HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

ORDINANCE _____

BILL 53 (2025)

A BILL FOR AN ORDINANCE

RELATING TO AFFORDABLE HOUSING.

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

SECTION 1. The purpose of this ordinance is to address requirements for affordable housing.

SECTION 2. Section 32-1.5, Revised Ordinances of Honolulu 2021 ("Building permit processing"), is amended by adding a new subsection (c) to read as follows:

"(c) *Preapplication procedures.* Before submitting a building permit application, the applicant must first present the affordable rental housing project to the neighborhood board of the district where the affordable rental housing project will be located. If the applicant makes a written request to present the affordable rental housing project to the neighborhood board and:

(1) The neighborhood board fails to provide the applicant with an opportunity to present the affordable rental housing project at a meeting held within 60 days after the date of the written request; or

(2) The neighborhood board provides the applicant with written notice that it has no objection to the affordable rental housing project or that no presentation of the affordable rental housing project is necessary,

the requirement of this subsection will be deemed satisfied."

SECTION 3. Section 32-2.3, Revised Ordinances of Honolulu 2021, is amended to read as follows:

"**§ 32-2.3 Development standards.**

Affordable rental housing projects are subject to the following development standards and off-street parking and loading requirements, as illustrated in Figures 32-2.6 and 32-2.7:

Development Standard	Requirement
Maximum lot area	20,000 square feet
Minimum front yard	10 feet, or the minimum front yard required by the underlying zoning, whichever is less
Minimum side and rear yards	5 feet, or the minimum side and rear yards required by the underlying zoning, whichever is less
Maximum building area	80% of the zoning lot
Maximum building height	60 feet
Maximum density	4.0 FAR
Height setbacks	None
Off-street parking	[~~None~~] 1 parking space for every 2 units
Bicycle parking	None
Off-street loading	None, provided that loading and garbage storage must be accommodated on site.
Yard encroachments	Parking, including bicycle parking, is allowed in the side and rear yards. One loading space may encroach a maximum of 5 feet into the front yard. Required fire exit stairwells and fire corridors may encroach into the front yard by a maximum of 5 feet.

"

SECTION 4. Chapter 32, Article 2, Revised Ordinances of Honolulu 2021 ("Permitted Uses, Development Standards, and Other Requirements"), is amended by adding a new section to be appropriately designated by the Revisor of Ordinances and to read as follows:

"**§ 32-2. Resident manager unit.**

Affordable rental housing projects must include a resident manager unit to provide housing for an on-premises resident manager of the building who must be employed to manage tenant issues and be responsible for the maintenance of the building and rental units. The requirement for a resident manager unit and the employment of a resident manager will be for the duration of the affordability period of

the project. The resident manager unit may not be counted towards the affordable rental housing unit requirement."

SECTION 5. Ordinance material to be repealed is bracketed and stricken. New ordinance 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.

SECTION 6. This ordinance takes effect upon its approval; provided that:

(1) This ordinance does not affect any projects that have been approved by the Director of Planning and Permitting prior to the effective date of this ordinance;

(2) All applications received prior to the effective date of this ordinance and deemed complete for processing by the Department of Planning and Permitting must be processed in accordance with Section 32-2.3, Revised Ordinances of Honolulu 2021, in the form in which it read prior to the effective date of this ordinance; and

A BILL FOR AN ORDINANCE

(3) This ordinance will be repealed on the repeal date of Chapter 32, Revised Ordinances of Honolulu 2021.

INTRODUCED BY:

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DATE OF INTRODUCTION:

_____

_____

JUL 21 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:
Affordable Rental Housing; Parking Requirement; Resident Manager Requirement; Neighborhood Board Presentation; Chapter 32, Revised Ordinances of Honolulu 2021 ("ROH"); Department of Planning and Permitting ("DPP")

Description:
Requires the construction of new affordable rental housing projects under ROH Chapter 32 to contain one parking stall for every two units within each project. Also requires a resident manager unit and employment of a resident manager. Resident manager units may not be counted towards the affordable rental unit requirement. Requires all project developers to make a presentation to the relevant neighborhood board.

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