

BILL006(26)
Testimony

MISC. COMM. 69

COUNCIL

COUNCIL Meeting

Meeting Date: Feb 18, 2026 @ 10:00 AM

Support: 6

Oppose: 0

I wish to comment: 1

Name: Johnnie-Mae Perry	Email: waianaenb569@gmail.com	Zip: 96792
Representing: Self	Position: I wish to comment	Submitted: Feb 11, 2026 @ 10:23 PM
Testimony: I, Johnnie-Mae L. Perry, COMMENT to BILL006(26) RELATING TO DEVELOPMENT STANDARDS IN THE APARTMENT AND APARTMENT MIXED-USE DISTRICTS. Table 21-3.3 to minimum sq feet to 7,000 sf and not 5,000 sf Living in small and tight units is unacceptable for local body physic vs Asian body physic		
Name: Jacob Wiencek	Email: jacob.m.wiencek@pm.me	Zip: 96815
Representing: Self	Position: Support	Submitted: Feb 13, 2026 @ 07:35 PM
Testimony: Aloha Councilmembers, I am excited to see this bill continue to work through the legislative process. The regulatory reforms offered by Bill 6 will have a long-term, transformative impact on addressing our crushing housing affordability crisis. I strongly urge the Council to SUPPORT this bill moving forward!		
Name: Ted Kefalas	Email: tkefalas@grassrootinstitute.org	Zip: 96813
Representing: Grassroot Institute of Hawaii	Position: Support	Submitted: Feb 17, 2026 @ 12:28 PM
Name: Martin Nguyen	Email: martin@centre-urban.com	Zip: 96815
Representing: Centre Urban Real Estate	Position: Support	Submitted: Feb 17, 2026 @ 01:31 PM
Name: Stefanie Sakamoto	Email: ssakamoto@imanaka-asato.com	Zip: 96789
Representing: BIA Hawaii	Position: Support	Submitted: Feb 17, 2026 @ 07:19 PM
Name: Arjuna Heim	Email: arjuna@hiappleseed.org	Zip: 96813

Representing: Hawaii Appleseed Center for Law and Economic Justice	Position: Support	Submitted: Feb 17, 2026 @ 10:50 PM
Name: Perry Arrasmith	Email: perry@hawaiisfuture.org	Zip: 96797
Representing: Housing Hawai'i's Future	Position: Support	Submitted: Feb 18, 2026 @ 08:07 AM

Feb. 18, 2026, 10 a.m.

Honolulu Hale

To: Honolulu City Council

Tommy Waters, Chair

Andria Tupola, Vice Chair

From: Grassroot Institute of Hawaii

Ted Kefalas, Director of Strategic Campaigns

RE: Bill 6 (2026), CD1 — RELATING TO DEVELOPMENT STANDARDS IN THE APARTMENT AND APARTMENT MIXED-USE DISTRICTS

Aloha Chair Waters, Vice Chair Tupola and other members of the Council,

The Grassroot Institute of Hawaii **supports** — and **offers amendments** to — [Bill 6 \(2026\), CD1](#), which would amend development standards for the apartment and apartment mixed-use zoning districts.

Grassroot believes this bill could unlock a range of new housing opportunities for Honolulu residents and would result in more plentiful, affordable housing.

In particular, Bill 6 (2026) would reduce the minimum lot sizes for these districts and increase floor-area ratios. The floor-area ratio for a property is currently calculated using a complicated formula tied to the size of the lot and the zoning district. Table 1 below shows the current maximum FARs by zoning district compared to the new ratios proposed in the bill.

Table 1: Current and proposed maximum floor-area ratios

Zone	Maximum current FAR	Proposed residential FAR
A-1, AMX-1	0.9	2.0
A-2, AMX-2	1.9	3.0
A-3, AMX-3	2.8	4.0

A greater floor-area ratio means more building square footage can be built on a parcel. Increasing these ratios is critical because Honolulu needs more housing units. According to the 2019 Hawaii Housing Planning study, Honolulu needed 22,168 new units between 2020 and 2025.¹ A 2024 update to the Hawaii housing planning study estimated that Honolulu needs 27,710 new units built between 2023 and 2027 to meet demand.²

For homebuilders to justify buying a property and replacing aging buildings, they must be sure the project can be profitable.

