stops, and adjacent properties, and contains a determination of effective sidewalk widths, taking into account the City's Complete Streets initiatives;

c. Includes a parking management plan that demonstrates how onsite high-use parking and loading areas will be managed, and shows turning templates that demonstrate the maneuvering of parking and loading vehicles and any possible impacts to driveway operations; all loading, trash pickup, and parking areas must be located on the Project site (delivery, drop-off, or pickup vehicles, including moving trucks and other large-sized vehicles are prohibited from parking or stopping on the street), and designed so that vehicles enter and exit front first, with adequate turn-around areas for large vehicles; and

d. Includes a bicycle parking plan that identifies the location and number of short-term and long-term bicycle racks being provided, which must be situated in safe and convenient locations.

4. Plans that show the Applicant's implementation of recommendations included in the Project's traffic impact analysis report (TIAR"), dated April 2026, and prepared by AECOM Technical Services, Inc., including recommendations relating to vehicular access to the Project site, and travel demand management actions.

D. Approximately one year after the issuance of a certificate of occupancy for the Project, the Applicant shall submit to the DPP for its review and approval:

1. A post TMP to validate the relative effectiveness of the various TDM strategies identified in the initial TMP; and

2. A post TIAR that updates and validates the Project's initial TIAR, to validate traffic projections, trip reduction rates, distribution, and assignment of vehicles, bicycles, and pedestrians contained in the initial TIAR. If the post TIAR recommends additional traffic mitigation measures or modifications to address traffic impacts directly attributed to the Project, the Applicant shall implement the post TIAR recommendations. If the post TIAR is inconclusive, a second post TIAR may be required one year after the date of the inconclusive post TIAR, as the DPP Director determines is necessary.

E. Project vehicular access points and driveways:

1. All vehicular access points must be constructed as City dropped driveways and must provide for a minimum width of 20 feet to accommodate two-way traffic.

2. Adequate sight distance to pedestrians and other vehicles must be maintained from all driveways.

3. Driveway grades must not exceed five percent for a minimum distance of 25 feet from the Project site property line.

F. Pursuant to Exemption 19, the Project may provide six short-term and 27 long-term bicycle parking spaces (instead of the required 11 short-term and 48 long-term spaces); provided that:

1. The Applicant shall provide additional short-term and long-term bicycle parking spaces, up to the required 11 short-term and 48 long-term spaces, if there is a demand for additional short-term and long-term bicycle parking spaces after a certificate of occupancy is issued for the Project; and

2. If there are no areas elsewhere on the Project site to locate the additional bicycle parking spaces, the Applicant shall convert any unused vehicle parking spaces to bicycle parking spaces, or install more space-efficient bicycle parking systems.

BE IT FURTHER RESOLVED that as used in this resolution:

i. References to the HHFDC include any successor agency;

ii. References to specific statutes, ordinances, or regulations include any respective successor statutes, ordinances, or regulations; and

BE IT FURTHER RESOLVED that this resolution is null and void unless construction of the Project commences no later than 60 months after the effective date of this resolution; and

BE IT FURTHER RESOLVED that the exemptions granted for this Project are not transferrable to any other real property; and

RESOLUTION

BE IT FURTHER RESOLVED that the final plans and specifications for the Project constitute the zoning, building, construction, and subdivision standards for the Project, and are approved if those plans and specifications do not substantially deviate from the preliminary plans and specifications submitted to the Council; provided that minor modifications to the design character, building specifications, or landscaping may be approved by the HHFDC if such modifications are consistent with the prevailing neighborhood character; provided further that major modifications to the Project will require approval by the Honolulu City Council; and

BE IT FURTHER RESOLVED that no action may be prosecuted or maintained against the City and County of Honolulu, its officials, or its employees, on account of the actions taken by them in reviewing or approving the plans and specifications, or in granting the exemptions listed herein; and

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. _____

RESOLUTION

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to the Hawai'i Housing Finance and Development Corporation, 677 Queen Street, Suite 300, Honolulu, Hawai'i 96813; Audrey Awaya, Pacific Housing Assistance Corporation, 888 Iwilei Road, Suite 200, Honolulu, Hawai'i 96817; Lance Wilhelm, the Wilhelm Group, 1003 Bishop Street, Suite 2395, Honolulu, Hawai'i 96813; Greg Nakai, PBR Hawaii & Associates, 1001 Bishop Street, Suite 650, Honolulu, Hawai'i 96813; and Dawn Takeuchi Apuna, Director of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawai'i 96813.

INTRODUCED BY:

_____

_____

_____

_____

_____

DATE OF INTRODUCTION: _____

_____

_____ _____

Honolulu, Hawai'i Councilmembers



Path: Q:\Oahu\Mililani High School Teacher Workforce Housing\GIS\Project Location and Surrounding Uses.aprx

DATE: 3/31/2026

Legend

- Project Site
- Mililani High School
- TMK Boundaries



EXHIBIT A

Source: City & County Honolulu, 2025, ESRI Basemap
Disclaimer: This graphic has been prepared for general planning purposes only.

Location and Surrounding Uses

Mililani High School Teacher Workforce Housing

Island of O'ahu

North

Linear Scale (feet)
0 200 400 800

PBR HAWAII & ASSOCIATES, INC.

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677 ALA MOANA BLVD
6TH FLOOR, STE. 615
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HAWAII 96813
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415.364.9186 FAX
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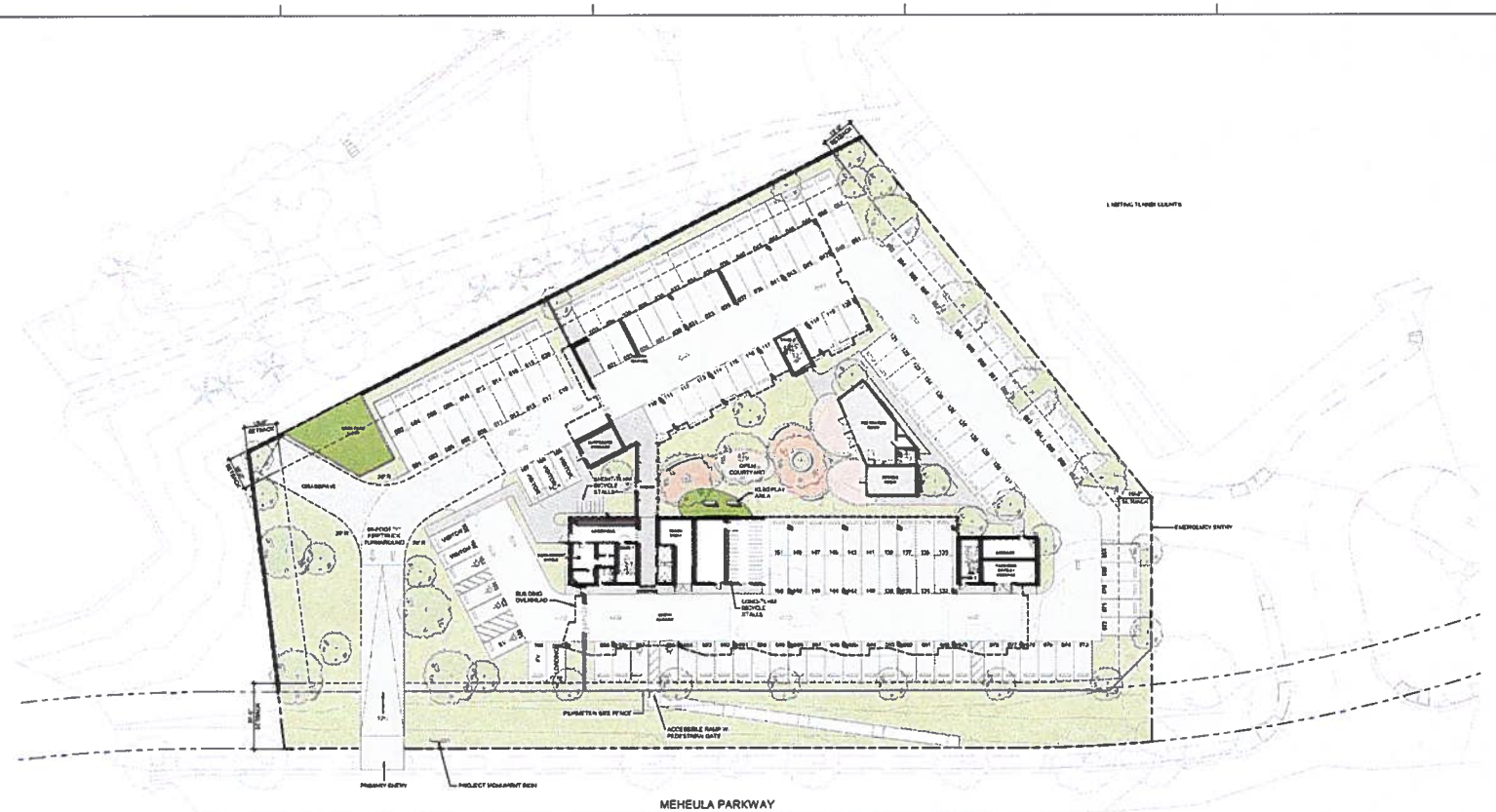
EXHIBIT B



