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. Imposes a maximum lot area of 40,000 square feet (instead of proposing to eliminate the 20,000-square-foot maximum);

2. Deletes the proposed provision that would have allowed a single yard to be designated as a front yard by the owner of a zoning lot bounded by more than one street;

3. Allows the maximum building height to be 60 feet or the maximum building height for the underlying zoning district, whichever is greater (instead of proposing to amend the maximum building height from 60 feet to the maximum height of the underlying zoning district); and

4. Deletes the proposed elevator requirement.

B. Deletes the following:

1. SECTION 6 of the bill (proposing to amend the formula to calculate the maximum number of affordable rental housing units for each zoning lot);

2. SECTION 8 of the bill (proposing to add four new sections in ROH Chapter 32, Article 2, relating to development standards); and

3. SECTION 10 of the bill (amending the repeal date of Ordinance 19-8, as amended by Ordinance 23-12).

Renumbers the bill SECTIONS accordingly.

C. In renumbered SECTION 7 of the bill (formerly SECTION 9):

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 (instead of proposing to amend the requirement from 60 feet to the maximum height of the underlying zoning district or, when applicable, the special district);

2. Deletes the proposed amendments that would have required buildings over 60 feet in height to contain an elevator;

3. Deletes the proposed provisions relating to corner lots, which would have allowed a single yard to be designated as a front yard by the owner of a zoning lot bounded by more than one street; and

4. Deletes the proposed provision that would have required all structures on a lot developed under ROH Chapter 32 to adhere to the ROH Chapter 32 development standards (this is already required pursuant to ROH § 32-2.3).

D. In renumbered SECTION 9 of the bill (formerly SECTION 12), adds that the provisions of the ordinance may apply to any eligible affordable rental housing project for which a building permit application is accepted as complete by the Department of Planning and Permitting prior to the repeal of the ordinance.

E. 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, business, and business mixed-use zoning districts, and in the apartment precinct, including the apartment 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[~~,~~] district, whichever is less.
Minimum side and rear yards	5 feet, or the minimum side and rear yards required by the underlying zoning[~~,~~] district, whichever is less.
Maximum building area	[~~80% of the zoning lot~~] None; provided that the required yards of the underlying zoning district still apply.
Maximum building height	60 feet or the maximum building height of the underlying zoning district, whichever is greater.
Maximum density	4.0 FAR
Height setbacks	None.
Off-street parking	None.
Bicycle parking	None.
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: One loading space with minimum horizontal dimensions of 16 feet in length and 7 feet 6 inches in width, a minimum vertical clearance of 10 feet, and a reasonable maneuvering area; provided that alternative measurements may be approved by the department of planning and permitting traffic review branch. 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.

"