Grassroot analyzed the potential impact of this bill by identifying apartment and apartment mixed-use parcels that have buildings 50 years old or older, none of which is designated as a condominium unit.³ We identified 1,230 such parcels in the A-1, A-2, A-3 and AMX-2 zones, and the results are shown in Table 2.

Table 2: Current actual and legal average floor-area ratios

Zone	Count of parcels	Average actual FAR	Average max. FAR	Proposed FAR
A-1	185	0.28	0.46	2.0
A-2	994	0.26	1.31	3.0
A-3	27	0.23	1.31	4.0
AMX-2	24	0.28	0.92	3.0

Increasing the allowable floor-area ratios could move some projects from questionably to realistically profitable. Consider a 10,000-square-foot A-2 lot where a 1,500-square-foot, 70-year-old single-family home now sits. The land value of that property could easily be \$1 million.

If a homebuilder acquired that property, current FAR limits would allow up to 13,000 square feet of building area,⁴ with a land cost per square foot of \$79.

On the other hand, increasing the allowable FAR for that parcel to 3.0 would increase the amount of building area to 30,000, which would lower the land cost per square foot to \$33 — a more than 50% reduction that could help the project pencil out.

¹ [“Hawai'i Housing Planning Study, 2019,”](#) prepared for the Hawai'i Housing Finance and Development Corporation by SMS Research and Marketing Services, Inc., December 2019, p. 56.

² [“Hawaii Housing Planning Study 2024,”](#) prepared by SMS Research and Marketing Services, Inc., FSR Consulting LLC and Ward Research, Inc. for the Hawai'i Housing Finance and Development Corporation, Table 39A, p. 124.

³ Data from Hawaii Information Service's Multiple Listing Service, which requires a subscription to access. Reviewed tax year 2024 parcels with condominiums and properties without year built information excluded.

⁴ Calculated by multiplying the lot size (10,000 square feet) by the current A-2 FAR calculation ($\text{FAR} = 0.00002 \times \text{lot area} + 1.1$).

Although Bill 6 (2026) would improve the financial feasibility of infill projects, Grassroot urges the Council to adopt two amendments.

First, Grassroot requests that the FAR for A-2 and AMX-2 parcels be increased to 4.0.

A-2 parcels with older, non-condominium dwellings make up 80% of the properties Grassroot reviewed. Allowing more density in those areas would help ensure that new housing comes online at a quicker rate.

Second, Grassroot requests that the minimum lot width and depth be set to no more than 50 feet.

Martin Nguyen has explained in testimony on this bill that many existing apartment and apartment mixed-use lots are 45 or 50 feet wide,⁵ which would mean any homebuilder trying to meet the 60-foot width and depth proposed in this legislation would need to obtain some sort of time-consuming discretionary approval, such as a variance or a consolidation and resubdivision.

If these two amendments are added, the resulting legislation would give homebuilders greater flexibility in constructing apartment units in zones that are already selected for higher-density development.

Thank you for the opportunity to testify.

Ted Kefalas
Director of Strategic Campaigns
Grassroot Institute of Hawaii

⁵ Martin Nguyen, "[Testimony In Support Of Bills 5 And 6 \(2026\) – Relating To The Development Standards For The Apartment And Apartment Mixed-Use Districts](#)," Feb. 3, 2026, p. 7.



Martin M. Q. Nguyen, MRED
Managing Principal
CA DRE #02074177
HI RB-24080

February 17, 2026

Honolulu City Council
530 South King Street
Honolulu, Hawaii 96813

RE: TESTIMONY IN SUPPORT OF BILL 6 (2026) – RELATING TO THE DEVELOPMENT STANDARDS FOR THE APARTMENT AND APARTMENT MIXED-USE DISTRICTS

Aloha Chair Waters, Vice Chair Tupola, and Council Members,

I am submitting testimony in my capacity as principal of Centre Urban Real Estate in **SUPPORT** of Bill 6 (2026) relating to the development standards for the Apartment and Apartment Mixed-use districts. Centre Urban is a commercial real estate investment, development, and advisory firm active in Honolulu and Southern California, with a specific focus on impactful multifamily and mixed-use projects.