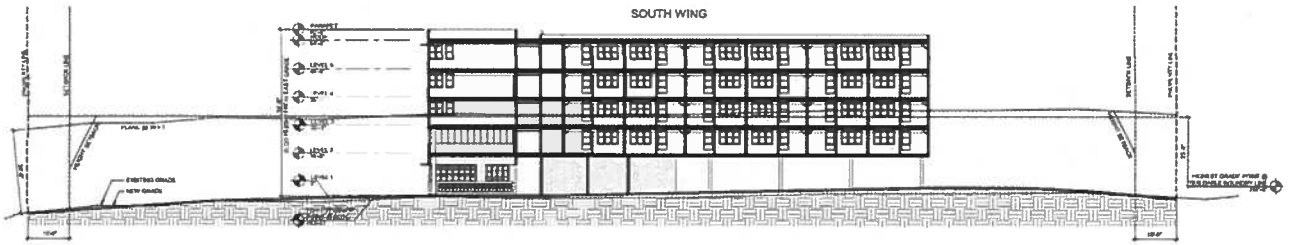
1 SITE PLAN
1" = 20'-0"

PROJECT NARRATIVE

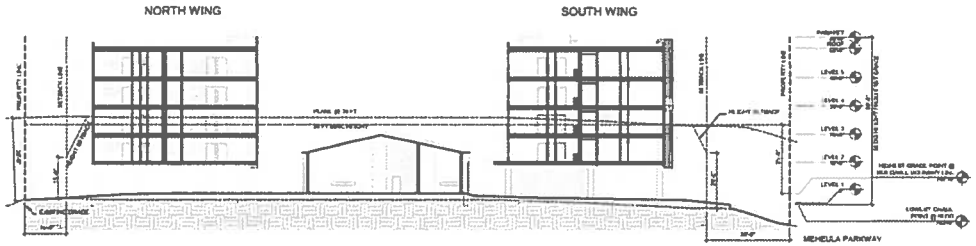
THE 100 % AFFORDABLE PROJECT WILL PROVIDE A MIX OF ONE AND TWO BEDROOM UNITS TOTALING 85 SAFE, HEALTHY AND LIVABLE DWELLING UNITS AT AFFORDABLE RENTS FOR THE TEACHING COMMUNITY IN HAWAII. TWO 5-STORY WINGS ARE CONNECTED BY AN OPEN BRIDGE AND FLANK AN AT-GRADE COURTYARD WITH OBSERVATORY AND NEW BUILDING ENTRY. EACH WING HAS ELEVATED AND BUILDING ENTRY. EACH WING HAS ELEVATED AND BUILDING ENTRY. EACH WING HAS ELEVATED AND