A BILL FOR AN ORDINANCE

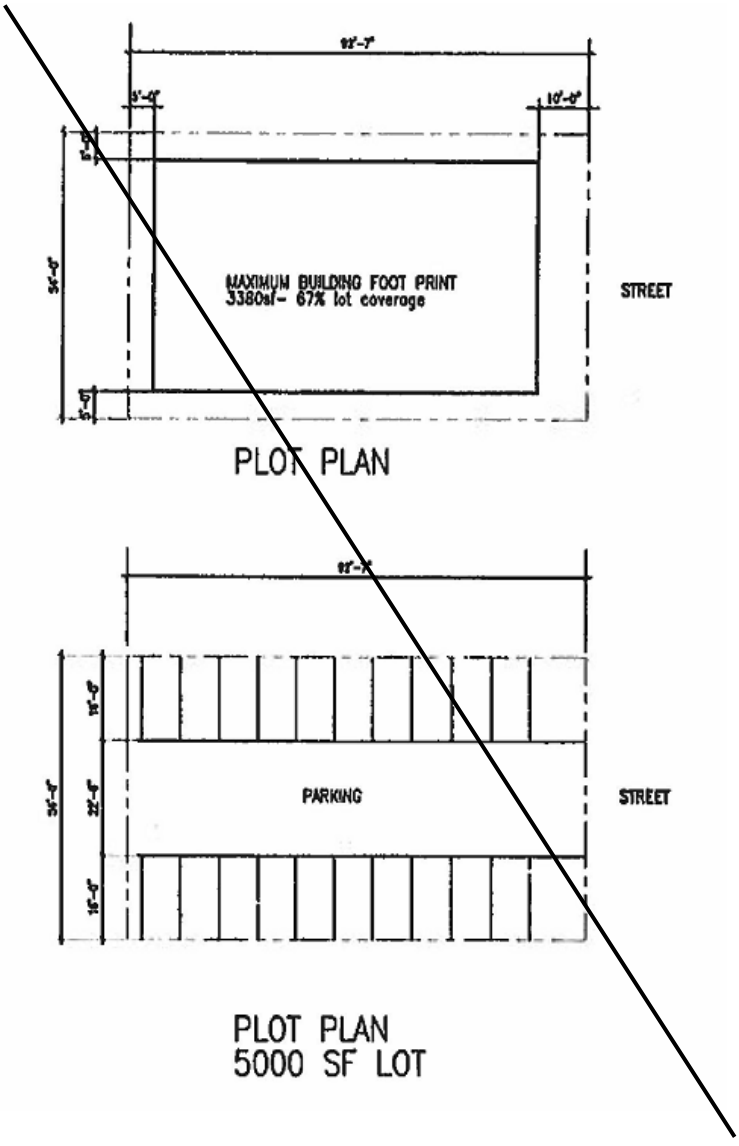
SECTION 5. Section 32-2.6, Revised Ordinances of Honolulu 2021, is repealed.

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

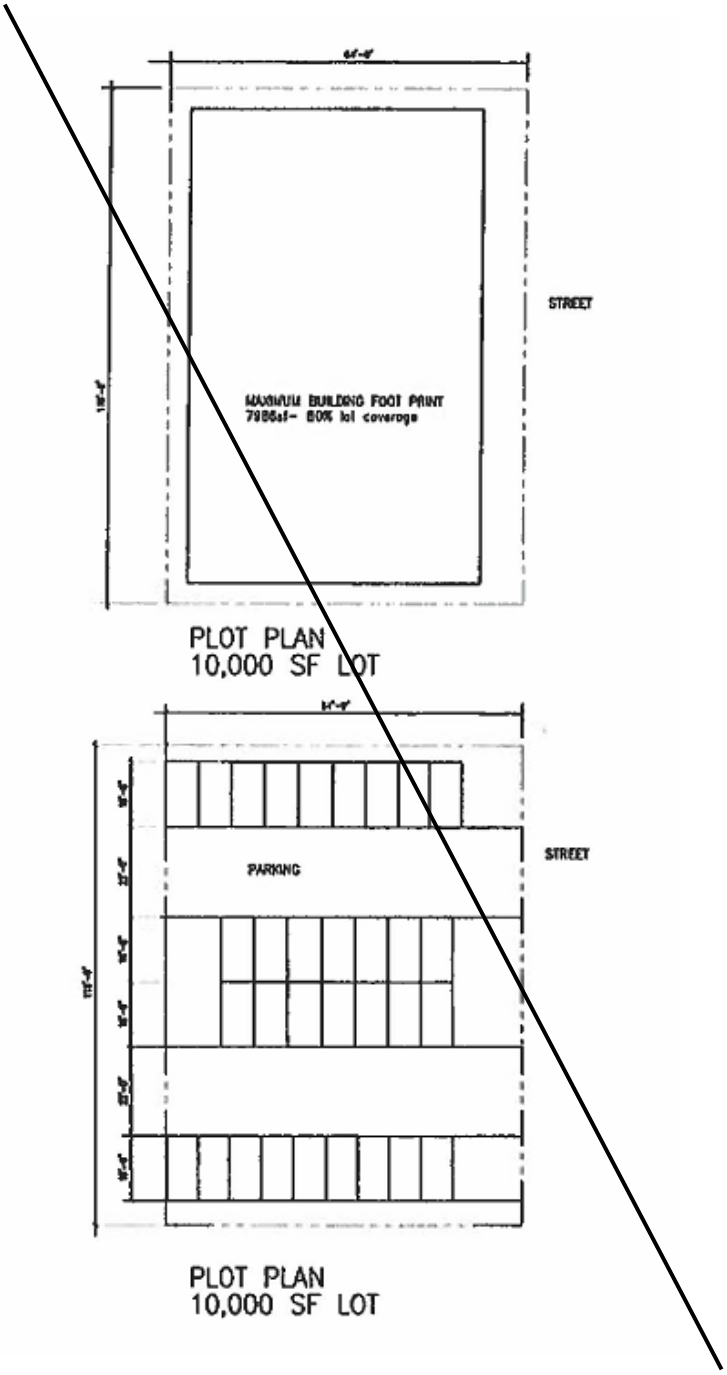
~~The following figures illustrate possible configurations of maximum building area and required yards; however, they do not necessarily reflect acceptable parking configurations or compliance with all other development standards:~~

