SUMMARY OF PROPOSED COMMITTEE DRAFT:

BILL 18 (2026)
RELATING TO AFFORDABLE HOUSING.

The PROPOSED CD1 makes the following amendments:

A. In SECTION 4 of the bill, amends the development standards in ROH § 32-2.3 as follows:

1. Increases the maximum lot area to 40,000 square feet (instead of 20,000 square feet).

2. Allows the maximum building height to be 60 feet or the maximum building height for the underlying zoning district, whichever is greater (instead of 60 feet).

3. Establishes an off-street parking requirement of at least 10 spaces, including one space reserved for persons with disabilities.

4. Requires buildings 30 feet in height and above to contain an elevator, while not requiring elevators for buildings below 30 feet.

B. In SECTION 9 of the bill:

1. Amends Table 32-A to allow the maximum building height to be 60 feet or the maximum height for the underlying zoning district, whichever is greater.

2. Amends proposed ROH § 32-3.2(c)(6) to require buildings 30 feet in height and above to contain an elevator, while not requiring elevators for buildings below 30 feet.

C. Makes miscellaneous technical and nonsubstantive amendments.

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

ORDINANCE _____

BILL **18 (2026), 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 relating to affordable rental housing.

SECTION 2. Section 32-1.1, Revised Ordinances of Honolulu 2021 ("Definitions"), is amended by adding a new definition of "Reasonable Maneuvering Area" to be appropriately inserted and to read as follows:

"***Reasonable Maneuvering Area.*** An area that allows a vehicle that has entered a loading space in a forward manner to exit the loading space in a forward manner after no more than two back and forth movements."

SECTION 3. Section 32-2.2, Revised Ordinances of Honolulu 2021, is amended to read as follows:

"**§ 32-2.2 Permitted uses.**

Affordable rental housing projects are a permitted use in the apartment, apartment [~~mixed use,~~] mixed-use, business, and business [~~mixed use~~] mixed-use zoning districts, and in the apartment precinct, including the apartment [~~mixed use~~] mixed-use subprecinct, of the Waikiki special district, pursuant to Chapter 21."

SECTION 4. 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~~] Figure 32-2.7:

A BILL FOR AN ORDINANCE

Development Standard	**Requirement**
Maximum lot area	[~~20,000 square feet~~] 40,000 square feet
Minimum front yard	10 feet, or the minimum front yard required by the underlying zoning, whichever is less; provided that a single yard may be designated as a front yard by the owner of a zoning lot bounded by more than one street
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~~] None; provided that the setbacks required by the underlying zoning will apply
Maximum building height	60 feet or the maximum building height of the underlying zoning, whichever is greater
Maximum density	4.0 FAR
Height setbacks	None
Off-street parking	[~~None~~] At least 10 spaces, including one space reserved for persons with disabilities, as defined in § 15-29.1
Bicycle parking	None
Elevator requirement	Elevators are required for buildings 30 feet in height and above, but are not required for buildings below 30 feet, unless required by applicable federal accessibility laws

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Development Standard	**Requirement**
Off-street loading	For a zoning lot 7,500 square feet or less: None[~~,~~]; provided that loading and garbage storage must be accommodated on site. For a zoning lot exceeding 7,500 square feet: Loading space with minimum horizontal dimensions of 16 feet in length and 7 feet 6 inches in width, with a minimum vertical clearance of 10 feet, and a reasonable maneuvering area, or subject to the approval of the department of planning and permitting traffic review branch; provided that 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.

"