WRNSSTUDIO

EXHIBIT C



1 SITE ZONING SECTION 01

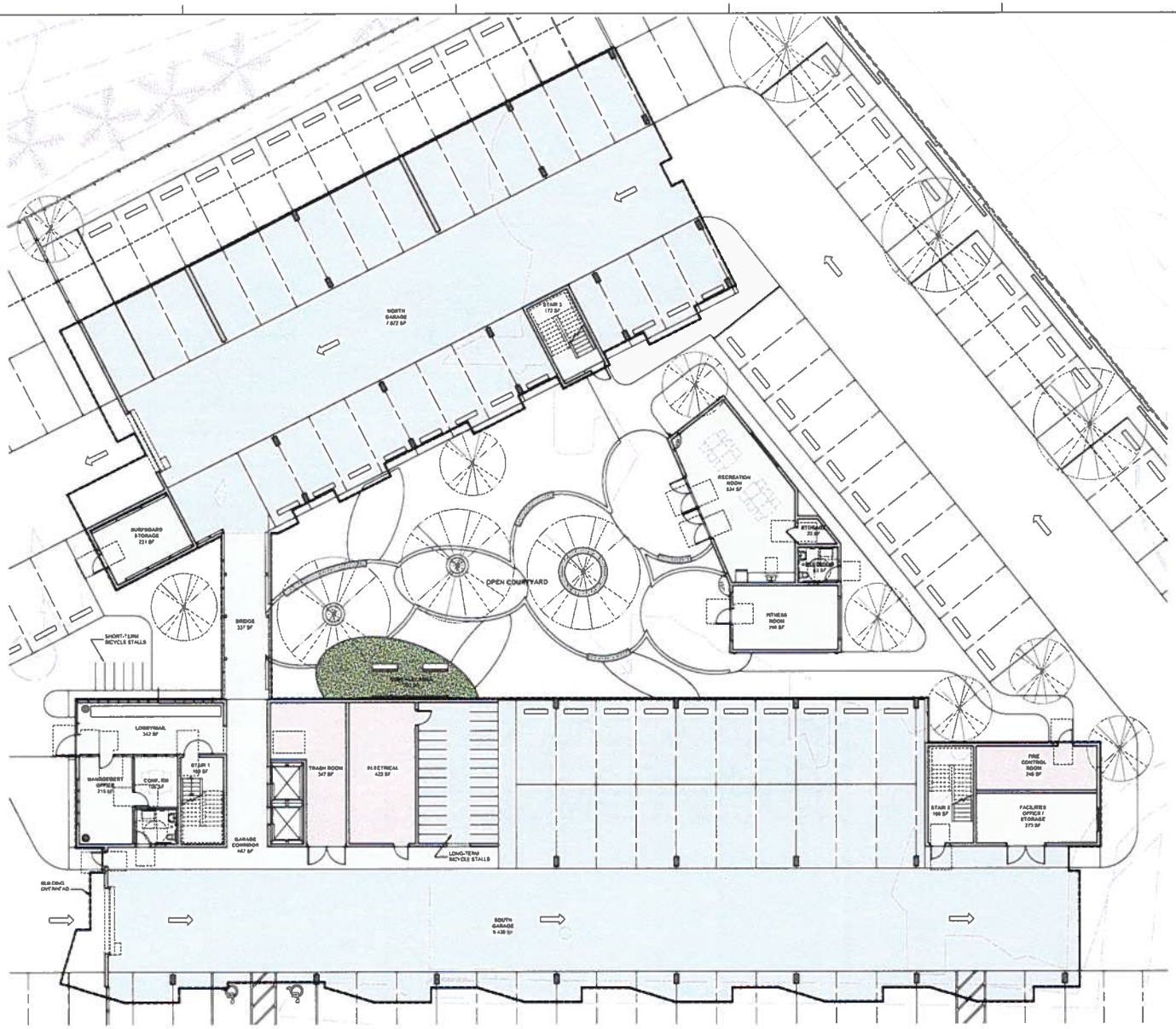


2 SITE ZONING SECTION 02

MILILANI HIGH SCHOOL TEACHER WORKFORCE HOUSING

ZONING DIAGRAM

A13



1 FLOOR PLAN - LEVEL 1

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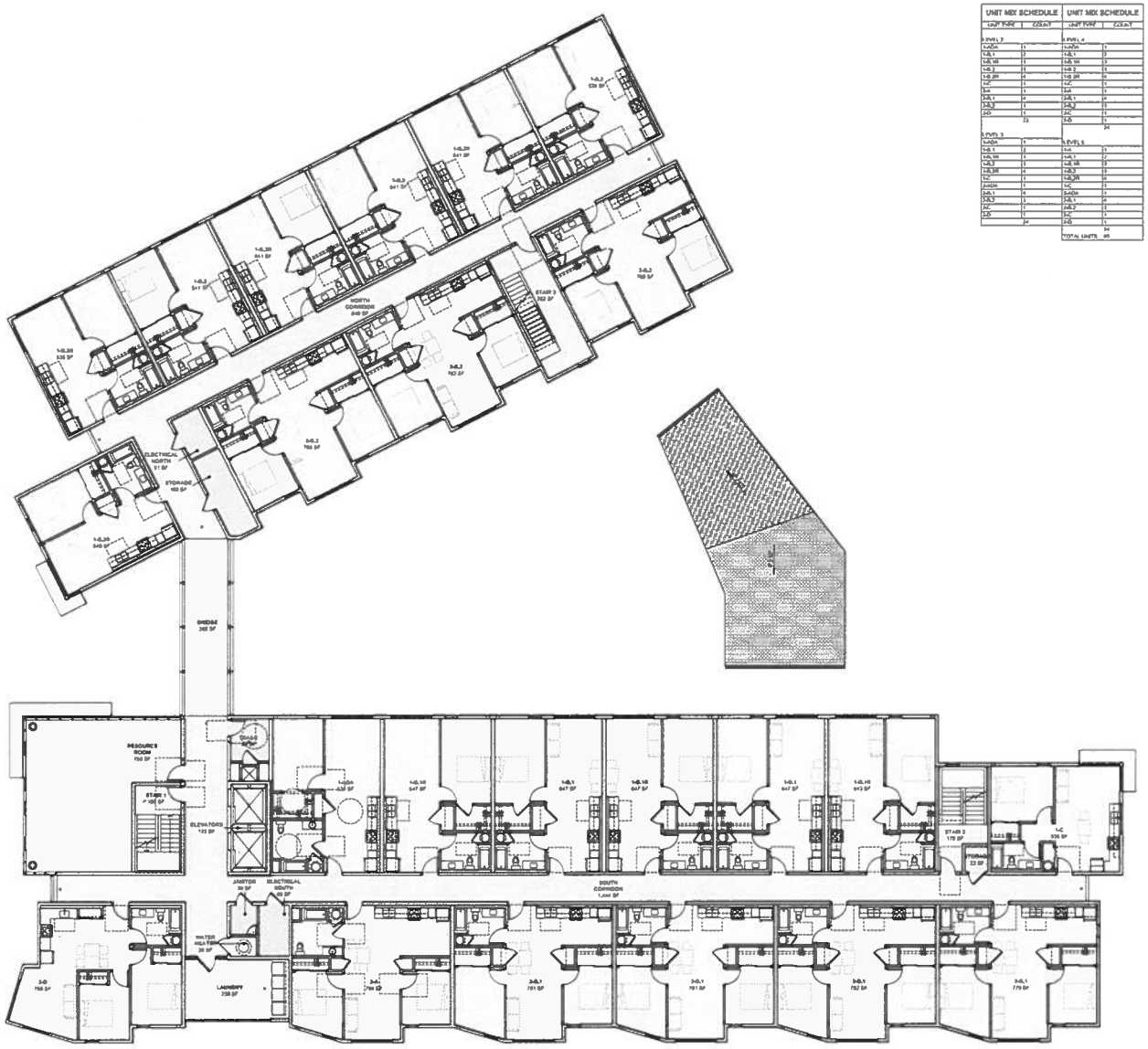
EXHIBIT D-1

MILILANI HIGH SCHOOL TEACHER WORKFORCE HOUSING

PROJECT NO. 24026.00
DATE 02/27/2026
SCALE 1/8" = 1'-0"

SHEET TITLE
FLOOR PLAN - LEVEL 1

SHEET NO
A1



1 FLOOR PLAN - LEVEL 2
1/8" = 1'-0"

UNIT MIX SCHEDULE		UNIT MIX SCHEDULE	
UNIT TYPE	COUNT	UNIT TYPE	COUNT
LEVEL 2		LEVEL 4	
1-ADA	1	1-ADA	1
1-B.1	2	1-B.1	2
1-B.1R	1	1-B.1R	3
1-B.2	3	1-B.2	3
1-B.2R	4	1-B.2R	4
1-C	1	1-C	1
2-A	1	2-A	1
2-B.1	4	2-B.1	4
2-B.2	1	2-B.2	1
2-D	1	2-C	1
	22	2-D	1
			24
LEVEL 3		LEVEL 5	
1-ADA	1	1-A	1
1-B.1	2	1-B.1	2
1-B.1R	1	1-B.1R	3
1-B.2	3	1-B.2	3
1-B.2R	4	1-B.2R	4
1-C	1	1-C	1
2-ADA	1	2-ADA	1
2-B.1	4	2-B.1	4
2-B.2	1	2-B.2	1
2-C	1	2-C	1
2-D	1	2-D	1
	24		24
		TOTAL UNITS	95

UNIT MIX TOTALS		
UNIT TYPE	UNIT NAME	UNIT COUNT
1-BED	1-A	1
1-BED	1-ADA	2
1-BED	1-B.1	8
1-BED	1-B.1R	12
1-BED	1-B.2	12
1-BED	1-B.2R	16
1-BED	1-C	4
		55
2-BED	2-A	2
2-BED	2-ADA	2
2-BED	2-B.1	16
2-BED	2-B.2	12
2-BED	2-C	2
2-BED	2-D	2
		36
TOTAL UNITS		95