A BILL FOR AN ORDINANCE

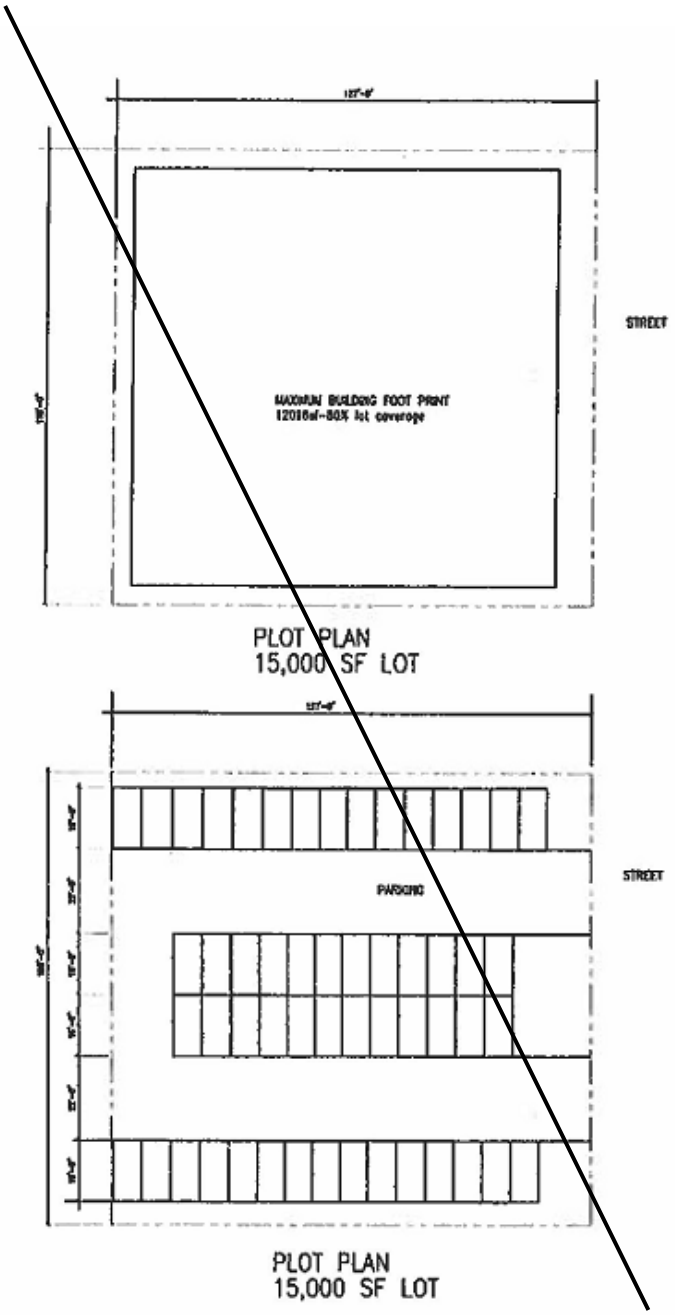
~~Figure 32-2.6~~
~~5,000 SQUARE FOOT LOT~~