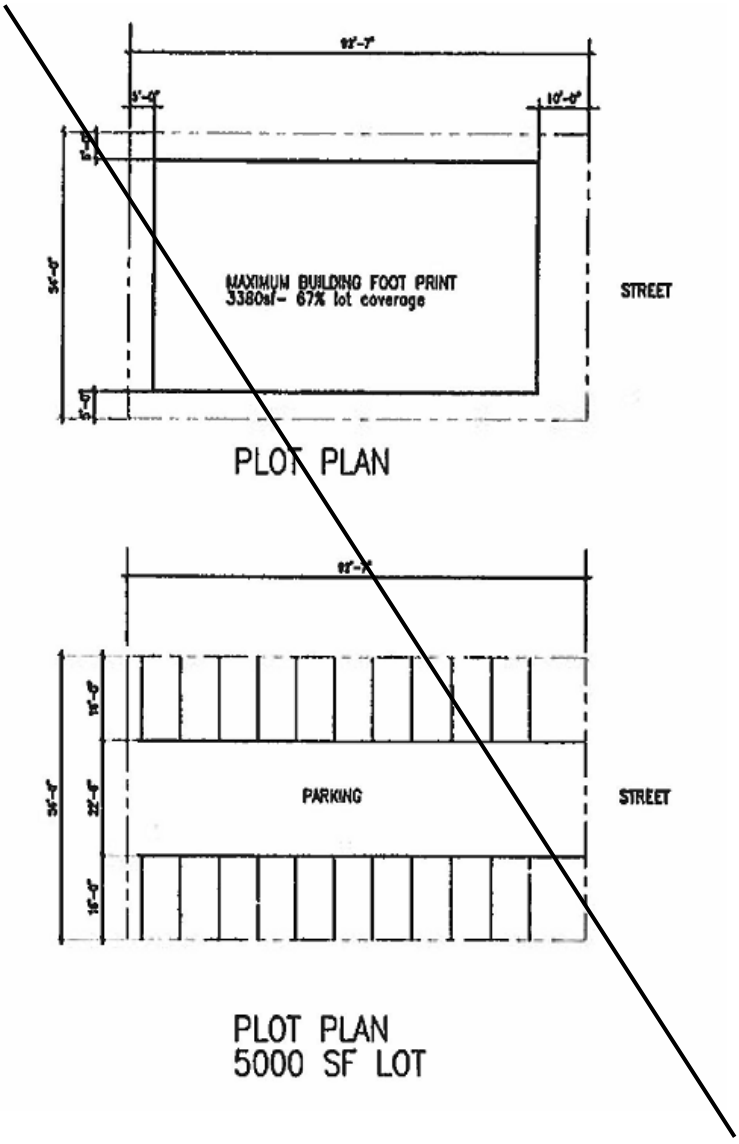
SECTION 5. Section 32-2.6, Revised Ordinances of Honolulu 2021, is repealed.

["~~§ 32-2.6 Examples of maximum building area and yards.~~

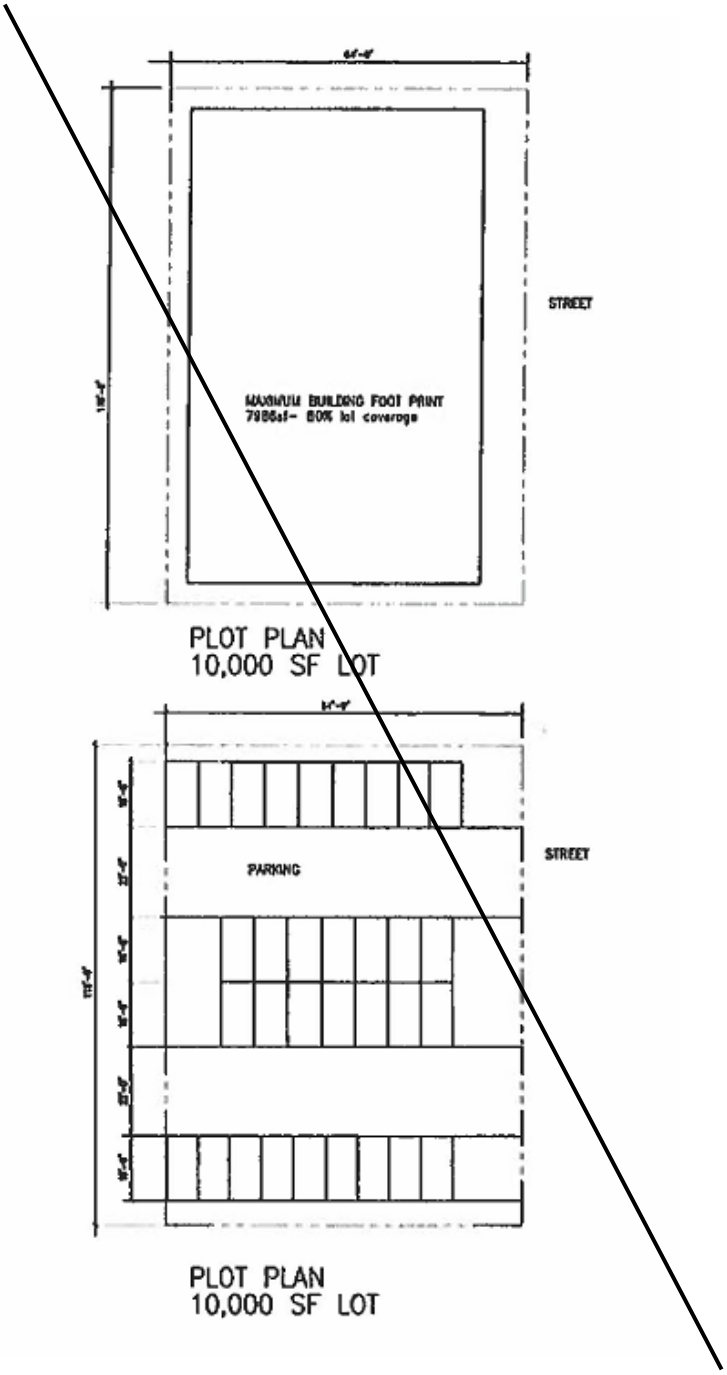
~~The following figures illustrate possible configurations of maximum building area and required yards; however, they do not necessarily reflect acceptable parking configurations or compliance with all other development standards:~~