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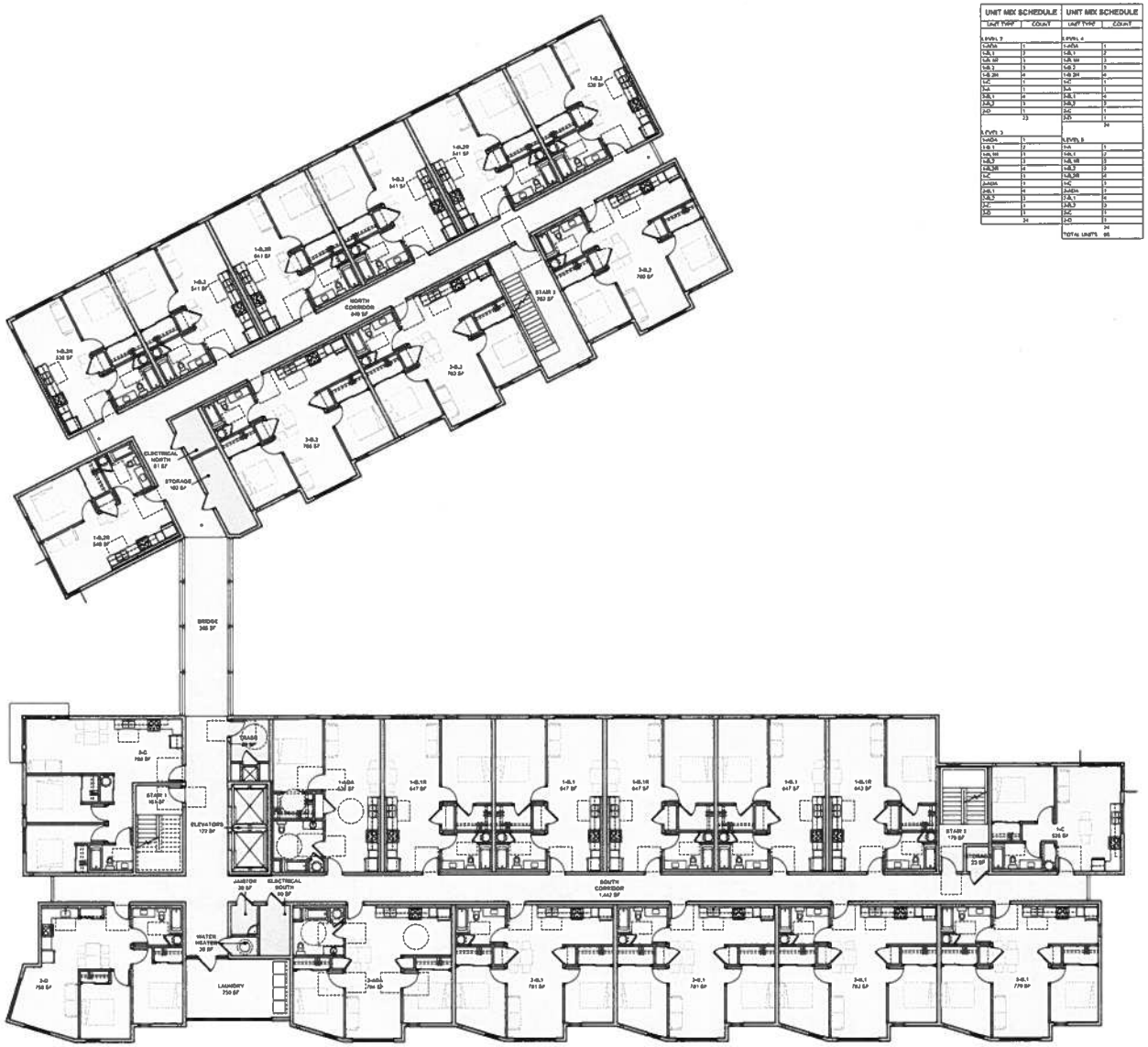
EXHIBIT D-2

MILILANI HIGH SCHOOL TEACHER WORKFORCE HOUSING

PROJECT NO. 24020.00
DATE 03/27/2026
SCALE 1/8" = 1'-0"

SHEET TITLE
FLOOR PLAN - LEVEL 2

SHEET NO
A2



1 FLOOR PLAN - LEVEL 3
1/8" = 1'-0"

UNIT MIX SCHEDULE		UNIT MIX SCHEDULE	
UNIT TYPE	COUNT	UNIT TYPE	COUNT
LEVEL 2		LEVEL 4	
1-BDA	1	1-BDA	1
1-B.1	2	1-B.1	2
1-B.1R	1	1-B.1R	3
1-B.2	1	1-B.2	3
1-B.2R	4	1-B.2R	4
1-C	1	1-C	1
2-A	1	2-A	1
2-B.1	4	2-B.1	4
2-B.2	1	2-B.2	3
2-C	1	2-C	1
	22	3-B.1	1
			24
LEVEL 3			
1-BDA	1	LEVEL 5	
1-B.1	2	1-A	1
1-B.1R	1	1-B.1	2
1-B.2	3	1-B.1R	3
1-B.2R	4	1-B.2	3
1-C	1	1-B.2R	4
2-BDA	1	1-C	1
2-B.1	4	2-BDA	1
2-B.2	1	2-A.1	4
2-C	1	2-B.2	3
3-B	1	2-C	1
	24	3-C	1
			24
		TOTAL UNITS	85

UNIT MIX TOTALS		
UNIT TYPE	UNIT NAME	UNIT COUNT
1-BDA	1-A	1
1-BDB	1-A.1A	2
1-BDC	1-B.1	9
1-BDD	1-B.1R	12
1-BDE	1-B.2	13
1-BDF	1-B.2R	16
1-BDG	1-C	4
1-BDH	2-A	55
1-BDI	2-A.1	7
1-BDJ	2-A.1A	2
2-BDK	2-B.1	16
2-BDL	2-B.1R	17
2-BDM	2-B.2	3
2-BDN	2-C	2
2-BDO	3-B	4
		39
TOTAL UNITS		85

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EXHIBIT D-3

MILILANI HIGH SCHOOL TEACHER WORKFORCE HOUSING

PROJECT NO. 2402HJ00
DATE 02/27/2026
SCALE 1/8" = 1'-0"

SHEET TITLE
FLOOR PLAN - LEVEL 3

SHEET NO
A3

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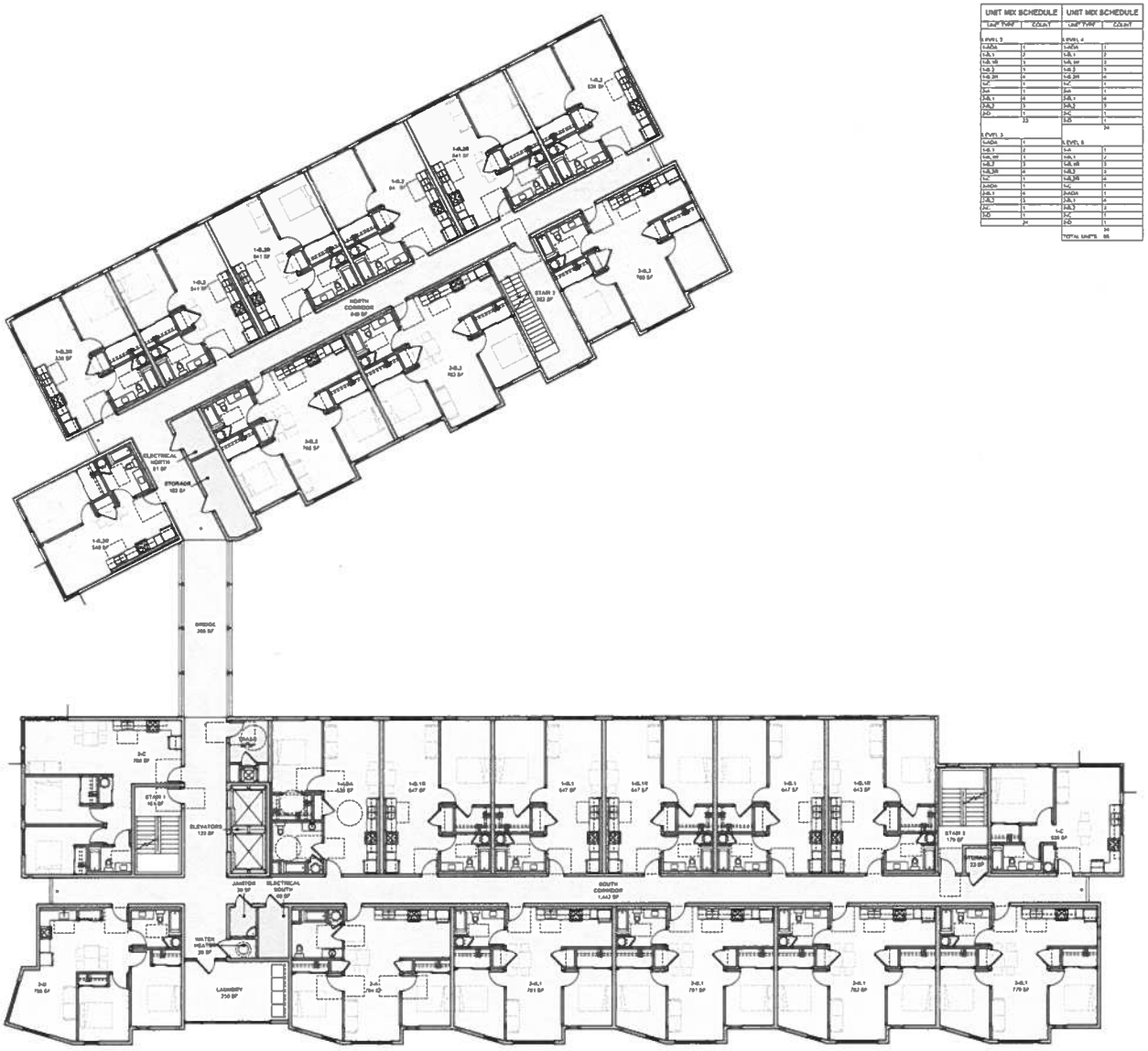