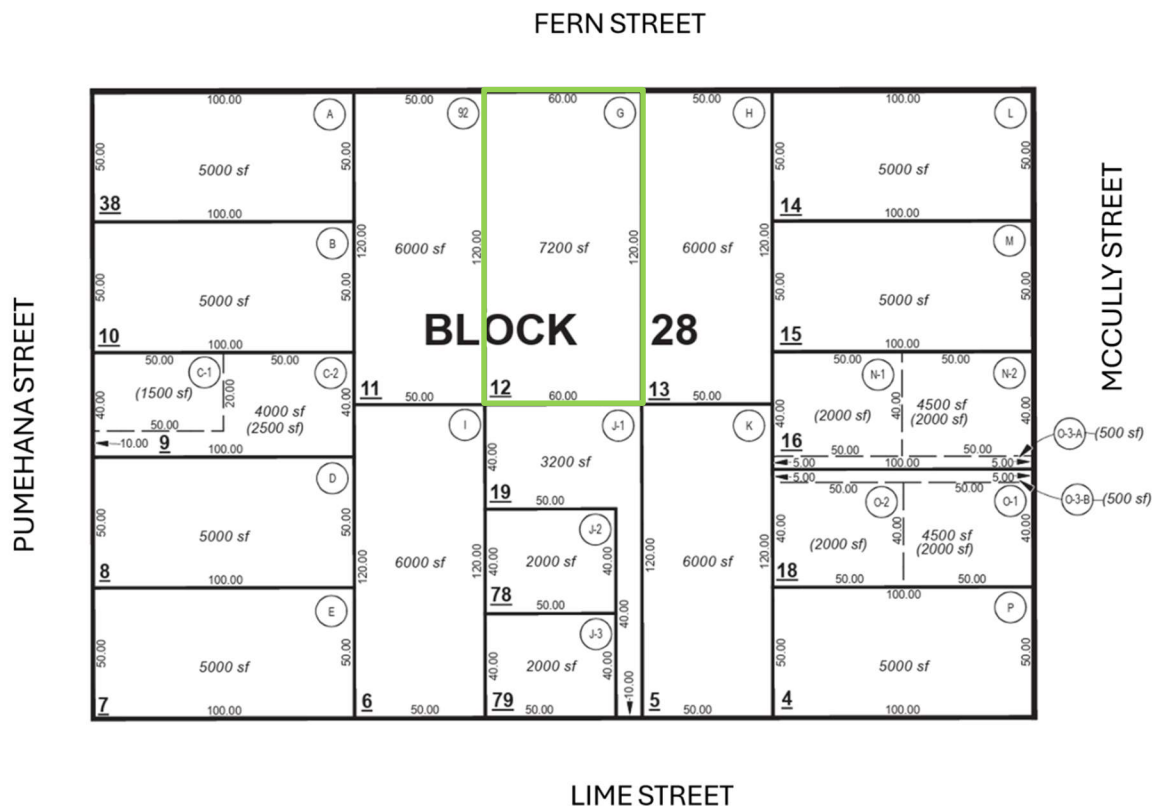
We are currently working on creating housing under ROH Chapter 32, otherwise known as “Bill 7”, which is a preeminent example of common-sense collaboration between the public and private sectors to solve one of the most pressing issues of our generation: creating more housing. Our current pipeline include two projects in Waikīkī, totaling 72 kama‘āina housing units. However, it is important to note that the primary reason why development programs like 201H and ROH Chapter 32 exist is because the LUO does not allow for the by-right construction of moderate-sized housing that would be most impactful in keeping kama‘āina home. **Programs like those exist as a band-aid for a broken land-use system.** Every day that potential housing is delayed is another day where more and more of our neighbors are moving away, some who will never return to Hawai‘i.

Bill 6 would revise development standards so that one can meet in the middle with **moderate** FAR between 2.0 and 4.0 to encourage **modest** development of 50-75’/ 4 to 7 stories in areas where it fits the existing built environment. This would likely make the biggest dent in the natural development of more housing. The key objective is to allow the **by-right** development of housing in the areas of Honolulu that have existing structures with similar densities, such as the Apartment and Apartment Mixed-Use districts. This will naturally allow the development of more moderate, human-scaled housing projects and limit the instances of “monster homes” in residential zoned areas.