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~~Figure 32-2.6~~
~~5,000 SQUARE FOOT LOT~~

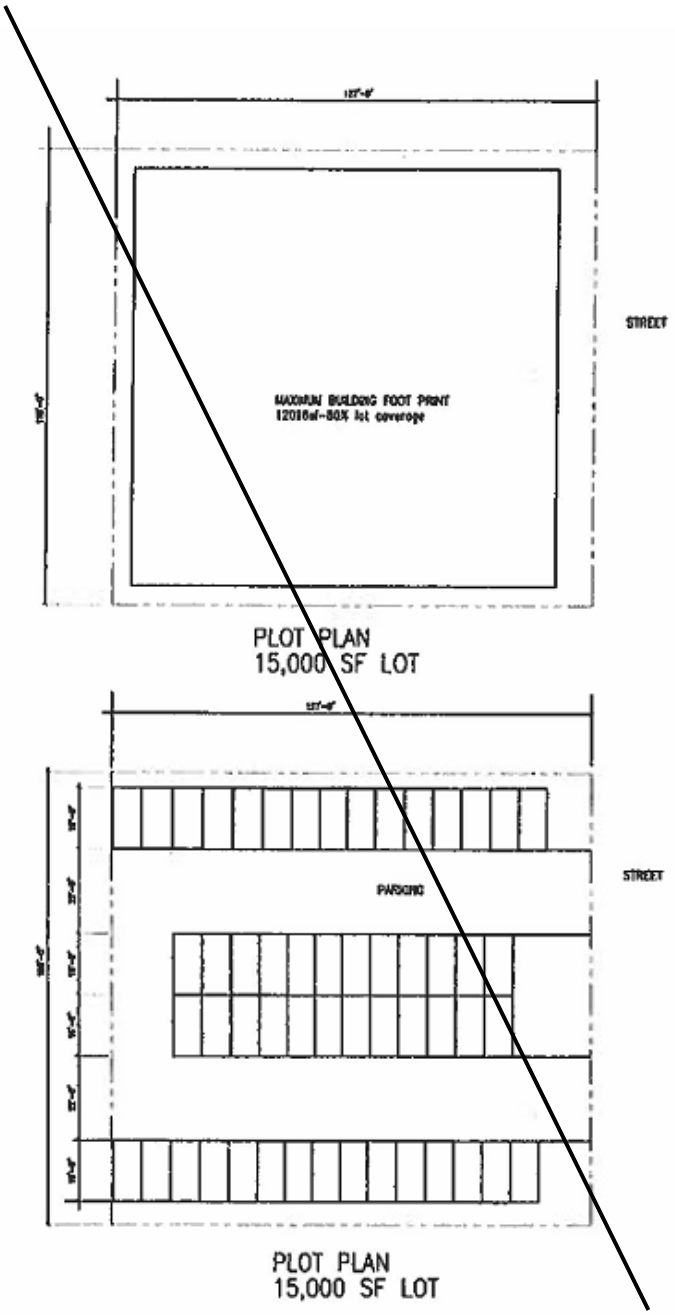


~~**Figure 32-2.6**~~
~~**10,000 SQUARE FOOT LOT**~~