1 FLOOR PLAN - LEVEL 4
1/8" = 1'-0"

UNIT MIX SCHEDULE		UNIT MIX SCHEDULE	
UNIT TYPE	COUNT	UNIT TYPE	COUNT
LEVEL 2		LEVEL 4	
1-ADA	1	1-ADA	1
1-B.1	2	1-B.1	2
1-B.1R	1	1-B.1R	3
1-B.3	1	1-B.3	3
1-B.3R	4	1-B.3R	4
1-C	1	1-C	1
2-A	1	2-A	1
2-B.1	4	2-B.1	4
2-B.3	3	2-B.3	3
2-D	1	2-C	1
	23	2-D	1
			24
LEVEL 3		LEVEL 5	
1-ADA	1	1-A	1
1-B.1	2	1-B.1	2
1-B.1R	1	1-B.1R	3
1-B.3	3	1-B.3	3
1-B.3R	4	1-B.3R	4
1-C	1	1-C	1
2-ADA	1	2-ADA	1
2-B.1	4	2-B.1	4
2-B.3	3	2-B.3	3
2-C	1	2-C	1
2-D	1	2-D	1
	24		24
		TOTAL UNITS	95

UNIT MIX TOTALS		
UNIT TYPE	UNIT NAME	UNIT COUNT
1-BED	1-A	1
1-BED	1-ADA	3
1-BED	1-B.1	4
1-BED	1-B.1R	12
1-BED	1-B.2	12
1-BED	1-B.3R	16
1-BED	1-C	4
		55
2-BED	2-A	2
2-BED	2-ADA	2
2-BED	2-B.1	16
2-BED	2-B.3	12
2-BED	2-C	3
2-BED	2-D	4
		39
TOTAL UNITS		95

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EXHIBIT D-4

MILILANI HIGH SCHOOL TEACHER WORKFORCE HOUSING

PROJECT NO. 24329.00
DATE 02/27/2026
SCALE 1/8" = 1'-0"

SHEET TITLE
FLOOR PLAN - LEVEL 4

SHEET NO
A4

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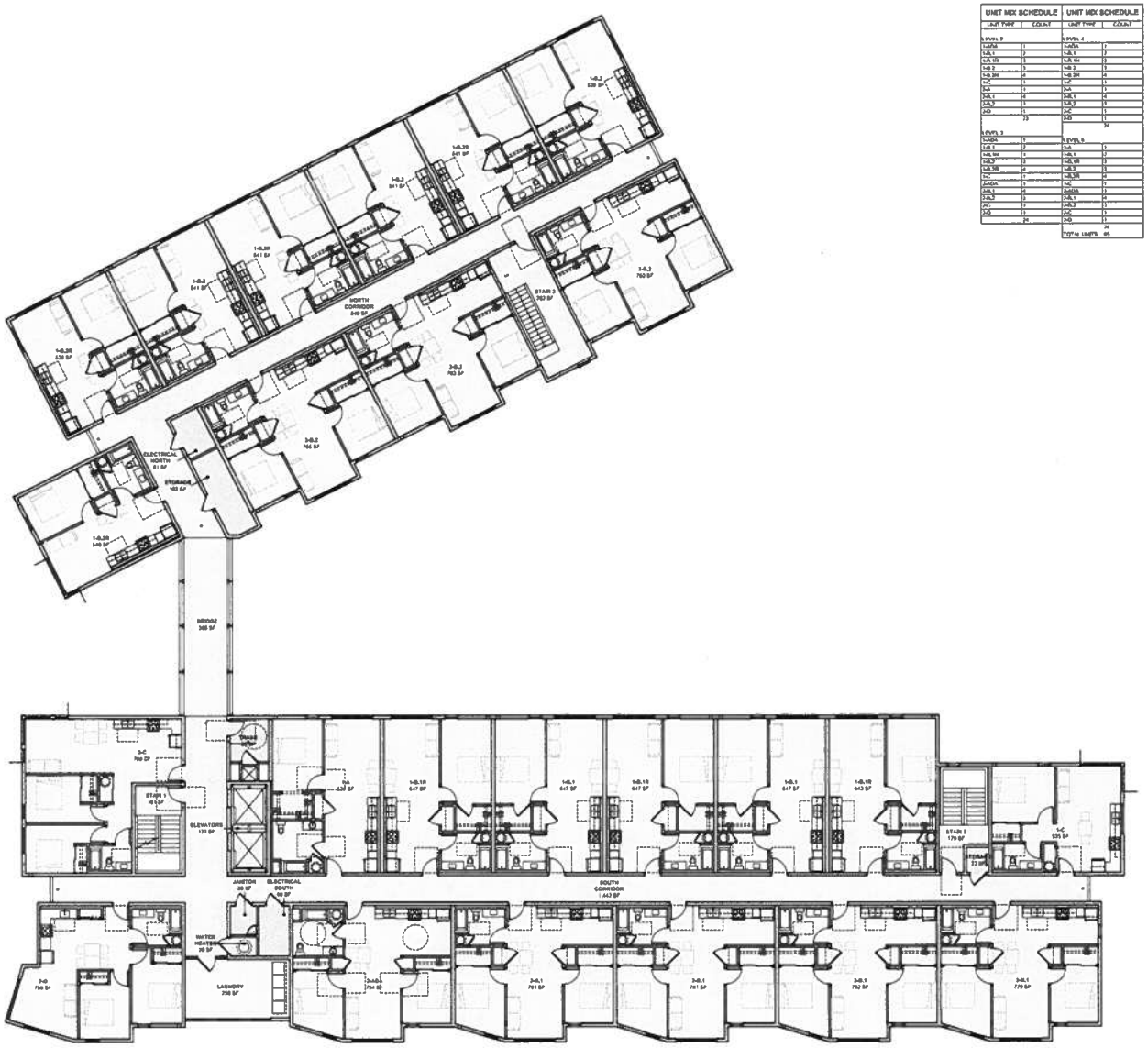
EXHIBIT D-5

UNIT MIX SCHEDULE		UNIT MIX SCHEDULE	
UNIT TYPE	COUNT	UNIT TYPE	COUNT
LEVEL 2		LEVEL 4	
1-ADA	1	1-ADA	1
1-B.1	2	1-B.1	2
1-B.1R	3	1-B.1R	3
1-B.2	3	1-B.2	3
1-B.2R	4	1-B.2R	4
1-C	1	1-C	1
2-A	1	2-A	1
2-B.1	4	2-B.1	4
2-B.2	3	2-B.2	3
2-D	1	2-C	1
	23	2-D	1
			24
LEVEL 3		LEVEL 5	
1-ADA	1	1-A	1
1-B.1	2	1-B.1	2
1-B.1R	3	1-B.1R	3
1-B.2	3	1-B.2	3
1-B.2R	4	1-B.2R	4
1-C	1	1-C	1
2-ADA	1	2-ADA	1
2-B.1	4	2-B.1	4
2-B.2	3	2-B.2	3
2-C	1	2-C	1
2-D	1	2-D	1
	24		24
		TOTAL UNITS	95

UNIT MIX TOTALS		
UNIT TYPE	UNIT NAME	UNIT COUNT
1-BED	1-A	1
1-BED	1-ADA	3
1-BED	1-B.1	8
1-BED	1-B.1R	12
1-BED	1-B.2	12
1-BED	1-B.2R	16
1-BED	1-C	4
		56
2-BED	2-A	7
2-BED	2-ADA	7
2-BED	2-B.1	16
2-BED	2-B.2	12
2-BED	2-C	3
2-BED	2-D	4
		39
TOTAL UNITS		95