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

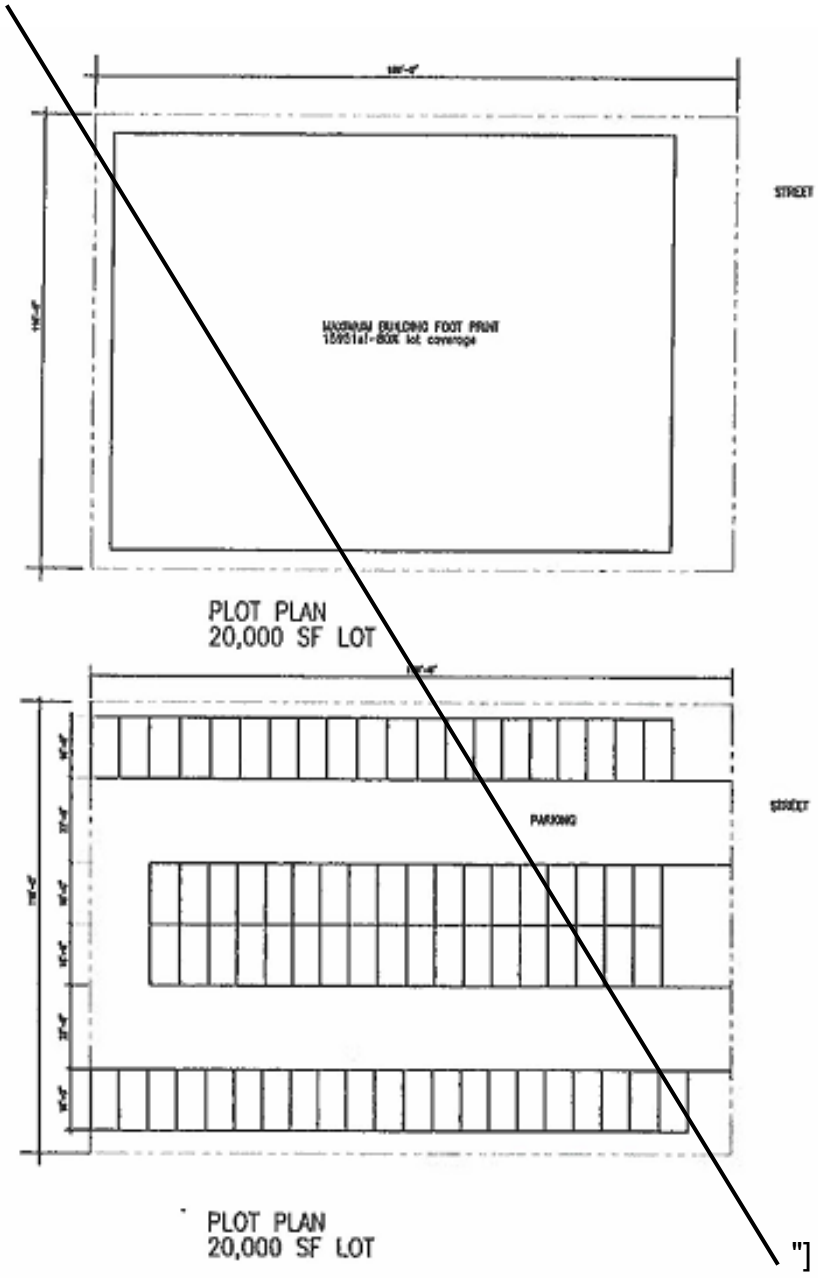


~~Figure 32-2.6~~
~~15,000 SQUARE FOOT LOT~~



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



"]

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SECTION 6. Section 32-2.9, 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~~
~~Three bedrooms with 2.5 bathrooms~~	~~1,250~~
~~Four bedrooms with 2 bathrooms~~	~~1,300~~
~~Four bedrooms with 2.5 bathrooms~~	~~1,350~~

"]

SECTION 7. Section 32-3.2, Revised Ordinances of Honolulu 2021, 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~~] is 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.