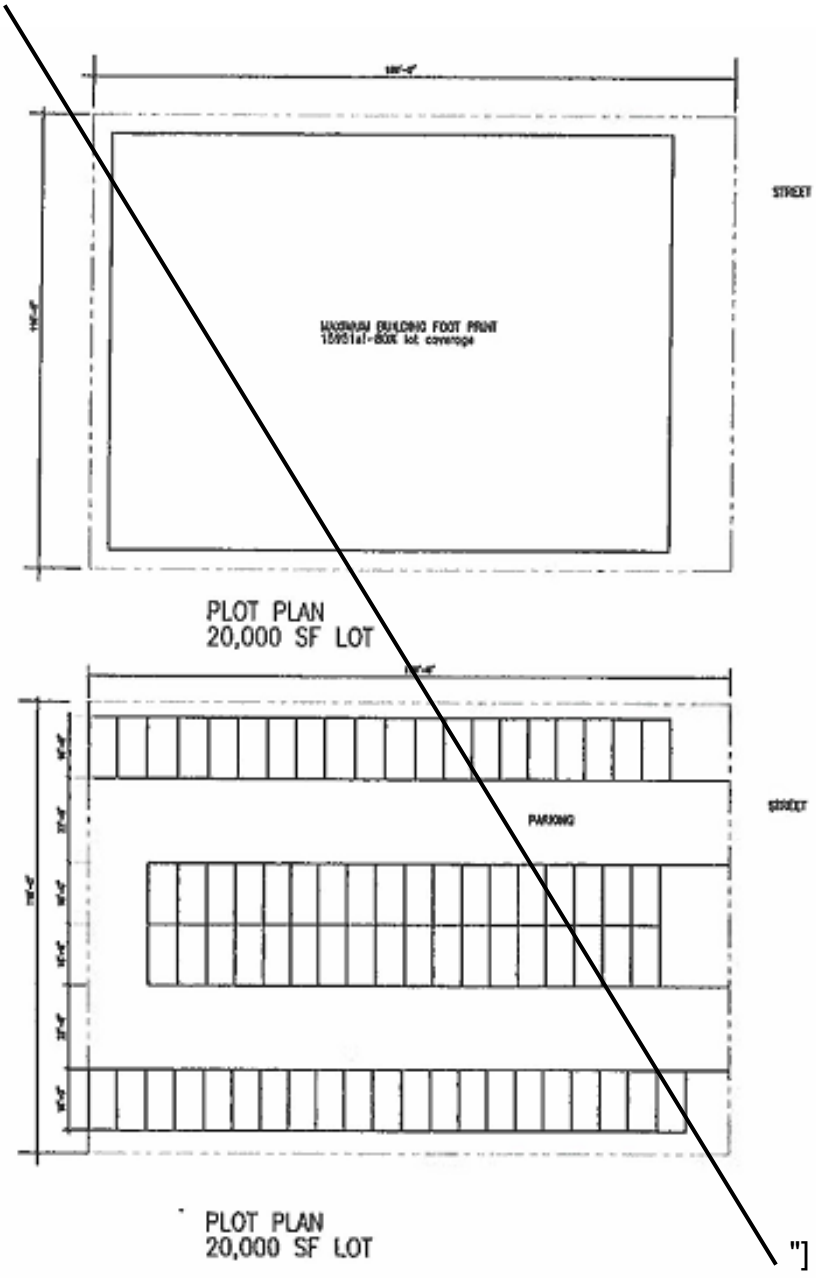
A BILL FOR AN ORDINANCE

~~**Figure 32-2.6**~~
~~**15,000 SQUARE FOOT LOT**~~



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~~**Figure 32-2.6**~~
~~**20,000 SQUARE FOOT LOT**~~