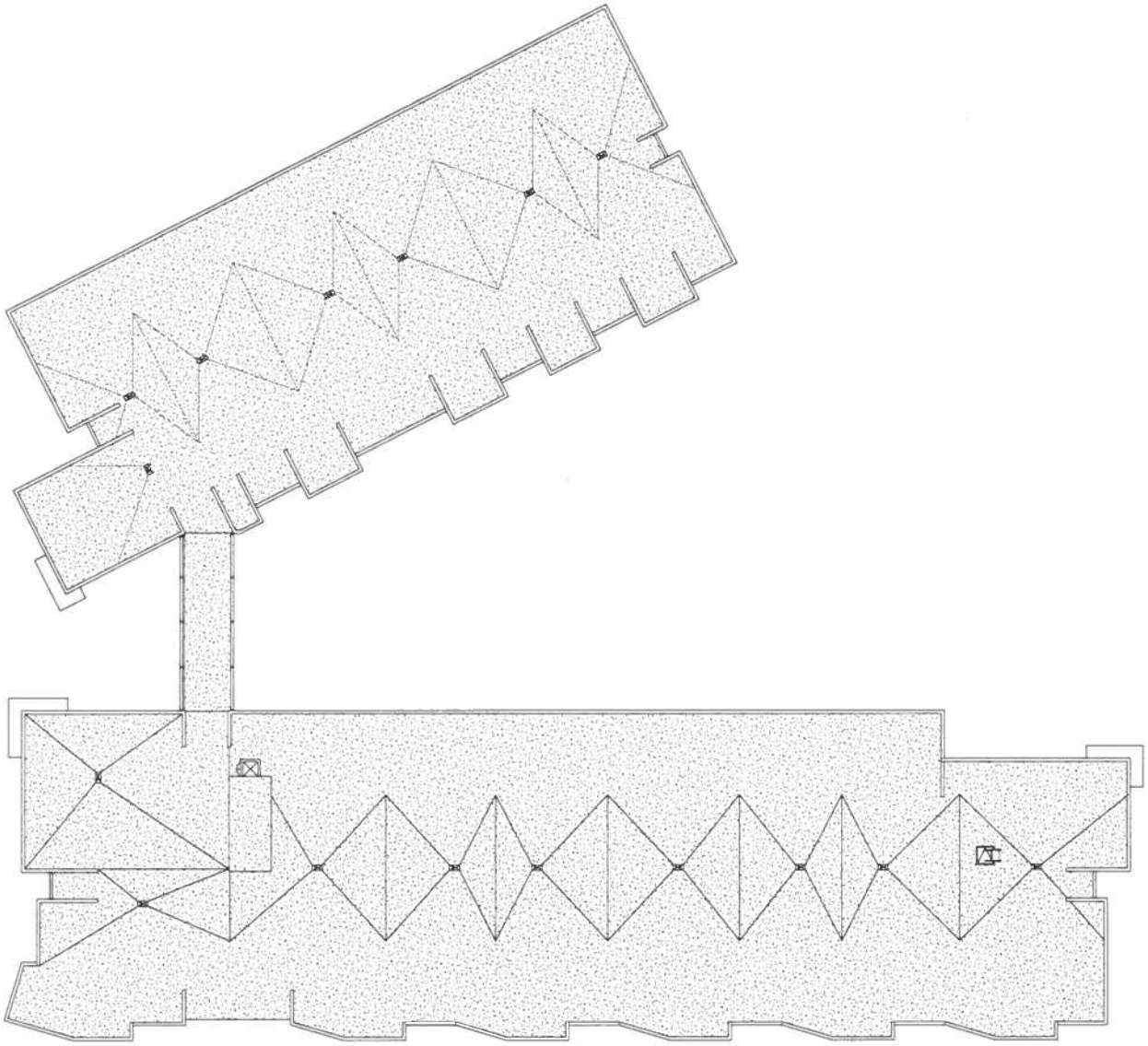
1 FLOOR PLAN - LEVEL 5
1/8" = 1'-0"

MILILANI HIGH SCHOOL TEACHER WORKFORCE HOUSING

PROJECT NO. 24029.00
DATE 03/27/2026
SCALE 1/8" = 1'-0"