I want to commend the City Council and the DPP for tackling this issue head-on. Bill 6 proposes elements that individually improves the LUO but certain positive elements together could make a meaningful dent in the housing crisis. The proposed revisions keep growth within the framework of the General Plan, Development Plans, and TOD plans, and focuses capacity where infrastructure and services already exist.

My one requested refinement concerns the **minimum lot width / dimension** standard. As proposed, Bill 6 would set a uniform 60-foot minimum lot dimension in the Apartment and Apartment Mixed-Use districts. While I appreciate the intent - to ensure enough frontage for driveways, utilities, landscaping, and multimodal improvements - this threshold is slightly out of alignment with the historic urban fabric of Honolulu, where the predominant lot pattern in many A and AMX areas is **50 feet wide**.

I've included a sample plat map of an A-2 zoned block located in McCully below for visual reference:



In this one sample block of A-2 zoned parcels in the heart of town, made up of approximately twenty lots, **only one parcel** (highlighted in green) would satisfy a 60-foot minimum lot width requirement. As such, in practice, retaining a 60-foot minimum lot width will mean that housing development on many existing 50-foot lots in urban Honolulu will not be considered “by right” and would discourage owners of those lots from reinvesting in housing in a way that is needed to address the housing crisis. Reducing the minimum lot dimension in Bill 6 from 60 feet to 45 or 50 feet would:

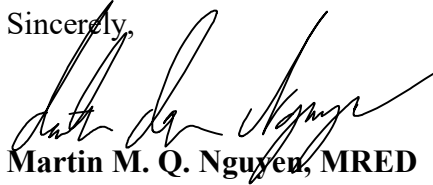
- Align the LUO’s dimensional standards with the reality of existing parcelization in older urban neighborhoods;
- Put the new FAR entitlements within reach of the many small and mid-sized local property owners who hold 50-foot lots, rather than limiting opportunities to larger land assemblages; and,
- Maintain the ability for the City and County to achieve its “complete streets” and green infrastructure goals, while still allowing reasonable driveway and frontage design on typical urban lots - through driveway width controls, shared access, or alley/frontage road solutions where available.

In other words, a 45 or 50-foot minimum width standard would preserve nearly all of the policy benefits of Bill 6, while materially expanding the number of realistic, by-right housing opportunities in the very neighborhoods the City is seeking to strengthen.

I personally believe updating the LUO will be most consequential pieces of local legislation in our lifetimes. Bill 6 is a critical step in that direction, and a 50-foot minimum width would ensure that the benefits of this reform are accessible to the many small and mid-sized property owners whose 50-foot lots define much of urban Honolulu. Holistically, this would impactfully address the current LUO lopsidedness by implementing simple FAR standards and doing away with a complicated calculation system that rewarded only those well off enough to accumulate and assemble large amounts of land.

Mahalo for the opportunity to provide testimony and for your ongoing work to modernize our land use framework. If there are any questions or concerns, please reach me at martin@centre-urban.com to discuss.

Sincerely,



Martin M. Q. Nguyen, MRED
Managing Principal
Centre Urban Real Estate Hawaii, LLC





**HONOLULU CITY COUNCIL
HONOLULU HALE
10:00 AM**

February 18, 2026

Subject: Bill 6 - Relating to Development Standards in Apartment and Apartment Mixed Use Districts

Chair Waters, Vice Chair Tupola, and members of the Council::

My name is Roseann Freitas, CEO of the Building Industry Association of Hawaii (BIA-Hawaii). Chartered in 1955, the Building Industry Association of Hawaii is a professional trade organization affiliated with the National Association of Home Builders, representing the building industry and its associates. BIA-Hawaii takes a leadership role in unifying and promoting the interests of the industry to enhance the quality of life for the people of Hawaii. Our members build the communities we all call home.

BIA-Hawaii is in support of Bill 6, Relating to Development Standards in Apartment and Apartment Mixed Use Districts, which addresses development standards within the Apartment and Apartment Mixed-Use zoning districts.