"]

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SECTION 6. Section 32-2.8, Revised Ordinances of Honolulu 2021, is amended to read as follows:

"**§ 32-2.8 Maximum number of units.**

The maximum number of affordable rental housing units for each zoning lot is determined by dividing the square footage [~~equivalent of the maximum allowable FAR for that zoning lot, excluding any public open space bonus FAR, by a factor of 800, and rounding down to the nearest whole number.~~] of the lot by a factor of 130 and rounding down to the nearest whole number; provided that for each zoning lot located within 2,000 feet of an urban high service bus stop at the time of application for a building permit to construct an affordable rental housing project, the maximum number of affordable rental housing units is determined by dividing the square footage of the lot by a factor of 120 and rounding down to the nearest whole number. For purposes of this section, "urban high service bus stop" means any bus stop that is located within the primary urban center development plan area and is served by at least one bus route with a frequency of service interval of 16 minutes or less at any point during the week."

SECTION 7. Section 32-2.9, Revised Ordinances of Honolulu 2021, is repealed.

["~~§ 32-2.9 Maximum size of units.~~

~~The maximum size of an affordable rental housing unit in an affordable rental housing project is as follows:~~

~~**Number of Bedrooms and Bathrooms**~~	~~**Maximum Floor Area (square feet)**~~
~~Studio with 1 bathroom~~	~~500~~
~~One bedroom with 1 bathroom~~	~~650~~
~~One bedroom with 1.5 bathrooms~~	~~700~~
~~One bedroom with 2 bathrooms~~	~~750~~
~~Two bedrooms with 1 bathroom~~	~~800~~
~~Two bedrooms with 1.5 bathrooms~~	~~900~~
~~Two bedrooms with 2 bathrooms~~	~~1,000~~
~~Three bedrooms with 1.5 bathrooms~~	~~1,100~~
~~Three bedrooms with 2 bathrooms~~	~~1,200~~

~~Number of Bedrooms and Bathrooms~~	~~Maximum Floor Area (square feet)~~
~~Three bedrooms with 2.5 bathrooms~~	~~1,250~~
~~Four bedrooms with 2 bathrooms~~	~~1,300~~
~~Four bedrooms with 2.5 bathrooms~~	~~1,350~~

"]

SECTION 8. Chapter 32, Article 2, Revised Ordinances of Honolulu 2021 ("Permitted Uses, Development Standards, and Other Requirements"), is amended by adding four new sections to be appropriately designated by the Revisor of Ordinances and to read as follows:

"**§ 32-2.__ Development requirements.**

If a zoning lot is to be developed as affordable rental housing pursuant to this chapter, then every existing and proposed structure on the zoning lot must comply with the requirements of this chapter.

§ 32-2.__ Landscaping.

Side and rear yards need not be landscaped; provided that a solid fence with a minimum height of 4 feet and a maximum height of 6 feet is built along the property line enclosing the side or rear yard, as applicable.

§ 32-2.__ Resident manager unit.

Affordable rental housing projects may include a unit to be used as housing for an on-premise resident manager or an office for a property management company to manage tenant issues and be responsible for the maintenance of the building and rental units. If a unit for a resident manager or property management company is included, the unit must be maintained for the duration of the affordability period of the project. The unit for the resident manager or property management company may not be counted towards the affordable rental housing unit requirement.

§ 32-2.__ Multi-unit dwelling standards in business districts.

In the B-1 and B-2 zoning districts, nonresidential uses of multi-unit dwellings must be limited to the ground floor, with residential uses located on consecutive floors above."

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SECTION 9. Section 32-3.2, Revised Ordinances of Honolulu 2021, as amended by Ordinance 25-46, is amended to read as follows:

"**§ 32-3.2 Standards.**

(a) *Building heights and areas.* The building height permitted by Table 32-A will be increased in accordance with Section 504 of the building code. The building area of a one-story building must not exceed the limitations set forth in Table 32-A, except as provided in Section 506 of the building code.