SHEET TITLE
FLOOR PLAN - LEVEL 5

SHEET NO
A5



1 ROOF PLAN

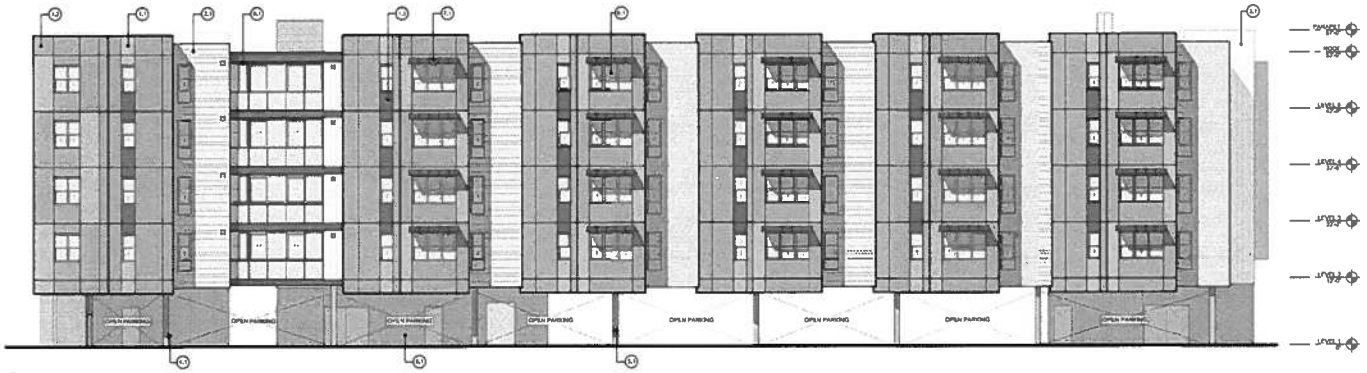
WRNS STUDIO

EXHIBIT D-6

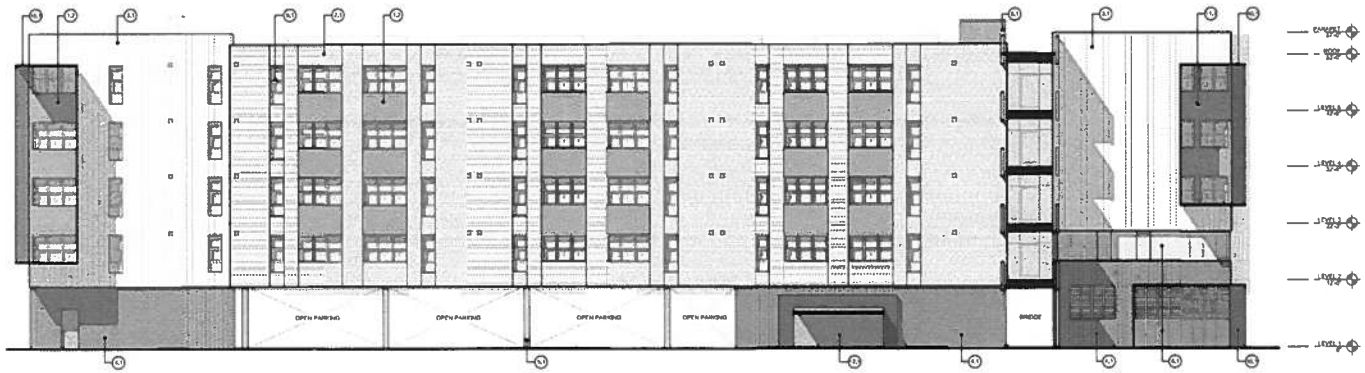
MILILANI HIGH SCHOOL TEACHER WORKFORCE HOUSING

ROOF PLAN

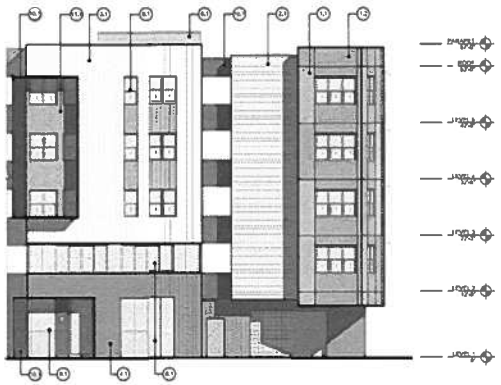
A6



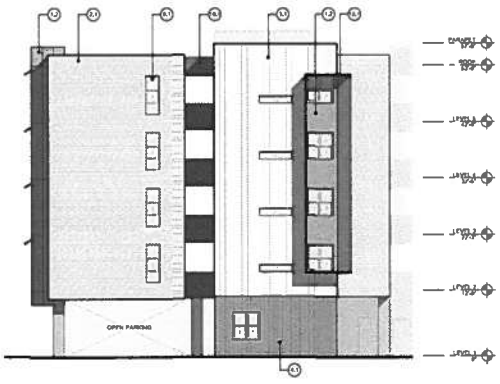
1 SOUTH WING - SOUTH ELEVATION
1/8" = 1'-0"



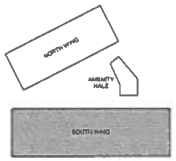
2 SOUTH WING - NORTH ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



4 SOUTH WING - EAST ELEVATION
1/8" = 1'-0"



MATERIAL LEGEND	
1.1	CEMENT BOARD PANEL: SAND
1.2	CEMENT BOARD PANEL: GREEN
1.3	CEMENT BOARD PANEL: GRAY
2.1	CEMENT BOARD LAP SIDING: 8" WHITE
3.1	CEMENT BOARD PANEL: MICHIHA RIBBED
4.1	BOARD FORM CONCRETE
5.1	PAINTED CONCRETE
6.1	PAINTED CMU
7.1	PREFMANUFACTURED EXTERIOR AWNINGS
8.1	ALUMINUM STOREFRONT
9.1	VINYL WINDOWS: WHITE
10.1	PERFORATED ALUMINUM PANEL
11.1	VERTICAL RECLAIMED WOOD SIDING
12.1	WALL MOUNTED KEIKI PLAY AREA
13.1	ASPHALT SHINGLE ROOF
14.1	GUTTER AND DOWNSPOUT

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EXHIBIT E-1

MILILANI HIGH SCHOOL TEACHER WORKFORCE HOUSING

PROJECT NO.: 2402HJ00
DATE: 02/27/2026
SCALE: As indicated

SHEET TITLE
ELEVATIONS - SOUTH WING

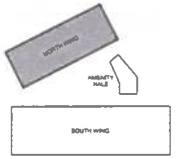
SHEET NO
A7



1 NORTH WING - SOUTH ELEVATION
1/8" = 1'-0"



2 NORTH WING - NORTH ELEVATION
1/8" = 1'-0"





3 NORTH WING - WEST ELEVATION
1/8" = 1'-0"



4 NORTH WING - EAST ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND	
1.1	CEMENT BOARD PANEL: SAND
1.2	CEMENT BOARD PANEL: GREEN
1.3	CEMENT BOARD PANEL: GRAY
2.1	CEMENT BOARD LAP SIDING: 8" WHITE
3.1	CEMENT BOARD PANEL: NICHIHA RIBBED
4.1	BOARD FORM CONCRETE
5.1	PAINTED CONCRETE
6.1	PAINTED CMU
7.1	PREMANUFACTURED EXTERIOR AWNINGS
8.1	ALUMINUM STOREFRONT
9.1	VINYL WINDOWS: WHITE
10.1	PERFORATED ALUMINUM PANEL
11.1	VERTICAL RECLAIMED WOOD SIDING
12.1	WALL MOUNTED KEIKI PLAY AREA
13.1	ASPHALT SHINGLE ROOF
14.1	GUTTER AND DOWNSPOUT

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EXHIBIT E-2

MILILANI HIGH SCHOOL TEACHER WORKFORCE HOUSING

PROJECT NO. 24026.00
DATE 02/27/2025
SCALE As indicated

SHEET TITLE
ELEVATIONS - NORTH WING

SHEET NO
A8

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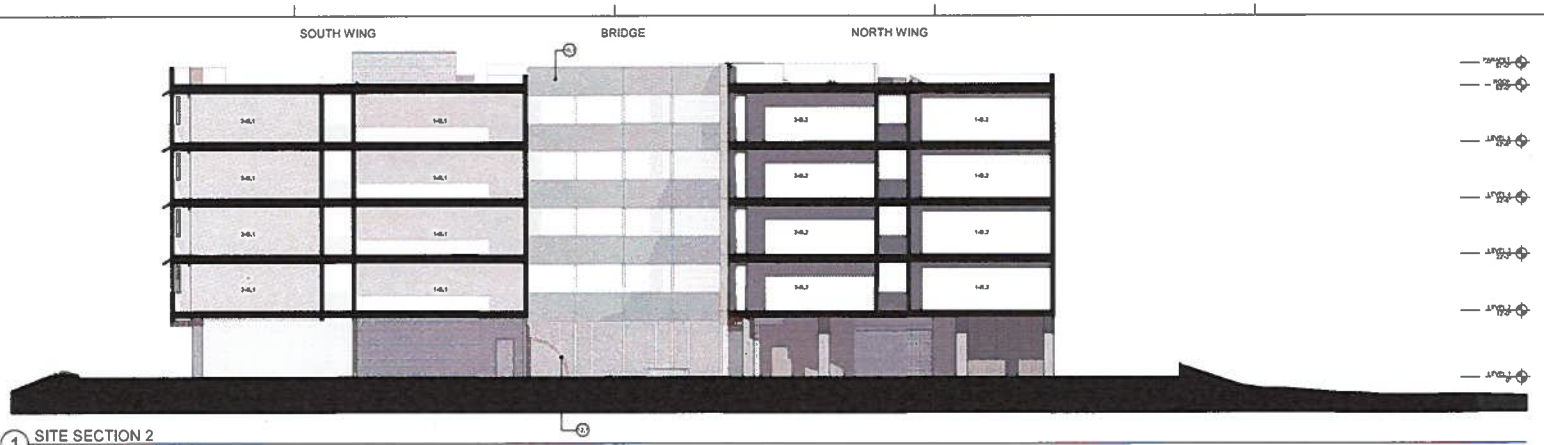
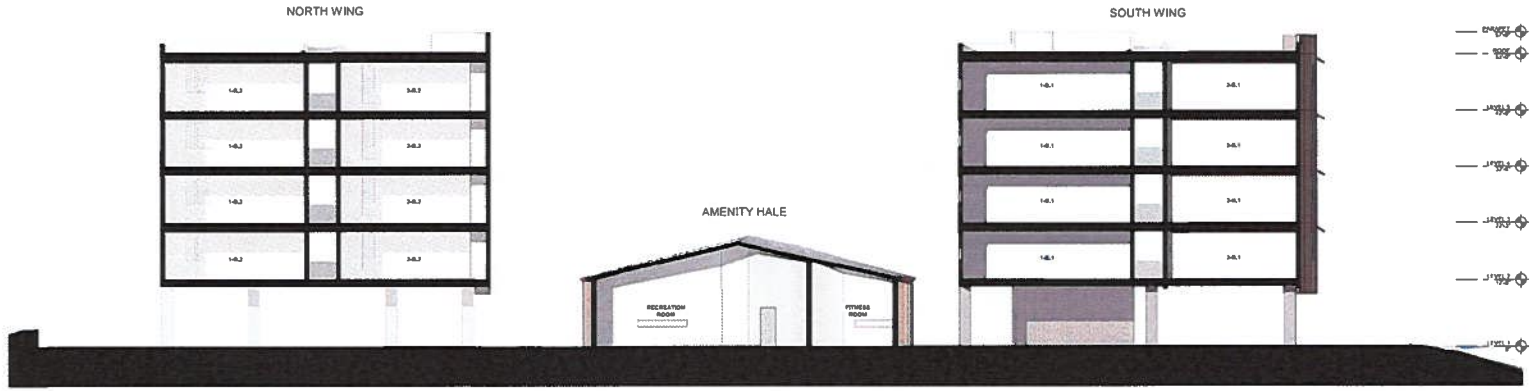
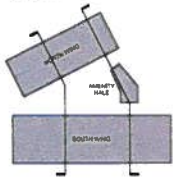


