SUMMARY OF PROPOSED COMMITTEE DRAFT:

BILL 29 (2025)
RELATING TO AFFORDABLE HOUSING.

The PROPOSED CD1 makes the following amendments:

A. In SECTION 2 of the bill, allows any exemptions granted pursuant to ROH Section 8-10.33 prior to the effective date of this ordinance to be extended by five years (from 10 years to 15 years).

B. In SECTION 4 of the bill, clarifies that:

1. The amendments made in SECTION 2 of the bill do not affect the repeal date of Ordinance 18-1; and

2. Exemptions granted pursuant to ROH Section 8-10.33 prior to its repeal will remain in effect throughout the regulated period.

C. Makes miscellaneous technical and nonsubstantive amendments.

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

ORDINANCE _____

BILL **29 (2025), CD1**
PROPOSED

A BILL FOR AN ORDINANCE

RELATING TO AFFORDABLE HOUSING.

BE IT ORDAINED by the People of the City and County of Honolulu:

SECTION 1. Purpose. The purpose of this ordinance is to amend provisions related to affordable housing.

SECTION 2. Section 8-10.33, Revised Ordinances of Honolulu 2021 ("Exemption—Qualifying affordable rental dwelling units or affordable rental housing units") is amended by amending subsection (a) to read as follows:

"(a) For the purposes of this section, the following definitions [~~shall~~] apply unless the context clearly indicates or requires a different meaning.

Affordable Housing Agreement. An affordable housing agreement as described in § 29-1.8, or a "regulatory agreement" as defined in § 8-10.17(a).

Declaration of Restrictive Covenants. Has the same meaning as defined in Chapter 32.

Exemption Period. The [~~ten-year~~] 15-year period commencing upon the effective date of the claim for a real property tax exemption pursuant to subsection (b)(4), and ending on June 30 of the last year of the [~~ten-year~~] 15-year period. Any exemptions granted pursuant to § 8-10.33 prior to the effective date of this ordinance will be extended by five years.

Regulated Period. The period during which a project is subject to an affordable housing agreement."

SECTION 3. Ordinance material to be repealed is bracketed and stricken. New material is underscored. When revising, compiling, or printing this ordinance for inclusion in the Revised Ordinances of Honolulu, the Revisor of Ordinances need not include the brackets, the material that has been bracketed and stricken, or the underscoring. In SECTION 2 of this ordinance, the Revisor of Ordinances shall, pursuant to the Revisor's authority under Section 1-16.3(b)(1), Revised Ordinances of Honolulu 2021, replace the phrase "the effective date of this ordinance" or similar phrase used in the codified language of this ordinance with the actual date on which the ordinance takes effect.

SECTION 4. This ordinance takes effect upon its approval, provided that:

A BILL FOR AN ORDINANCE

(1) The amendments made in SECTION 2 of this ordinance do not affect the repeal date of Ordinance 18-1; and

(2) Any real property tax exemptions granted pursuant to ROH Section 8-10.33 prior to its repeal will continue for the regulated period, subject to the provisions in ROH Section 8-10.33 related to ongoing requirements and the consequences of failing to meet those requirements.

INTRODUCED BY:

Matt Weyer

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DATE OF INTRODUCTION: _____

_____

March 13, 2025 _____
Honolulu, Hawai‘i

Councilmembers

APPROVED AS TO FORM AND LEGALITY:

_____
Deputy Corporation Counsel

APPROVED this _____day of _____, 20 ___ .

_____
RICK BLANGIARDI, Mayor
City and County of Honolulu

Report Title:
Real Property; Affordable Housing; Tax Exemption; Exemption Period

Description:
Extends the real property tax exemption for qualifying affordable rental dwelling units or affordable rental housing units from 10 years to 15 years and allows exemptions granted prior to the effective date of this ordinance to be extended by five years.

The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.