A BILL FOR AN ORDINANCE

TABLE 32-A					
TYPE OF CONSTRUCTION	ALLOWABLE HEIGHT AND BUILDING AREAS FOR MID-RISE MULTI-FAMILY RESIDENTIAL BUILDINGS. Height Limitations shown as stories and feet above grade plane. Area limitations as determined by the definition of Area, building, per story				
	IB	IIA	IIIA	HT	VA
	MAXIMUM HEIGHT (feet)				
	[~~60~~]	[~~60~~]	[~~60~~]	[~~60~~]	50
	60 or the maximum height for the underlying zoning district, whichever is greater				
Height/Area	Maximum Height (stories) and Maximum Area (sq. ft.)				
H	7	7	7	7	5
A	[~~80% of land area~~] None; provided that the setbacks required by the underlying zoning will apply	[~~80% of land area~~] None; provided that the setbacks required by the underlying zoning will apply	[~~80% of land area~~] None; provided that the setbacks required by the underlying zoning will apply	[~~80% of land area~~] None; provided that the setbacks required by the underlying zoning will apply	[~~80% of land area~~] None; provided that the setbacks required by the underlying zoning will apply

(b) *Type of construction.* The minimum type of construction must comply with Chapter 6 of the building code and Table 32-A.

(c) *Standards for buildings up to 60 feet in height.* The following standards apply to affordable rental housing projects with a building height of 60 feet and below:

[~~(c)~~] (1) *Fire-resistance rated construction and requirements.* The following requirements apply [~~to affordable rental housing projects~~]:

[~~(1)~~] (A) Where an exterior wall is less than 10 feet from the property line, one-hour fire-rated exterior walls with no greater than 25 percent openings per wall surface; provided that windows in the openings may be unrated;

[~~(2)~~] (B) One-hour fire-rated corridor walls for double loaded corridors and demising walls between units;

[~~(3)~~] (C) Twenty-minute fire-rated entry doors to units with automatic closure mechanisms;

[~~(4)~~] (D) Unrated interior walls within each unit;

[~~(5)~~] (E) One-hour fire-rated floors and roof, or heavy timber floors and roof;

[~~(6)~~] (F) Two-hour fire-rated walls between units and building stairs or passenger elevators;

[~~(7)~~] (G) Two-hour fire-rated walls and 90-minute fire-rated door in the booster pump room [~~described in subsection (d)(5)~~]; and

[~~(8)~~] (H) All domestic water and fire sprinkler piping must be made of noncombustible material; provided that alternate fire-rating piping material may be used in an affordable rental housing project when: the affordable rental housing project is not constructed of heavy timber construction; the affordable rental housing project does not use a single water supply and distribution system for domestic water and fire sprinkler systems; and use of the alternate fire-rating piping material complies with Chapter 16 and Chapter 20 fire sprinkler requirements.

[~~(d)~~] (2) *Fire protection system.* The installation of automatic sprinkler systems for protection against fire hazards must be designed and installed in compliance with [~~section~~] Section 903 of the building code; or, for residential occupancies of seven or fewer stories in buildings not exceeding 60 feet in height above grade, an automatic sprinkler system must be provided as follows:

[~~(1)~~] (A) A common sprinkler/domestic main must be installed throughout the building;

[~~(2)~~] (B) Vertical risers must be provided with a secured shutoff valve locked in the open position. All required outages must be provided with a fire watch;

[~~(3)~~] (C) All sprinkler heads must be installed prior to the last plumbing fixture served within the unit. All sprinkler piping serving a sprinkler head must be kept to a minimum and no greater than 16 inches in length;

[~~(4)~~] (D) The discharge density must be 0.05 gallons per minute per square-foot with a maximum of four sprinkler heads within each compartment;

[~~(5)~~] (E) A booster pump must be provided to accommodate the domestic water and greatest hydraulic demanding sprinklers within a unit. The booster pump must provide a minimum of 40 pounds per square inch at the top of the riser;

[~~(6)~~] (F) A manual wet stand pipe must be precharged from a domestic water supply tap. The stand pipe must be located in an exterior open stairwell with two-hour rated walls;

[~~(7)~~] (G) For exterior walls that are between 5 and 10 feet from the property line with a wall opening greater than a 10 percent, there must be a sprinkler head at all wall openings to provide a water curtain when the sprinkler head is activated;

[~~(8)~~] (H) For buildings over 40 feet in height with type VA construction, a National Fire Protection Association 13 sprinkler system is required; and

[~~(9)~~] (I) A mechanical engineer licensed in the State of Hawaii [] must prepare the plans for the automatic sprinkler system required by this section.

