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Kūmelewai Hale

Mililani High School Teacher Workforce Housing

Resolution 26-270 | HRS Chapter 201H

Committee on Zoning & Planning

November 18, 2026

Project Team

- **Landowner:**
  State of Hawai‘i Department of Education (HIDOE)
- **Applicant:**
  Pacific Housing Assistance Corporation (PHAC)
- **Development Partner:**
  School Facilities Authority (SFA)
- **Architect:**
  WRNS Studio
- **Planning Consultant:**
  PBR HAWAII & Associates, Inc.

PACIFIC HOUSING
ASSISTANCE CORPORATION

- Statewide, private **non-profit housing development** corporation formed in 1980
  - 61 properties
  - 1,991 housing units
  - $303M project cost
- Developed **affordable rental housing** for low to gap group income families, seniors, and persons with special needs
- Created **affordable homeownership opportunities**



Senior Residence at Iwilei

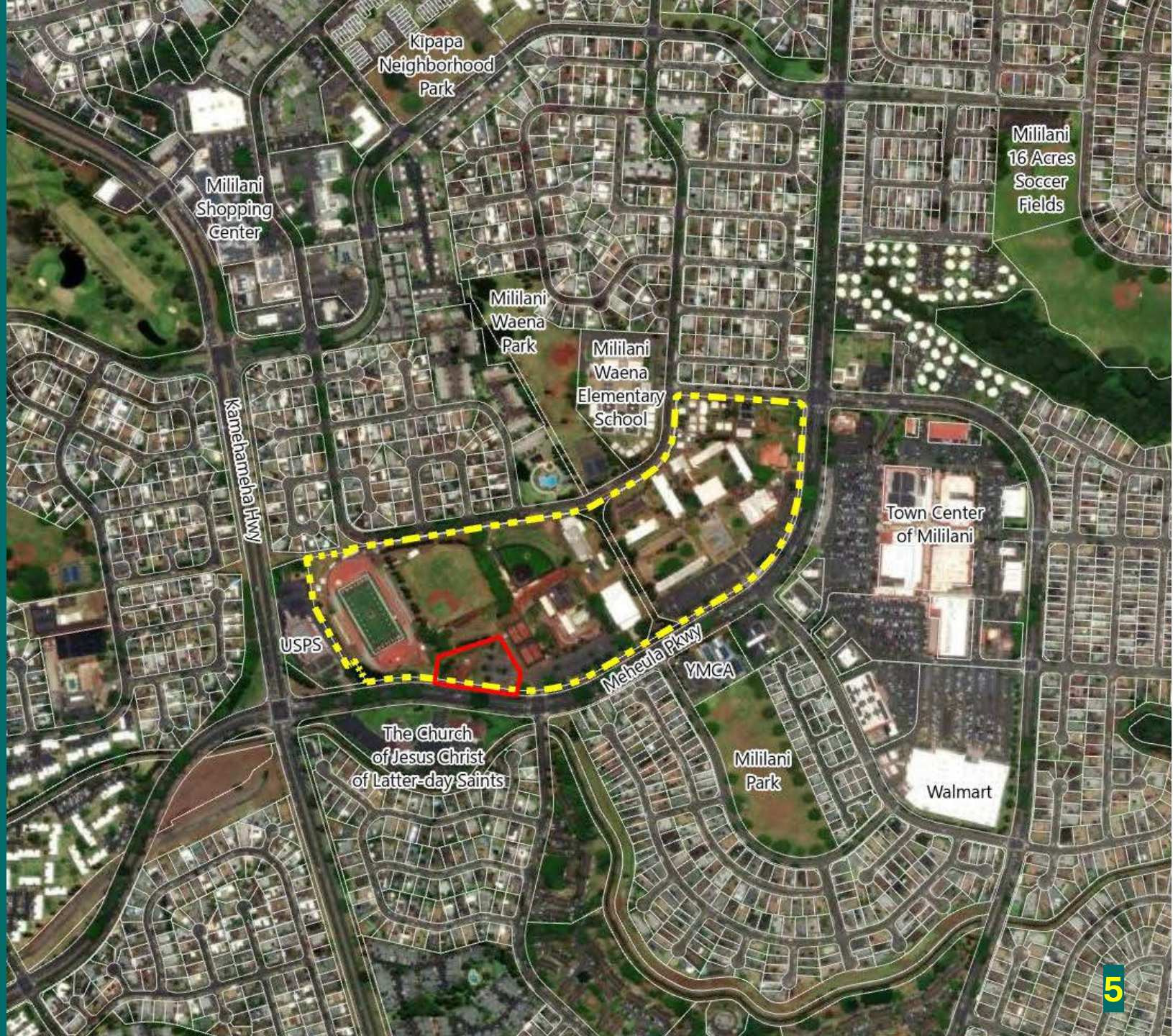


The Courtyards at Mililani Mauka

HIDOE Employee Housing Survey 2024

- 9,668 employees responded (43% of HIDOE's full-time employees)
- 35% are "cost-burdened" by housing
- 41% are likely to leave their jobs because of housing costs
- **54% are interested in employee rental housing (5,220 employees)**
- Mililani was the preferred location for workforce rental housing

