RES26-270
Testimony

MISC. COMM. 477

*ZONING & PLANNING (ZON)

***ZONING & PLANNING (ZON) Meeting**

Meeting Date: Nov 18, 2026 @ 09:00 AM

Support: 4

Oppose: 0

I wish to comment: 0

Name:	Email:	Zip:
Perry Arrasmith	perry@hawaiisfuture.org	96813
Representing:	Position:	Submitted:
Housing Hawai'i's Future	Support	Nov 15, 2026 @ 07:09 AM

Name:	Email:	Zip:
Jason Bradshaw	jbradshaw@hsta.org	96819
Representing:	Position:	Submitted:
Hawai'i State Teachers Association	Support	Nov 16, 2026 @ 09:49 AM

Name:	Email:	Zip:
Lacey Shimabukuro	lshimabukuro@pacific-housing.org	96817
Representing:	Position:	Submitted:
Pacific Housing Assistance Corporation	Support	Nov 17, 2026 @ 02:29 PM

Testimony:

I work for Pacific Housing Assistance Corporation and will be available on the Zoom call to answer questions.

Name:	Email:	Zip:
Karen Arakawa	karakawa@pacific-housing.org	96813
Representing:	Position:	Submitted:
Pacific Housing Assistance Corporation	Support	Nov 17, 2026 @ 02:32 PM

Testimony:

I work for Pacific Housing Assistance Corporation and will be available via Zoom to answer any questions that may arise. I do not intend to submit written or verbal testimony

Housing Hawaii's Future
PO Box 3043
Honolulu, HI 96802-3043

November 18, 2026

TO: Chair Kia'āina and Members of the Committee on Zoning & Planning

RE: Resolution 26-270, authorizing exemptions under HRS § 201H-38 for the Kūmelewai Hale (Mililani High School Teacher Workforce Housing) project

Dear Chair Kia'āina and Members of the Committee,

Housing Hawai'i's Future is a movement led by young locals who will create opportunities for Hawai'i's next generation by ending the workforce housing shortage. **We support Resolution 26-270,** which approves the 201H exemptions for Kūmelewai Hale.

Kūmelewai Hale is the pilot teacher housing project under Act 172, SLH 2023. Act 172 directs the School Facilities Authority to build affordable teacher housing to help recruit and keep teachers.[1] Rather than build and run the homes itself, the Authority sought one partner to design, build, finance, operate and maintain the project on the school campus.[2] Such an approach makes Kūmelewai Hale the State's first teacher housing developed as a public-private partnership.[3] The State puts land it already owns to work, and its partner carries the development and the long-term operations.[4] The Authority hopes to use the same approach on other campuses, so how this first project moves through approval will shape whether the next ones follow.[5] This is a promising model for addressing the chronic teacher housing shortage and its impact on our communities.

Act 172 gives Hawai'i a new way to house the people who teach our keiki, and Kūmelewai Hale is the first test. Approving these exemptions keeps the pilot moving and shows that the 201H process can deliver the State's own workforce housing. **Let's advance Resolution 26-270.**

Aloha,

Lee Wang
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Perry Arrasmith
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[1] Hawai'i School Facilities Authority, Workforce Housing FAQ, https://sites.google.com/hisfa.org/hisfa-workforce-housing/faq-frequently-asked-questions

[2] Hawai'i School Facilities Authority, Request for Proposals No. RFP-SFA-23-01, Mililani High School Teacher Workforce Housing Project (Dec. 15, 2023), §1.1, https://www.hsta.org/wp-content/uploads/2024/08/RFP-SFA-23-01-Mililani-HS-Final.pdf

[3] Hawai'i School Facilities Authority, Workforce Housing FAQ, supra note 1.

[4] RFP-SFA-23-01, supra note 2, §1.1.

[5] Civil Beat, "Plans For Hawaii's First Public Teacher Housing Complex Face Backlash," Nov. 18, 2024, https://civilbeat.org/2024/11/plans-for-hawaiis-first-public-teacher-housing-complex-face-backlash/

HAWAIʻI STATE TEACHERS ASSOCIATION

TESTIMONY IN STRONG SUPPORT OF KŪMELEWAI HALE
(MILILANI HIGH SCHOOL TEACHER WORKFORCE HOUSING)

Item: Resolution 26-270 – Kūmelewai Hale affordable rental housing 201H project in Mililani
Position: Strong Support
Meeting: Wednesday, November 18, 2026, Honolulu City Council, Committee on Zoning & Planning
Submitter: Osa Tui, Jr., President - Hawaii State Teachers Association

Dear Chair Kiaāina, Vice Chair Waters, and Members of the Committee:

The Hawaii State Teachers Association (HSTA) submits this testimony in **strong support of Kūmelewai Hale (Resolution 26-270)**, the proposed teacher workforce housing development in Mililani.

Hawaii continues to face significant challenges in recruiting and retaining qualified educators, and the high cost of housing remains one of the most persistent barriers for teachers across the state. The need for solutions such as Kūmelewai Hale is clear. A 2024 Hawaii Department of Education employee housing survey found that 35 percent of respondents are cost-burdened by housing expenses, 41 percent indicated they are likely to leave their job because of housing costs, and more than half expressed interest in employee rental housing.

Kūmelewai Hale represents an innovative and meaningful investment in Hawaii's public education system. The project reflects a commitment to supporting educators by providing affordable, stable workforce housing. Housing stability contributes to workforce stability, and workforce stability strengthens schools and improves educational continuity for Hawaii's haumāna. In addition to affordability, the project incorporates amenities and community spaces intended to support resident well-being and help foster a strong and stable educational workforce.

Kūmelewai Hale is a thoughtful and forward-looking approach to addressing one of the most significant challenges facing public workers in Hawaii. This project reflects a commitment not only to supporting educators but also to strengthening the long-term health of our public school system.

For these reasons, HSTA respectfully urges approval and support to advance Kūmelewai Hale and help bring this important workforce housing project to fruition.

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HAWAIʻI STATE TEACHERS ASSOCIATION

Mahalo for your time and consideration.

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