[~~(c)~~] (3) *Means of egress.* Exterior corridors and balconies that are open with guards of a minimum one-hour fire-rated construction, or composed of other noncombustible fascia surfaces may be constructed up to 5 feet from the property line.

[~~(f)~~] (4) *Fire escape stairs.* The following requirements apply:

[~~(1)~~] (A) All fire stair exits may be open; provided that the walls adjoining any unit are two-hour fire-rated walls.

[~~(2)~~] (B) Except as provided in [~~subdivision (3),~~] paragraph (C), at least one fire exit stairwell must be a minimum width of [~~36~~] 44 inches, and if no elevator is provided, a second fire exit stairwell with a minimum width of 36 inches must be provided.

[~~(3)~~] (C) Buildings with 35 or fewer units may have a single fire exit stairwell that is a minimum width of 48 inches and constructed of non-combustible material or heavy timber construction; provided that the total length of the building must not exceed 100 feet. The stairwell must exit to the ground floor.

[~~(4)~~] (D) The fire chief may, at the fire chief's discretion, approve of alternative fire exits in lieu of a second fire exit stairwell, including a drop ladder system or a narrower second fire exit stairwell.

[~~(g)~~] (5) *Exterior glass.* Exterior glass in an affordable rental housing project will be exempt from the requirements of Chapter 16B (the Building Energy Conservation Code).

[~~(h)~~] (6) *Accessibility.* Design of building and facilities must comply with the federal Fair Housing Act, 42 USC §§ 3601 et seq. Elevators are required for buildings 30 feet in height and above but are not required for buildings below 30 feet unless mandated by Section 1007.2.1 of the building code, or required by applicable federal accessibility laws. Elevators may be provided in affordable rental housing projects, even though not required.

[~~(i)~~] (7) *Fire and smoke alarm systems.* Smoke detectors with audio alarms that are electronically powered must be installed in all bedrooms. An alarm pull box that is electronically connected to set off an audio alarm must be installed on each floor.

(d) *Corner lots*. If a zoning lot fronts two or more key streets, the applicant may designate one of the streets or corners for purposes of front and side yard setbacks and building placement.

(e) *Adherence to development standards*. All structures on a lot developed under this chapter must adhere to the development standards herein."

SECTION 10. SECTION 10 of Ordinance 19-8, as amended by Ordinance 23-12, is amended to read as follows:

"SECTION 10. This ordinance takes effect upon its approval and will be repealed [~~seven~~] seventeen years after the date on which Bill 8 (2023), or any amended version thereof, has been enacted into law and taken effect; provided that:

(1) Any real property tax exemption authorized pursuant to Section 8-10.33(b)(4) in SECTION 6 of this ordinance, and pursuant to SECTION 8-10.34(b)(4) in SECTION 7 of this ordinance, will apply to tax years beginning July 1, 2020;

(2) The amendments made in SECTIONS 3, 4, 5, 6, and 7 of this ordinance do not affect the repeal date of Ordinance 18-1; and

(3) No later than May 21, 2022, the Director of Planning and Permitting shall submit to the City Council a report on the number of affordable rental housing units developed under this ordinance, and a recommendation regarding the repeal, modification, or extension of this ordinance."

SECTION 11. 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.

A BILL FOR AN ORDINANCE

SECTION 12. This ordinance takes effect upon its approval and will be repealed on the repeal date of Ordinance 19-8, as further amended by Ordinance 23-12.

INTRODUCED BY:

Andria Tupola

DATE OF INTRODUCTION:

February 11, 2026
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 Rental Housing; Development Standards; Building Construction Standards; Bill 7 (2019)

Description:
Amends various development standards, building construction standards, and other requirements for affordable rental housing projects developed under ROH Chapter 32.

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