Location



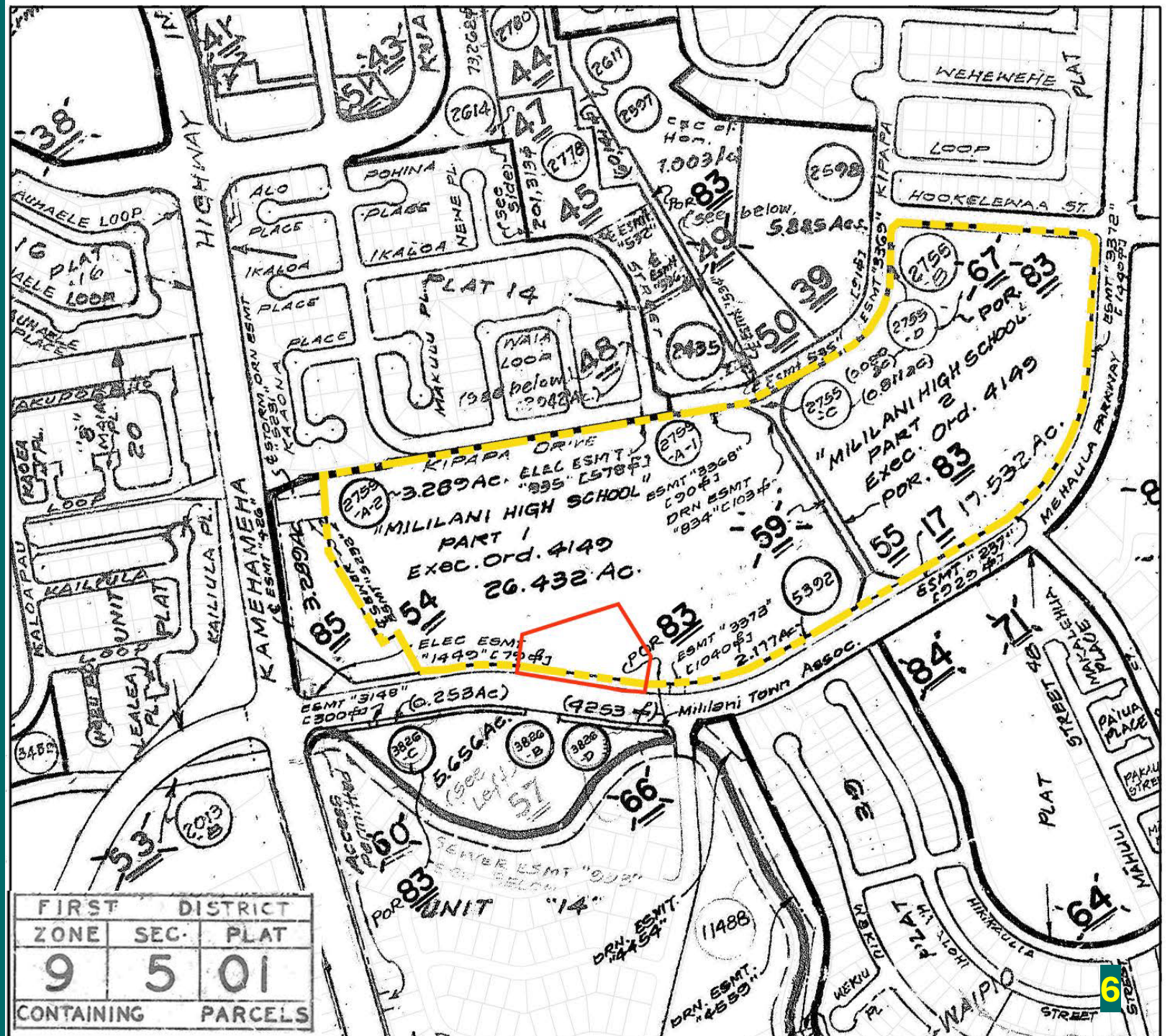
Legend

- Project Site
- Mililani High School
- TMK Boundaries



Tax Map Key (TMK)

Portions of TMKs
(1) 9-5-001: 017 and 054



Land Use Designations

State Land Use District:	Urban
Central Oʻahu Sustainable Communities Plan Urban Land Use Map:	High School (Existing)
County Zoning:	Residential (R-5)
Special Management Area (SMA):	Outside the SMA

Project Information

KŪMELEWAI HALE – MILILANI HIGH SCHOOL TEACHER WORKFORCE HOUSING	
Project Site Size	1.975 acres (86,031 square feet)
Total Units	95 units total (94 affordable rental units + 1 resident manager unit)
Affordability	Of the 95 total units: • 36 units (37.89%) restricted at 60% of Area Median Income (AMI) • 26 units (27.37%) restricted at 80% of AMI • 32 units (33.68%) restricted at 120% of AMI • 1 manager unit (1.05%) *Affordability restrictions will be maintained for 65 years.*
AMI Range	60% to 120% of AMI
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 Information (continued)

KŪMELEWAI HALE – MILILANI HIGH SCHOOL TEACHER WORKFORCE HOUSING	
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.
Height	5 stories; estimated at 60.5 feet high (exemption requested). R-5 zoning height limit: 25–30 feet.
Floor Area Ratio (FAR)	1.07 FAR proposed (exemption requested) R-5 zoning max: 0.7 FAR
Parking	150 total stalls (ratio: 1.57 stalls/unit)
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.