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<table>
<tr><th colspan="6">TABLE 32-A</th></tr>
<tr><td rowspan="5">TYPE OF CONSTRUCTION</td><td colspan="5">ALLOWABLE HEIGHT AND BUILDING [~~AREAS~~] AREA FOR [~~MID-RISE MULTI-FAMILY RESIDENTIAL BUILDINGS.~~] AFFORDABLE RENTAL HOUSING PROJECTS.
Height [~~Limitations~~] limitations are shown as stories and feet above grade plane.
Area limitations [~~as~~] are determined by the definition of [~~Area,~~] building[~~,~~] area, per story.</td></tr>
<tr><td>IB</td><td>IIA</td><td>IIIA</td><td>HT</td><td>VA</td></tr>
<tr><td colspan="5">MAXIMUM HEIGHT (feet)</td></tr>
<tr><td>[~~60~~]</td><td>[~~60~~]</td><td>[~~60~~]</td><td>[~~60~~]</td><td rowspan="2">50</td></tr>
<tr><td colspan="4">60 or the maximum height of the underlying zoning district, whichever is greater</td></tr>
<tr><td>Height/Area</td><td colspan="5">Maximum Height (stories) and Maximum Area (sq. ft.)</td></tr>
<tr><td>H
[~~A~~]</td><td>7</td><td>7</td><td>7</td><td>7</td><td>5</td></tr>
<tr><td rowspan="2">A</td><td>[~~80% of land area~~]</td><td>[~~80% of land area~~]</td><td>[~~80% of land area~~]</td><td>[~~80% of land area~~]</td><td>[~~80% of land area~~]</td></tr>
<tr><td colspan="5">None; provided that the required yards of the underlying zoning district apply</td></tr>
</table>

(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 or less:

[~~(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 openings comprising no greater than 25 percent [~~openings per~~] of the area for each wall

surface[~~;~~] must be utilized; provided that the windows in the openings may be unrated;

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

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

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

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

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

[~~(7)~~] (G) Two-hour fire-rated walls and 90-minute fire-rated [~~door~~] doors must be utilized 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-rated 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 the use of the alternate fire-rated piping material complies with Chapter 16 and Chapter 20 fire sprinkler requirements.

[~~(d)~~] (2) *Fire protection system.* [~~The installation of automatic~~] Automatic sprinkler systems installed 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~~] 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~~] fire-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 [~~shall~~] must prepare the plans for the automatic sprinkler system required by this [~~section.~~] subdivision.

[~~(e)~~] (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~~] is exempt from the requirements of Chapter 16B (the Building Energy Conservation Code).

[~~(h)~~] (6) *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) *Accessibility.* [~~Design~~] The design of the building and facilities must comply with the federal Fair Housing Act, 42 USC §§ 3601 et seq. Elevators are not required 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~~] when they are not otherwise required.

[~~(i) *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.~~]"

A BILL FOR AN ORDINANCE

SECTION 8. 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 9. 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; provided that the provisions of this ordinance may apply to any eligible affordable rental housing project for which a building permit application is accepted as complete by the Department of Planning and Permitting prior to the repeal of this ordinance.

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; Affordable Housing; Development Standards; Building Construction Standards; Bill 7 (2019); Land Use Ordinance ("LUO"); Building Code; Department of Planning and Permitting ("DPP")

Description:
Amends various development standards, building construction standards, and other requirements and benefits 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.