Regulatory improvements like these put forth in Bill 6 help support housing production through better land use policy rather than relying solely on public funding. Creating a regulatory environment that enables housing in appropriate urban areas is one of the tools the City has to address supply constraints over the long term.

For these reasons, BIA Hawaii supports the general intent of Bill 6 (2026) as a measure that can help facilitate additional housing opportunities in Honolulu's urban core.

We appreciate the opportunity to provide our comments on this matter.



HAWAII APPLESEED

CENTER FOR LAW & ECONOMIC JUSTICE

Testimony of the Hawai'i Appleseed Center for Law and Economic Justice
**Support to Bill 6 – Relating to Development Standards in the Apartment and Apartment
Mixed-Use Districts**

Honolulu City & County Council Meeting
Wednesday, February, 18 2026 at 10:00AM

Aloha Chair Water, Vice Chair Tupola, and Council Members;

Mahalo for the opportunity to testify in **strong support of Bill 6 (2026), CD1**, with some suggested amendments.

Hawaii Appleseed's mission is to advance economic and social justice for all people in Hawai'i, with a particular focus on low-income families and communities most harmed by the housing crisis. Honolulu's severe housing shortage drives up rents, forces families into overcrowded conditions, and pushes working people off the island. Structural land-use reform is essential to turning this crisis around, Bill 6 is the kind of reform our community needs.

By reducing minimum lot sizes and significantly increasing allowable floor-area ratios in apartment and apartment mixed-use districts, Bill 6 would make infill housing development more financially feasible across a wider range of sites. According to a 2024 update to the Hawaii Housing Planning Study, Honolulu needs approximately 27,710 new units built between 2023 and 2027 to meet demand. We cannot meet that need by relying solely on large, complex development programs. We need zoning that allows moderate-scale, by-right housing to be built in the neighborhoods where people already live and where infrastructure already exists.

Hawaii Appleseed urges the Council to adopt two amendments alongside this bill which would strengthen housing opportunities for mid:

1. Increase the FAR for A-2 and AMX-2 parcels to 4.0. A higher FAR in these zones would accelerate the production of new housing in areas where it is most needed and most appropriate.
2. Reduce the minimum lot width and depth to no more than 50 feet. As currently drafted, the bill sets a 60-foot minimum lot dimension. Reducing the minimum to 45 or 50 feet would bring the standard in line with the actual urban fabric of Honolulu, put the bill's benefits within reach of small and mid-sized local property owners, and make a meaningful difference in how much housing actually gets built.

These amendments would enable more housing, in more places, for more people. Hawaii Appleseed urges the Council to pass Bill 6 (2026), CD1, and to consider the suggested amendments. Mahalo for the opportunity to testify.

February 5, 2025

TO: Chair Waters and Members of the Honolulu City Council

RE: Bill 18, Relating to Development Standards in the Apartment and Apartment Mixed-Use Districts

Housing Hawai'i's Future is a movement led by young residents fighting to create opportunities for Hawai'i's next generations by ending the workforce housing shortage.

We strongly support Bill 6, with comments.

Our organization has closely followed the debate over Resolution 25-105, which proceeded to the Planning Commission last year for review before transmittal back to the Council as Bill 5 and Bill 6. To that end, we support Bill 6's movement as the reform vehicle for Resolution 25-106.

We urge the Council to entertain the elements of both measures that maximize options for prospective homebuilders. When taken together, these reforms could generate more than 5,000 new subdivided lots for residents, per the Department of Planning and Permitting's own estimates.¹ **As Bill 6 advances, we humbly ask the City Council to adopt the reductions in minimum lot area and width and depth proposed in Bill 5.** These reductions are reasonable and will result in even more housing options for homebuilders, communities, and residents down the road.

Let's advance the conversation, and advance a flexible, cohesive measure that marries the best of both Bill 5 and Bill 6. **Let's advance Bill 6.**

Aloha,



Lee Wang
Executive Director
Housing Hawai'i's Future
lee@hawaiiisfuture.org



Perry Arrasmith
Director of Policy
Housing Hawai'i's Future
perry@hawaiiisfuture.org

¹ See P. 4 of the memorandum here: <https://hnlidoc.ehawaii.gov/hnlidoc/document-download?id=26870>