Renderings



View from Meheula Parkway, looking east/northeast

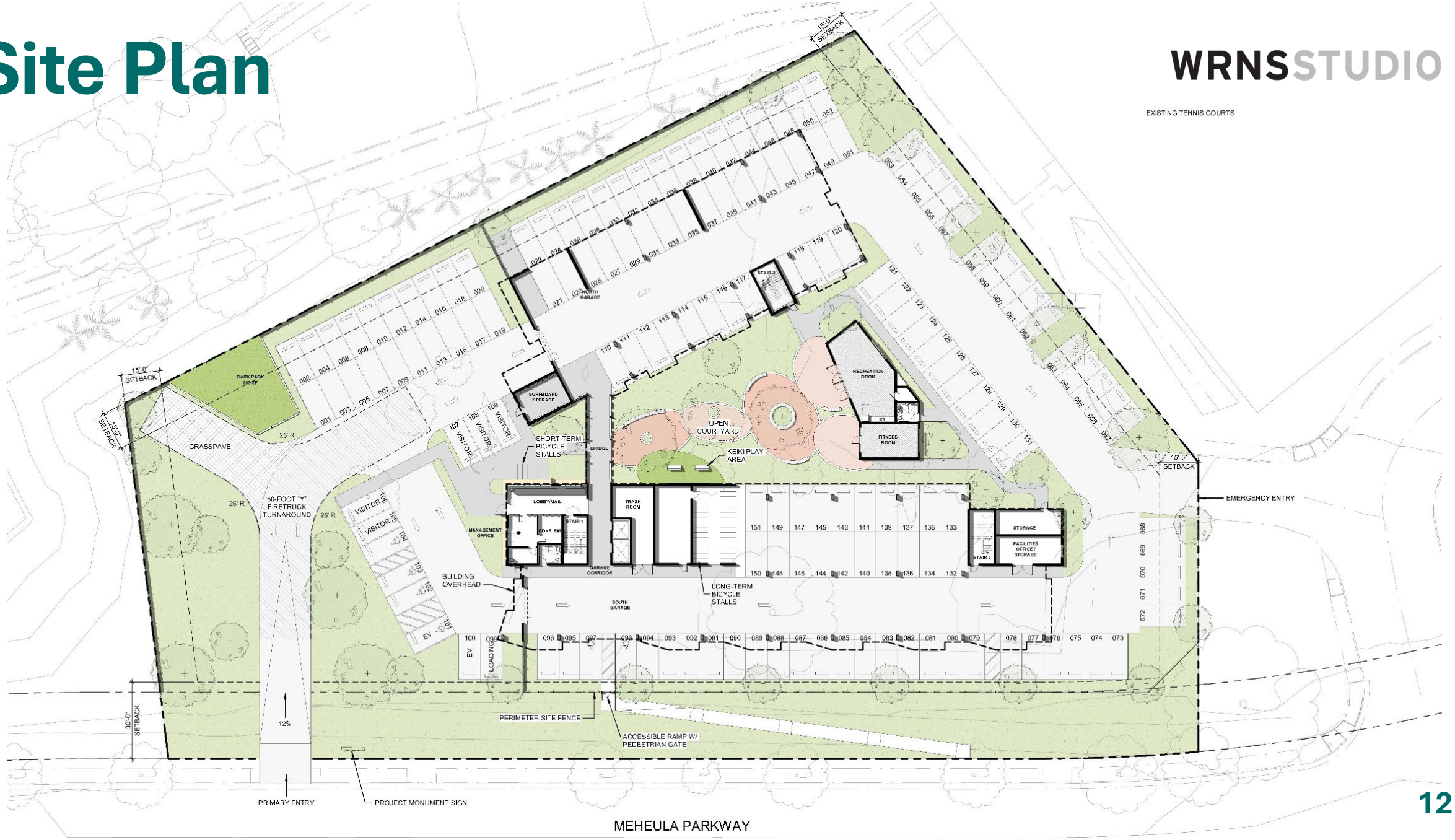
Renderings



View from Meheula Parkway, looking west

Site Plan

WRNSSTUDIO



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
- Common laundry lounges
- Surfboard storage
- Elevator, secured building and parking
- Rooftop PV
- EV and EV bike charging
- High-speed internet access

Project Amenities



Courtyard with keiki play area and Amenity Hale

Project Amenities



Teacher Resource Room



Amenity Hale: Fitness Center

In Closing

- Pacific Housing Assistance Corporation continues to work with the State DOE on Kūmelewai Hale to advance the project and address any outstanding matters.
- Pacific Housing remains committed to working with the DOE and the SFA to support the project's objectives and ensure its continued success.

Mahalo!