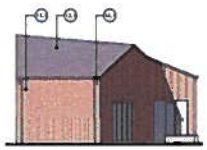
1 SITE SECTION 2
1/8" = 1'-0"



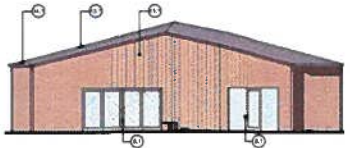
2 SITE SECTION 1
1/8" = 1'-0"



MATERIAL LEGEND	
1.1	CEMENT BOARD PANEL: SAND
1.2	CEMENT BOARD PANEL: GRFFN
1.3	CEMENT BOARD PANEL: GRAY
2.1	CEMENT BOARD LAP SIDING: 8" WHITE
3.1	CEMENT BOARD PANEL: MICHIHA RIBBED
4.1	BOARD FORM CONCRETE
5.1	PAINTED CONCRETE
6.1	PAINTED CMU
7.1	PREMANUFACTURED FXTERIOR AWNINGS
8.1	ALUMINUM STOREFRONT
9.1	VINYL WINDOWS: WHITE
10.1	PERFORATED ALUMINUM PANEL
11.1	VERTICAL RF CLAMP'D WOOD SIDING
12.1	WALL MOUNTED KEIKI PLAY AREA
13.1	ASPHALT SHINGLE ROOF
14.1	GUTTER AND DOWNSPOUT



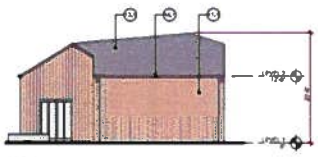
3 AMENITY HALE - NORTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"



5 EAST ELEVATION
1/8" = 1'-0"



6 SOUTH ELEVATION
1/8" = 1'-0"

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EXHIBIT E-3

MILILANI HIGH SCHOOL TEACHER WORKFORCE HOUSING

PROJECT NO: 24026.00
DATE: 02/27/2026
SCALE: As indicated

SHEET TITLE
ELEVATIONS - OVERALL & AMENITY BUILDING

SHEET NO
A9

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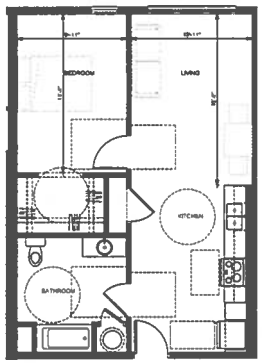
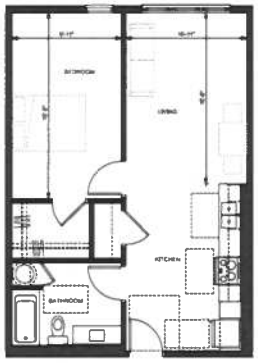
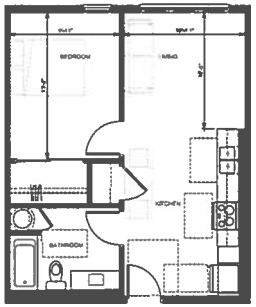
EXHIBIT F-1



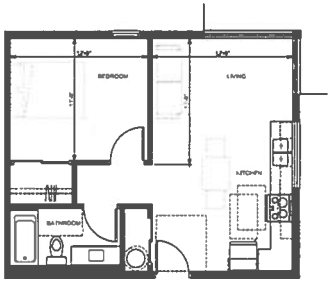
1 1-ADA
1/4" = 1'-0"



2 1-B.1
1/4" = 1'-0"



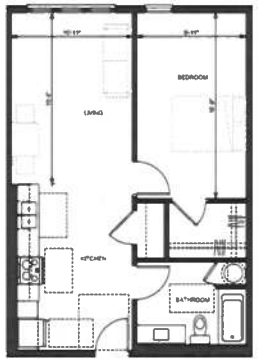
3 1-B.2
1/4" = 1'-0"



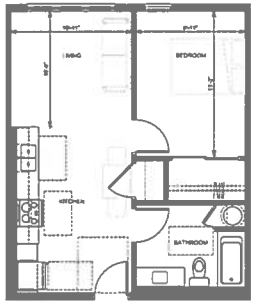
4 1-C
1/4" = 1'-0"



5 1-A
1/4" = 1'-0"



6 1-B.1R
1/4" = 1'-0"



7 1-B.2R
1/4" = 1'-0"

MILILANI HIGH SCHOOL TEACHER WORKFORCE HOUSING

PROJECT NO. 3402A.00
DATE 02/21/2020
SCALE 1/4" = 1'-0"

SHEET TITLE
UNIT PLANS - ONE-BEDROOMS

SHEET NO
A10

UNIT MIX AREA TABLE

UNIT TYPE	UNIT COUNT	AVG. AREA	UNIT RATIO
1-BRD			
1-A	1	636 SF	1%
1-ADA	3	636 SF	3%
1-B.1	6	647 SF	6%
1-B.1R	12	648 SF	13%
1-B.2	13	648 SF	13%
1-B.2R	14	648 SF	11%
1-C	4	636 SF	4%
	55	NA	60%
2-BRD			
2-A	2	784 SF	2%
2-ADA	2	784 SF	2%
2-B.1	18	781 SF	17%
2-B.2	12	783 SF	13%
2-C	3	788 SF	3%
2-D	4	788 SF	4%
	39	NA	41%
TOTAL UNITS	95		100%

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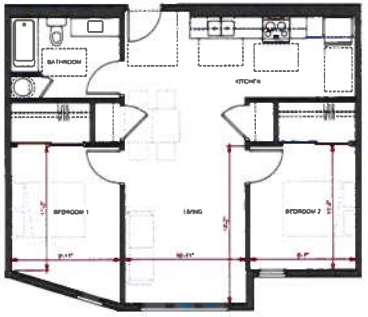
EXHIBIT F-2



1 2-ADA
1/4" = 1'-0"



2 2-B.1
1/4" = 1'-0"



3 2-C
1/4" = 1'-0"



4 2-A
1/4" = 1'-0"



5 2-B.2
1/4" = 1'-0"



6 2-D
1/4" = 1'-0"

MILILANI HIGH SCHOOL TEACHER WORKFORCE HOUSING

UNIT MIX AREA TABLE

UNIT TYPE	UNIT CITIZENT	AVG. AREA	UNIT RATIO
1-BED			
1-A	1	656 SF	1%
1-ADA	5	656 SF	5%
1-B.1	6	647 SF	6%
1-B.1R	12	648 SF	12%
1-B.2	12	648 SF	12%
1-B.2R	16	648 SF	16%
1-C	4	636 SF	4%
	50	NA	50%
2-BED			
2-A	2	764 SF	2%
2-ADA	2	764 SF	2%
2-B.1	16	761 SF	17%
2-B.2	12	763 SF	12%
2-C	2	768 SF	2%
2-D	4	758 SF	4%
	50	NA	41%
TOTAL UNITS	50		100%

PROJECT NO. 24026.00
DATE 02/27/2026
SCALE 1/4" = 1'-0"

SHEET TITLE
UNIT PLANS - TWO-BEDROOMS

SHEET NO
A11

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EXHIBIT G

MILILANI HIGH SCHOOL TEACHER WORKFORCE HOUSING

PROJECT NO. 24204.00
DATE 02/27/2026
SCALE

SHEET TITLE
RENDERINGS

SHEET NO
A12