



HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

COMMITTEE ON HOUSING,
HOMELESSNESS & PARKS

Voting Members:

Andria Tupola, Chair
Augie Tulba, Vice Chair
Radiant Cordero
Scott Y. Nishimoto
Matt Weyer

AGENDA

REGULAR MEETING
CITY COUNCIL CHAMBER
TUESDAY, AUGUST 25, 2026
2:30 P.M.

Pursuant to Section 92-3.7, Hawai'i Revised Statutes (HRS), this meeting will be conducted as a remote meeting by interactive conference technology, with the following procedures in effect for the meeting:

The meeting will be viewable: (1) by internet live streaming on the Honolulu City Council YouTube Channel, type the following into the address bar of the browser: <https://www.youtube.com/@HonoluluCityCouncil>; (2) by televised live broadcast on 'Ōlelo TV Channel 54; and (3) on the monitor situated outside the Council Chamber. Viewers who experience a loss of viewing signal should try switching to another viewing option.

After the meeting, the meeting will be viewable on demand on the Honolulu City Council YouTube Channel, type the following in the address bar of the browser: <https://www.youtube.com/@HonoluluCityCouncil>. Copies of older meeting videos may be requested by calling the City Clerk's Office at (808) 768-5822, charges may apply.

Some Councilmembers and presenters may be participating in the meeting by interactive conference technology from remote locations.

Remote and in-person oral testimony will be permitted on all items on the agenda when each agenda item is taken up. Each speaker may not have anyone else read their statement and is limited to a one-minute presentation.

As both English and Hawaiian are official languages of the State of Hawai'i, pursuant to Article XV, Section 4 of the Hawai'i State Constitution and HRS Section 1-13, members of the public may testify in either language. For oral testimonies offered in 'Ōlelo Hawai'i, additional time as may be necessary will be allowed for the testifier to provide an English translation of their testimony.

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Remote Testimony

1. For direct access to submit oral testimony call: +1-253-215-8782, enter ID **88310009777** and Passcode **630481**.
2. To testify by videoconference, visit the Honolulu Records Collection website, type the following into the address bar of the browser: <https://hnlldoc.ehawaii.gov/hnlldoc/testimony>. Videoconference access information will be provided upon registration. Testifiers are encouraged to register/submit testimony at least 24 hours prior to the meeting.

Persons wishing to testify in the Council Chamber are requested to register by 2:30 p.m. by filling out the registration form in person. Persons who have not registered will be given an opportunity to speak following the oral testimonies of the registered speakers.

Written testimony may be uploaded through the Honolulu Records Collection website, type the following into the address bar of the browser: <https://hnlldoc.ehawaii.gov/hnlldoc/testimony> or mailed to Office of the City Clerk, Attention: Information Section, 530 South King Street, Room 100, Honolulu, HI 96813. If submitted, written testimonies, including the testifier's address, e-mail address, and phone number, will be available to the public on the Honolulu Records Collection website, type the following into the address bar of the browser: <https://hnlldoc.ehawaii.gov>.

Should you have any questions, please call (808) 768-3825 or send an email to pearlene.sotelo@honolulu.gov.

Meeting materials are accessible on the Honolulu Records Collection website, type the following into the address bar of the browser: <https://hnlldoc.ehawaii.gov/hnlldoc/browse/agendas> by clicking on the appropriate Committee meeting.

If you need an auxiliary aid/service or other accommodation due to a disability or an interpreter for a language other than English, please call the Office of the City Clerk Information Section at (808) 768-5822, Monday through Friday, between 7:45 a.m. and 4:30 p.m., excluding State holidays, or send an email to pearlene.sotelo@honolulu.gov as soon as possible or at least three (3) business days before the scheduled meeting. Requests made as early as possible have a greater likelihood of being fulfilled.

FOR ACTION

1. **RESOLUTION 26-167 – ACCEPTANCE OF GIFT (DPR).** Accepting a gift to the City of one high-back traditional bench, preparations of the grounds and one bronze plaque with an inscription to read "Donated by the Family and Friends of Peter Nguyen," valued at \$3,848.07, from Martin Nguyen to be placed at Aina Moana Park. (Transmitted by Communication [D-488\[26\]](#))

PROPOSED CD1 TO RESOLUTION 26-167 (Submitted by Councilmember Tupola) – The CD1 (OCS2026-0494/8/18/2026 10:34 AM) makes the following amendments:

- A. Amends the title of the resolution to read as follows:

"ACCEPTING A GIFT TO THE CITY OF ONE HIGH-BACK TRADITIONAL BENCH, PREPARATIONS OF THE GROUNDS, AND ONE BRONZE PLAQUE WITH AN INSCRIPTION TO READ, "DONATED BY THE FAMILY AND FRIENDS OF PETER NGUYEN," VALUED AT \$3,848.07, FROM MARTIN NGUYEN TO BE PLACED AT AINA MOANA PARK WITHIN ALA MOANA REGIONAL PARK."

- B. In the fourth WHEREAS clause, specifies the location of Aina Moana Park as within Ala Moana Regional Park.
- C. Makes miscellaneous technical and nonsubstantive amendments.

2. **RESOLUTION 26-178 – ACCEPTANCE OF GIFT (DPR).** Accepting a gift to the City of two high-back traditional benches, ground preparation and two bronze plaques with the inscription "Donated by the Family and Friends of Jack 'The Running Doc' Scaff," valued at \$3,999.25, from Donna Scaff for placement at Kapi'olani Regional Park. (Transmitted by Communication [D-508\[26\]](#))
3. **RESOLUTION 26-180 – ACCEPTANCE OF GIFT (DPR).** Accepting a gift to the City of one high-back traditional bench, preparations of the grounds and one bronze plaque with an inscription to read "Donated by the Family of Ruriko Fujino," valued at \$2,718.74, from Anne Fujino for placement at Kailua Beach Park. (Transmitted by Communication [D-516\[26\]](#))

4. **RESOLUTION 26-190 – ACCEPTANCE OF GIFT (DPR).** Accepting a gift to the City of \$4,000 from the Friends of Honolulu Parks and Recreation for community benefit projects of the Department of Parks and Recreation. (Transmitted by Communication [D-538\[26\]](#))
5. **RESOLUTION 26-174 – NAMING OF THE TENNIS COURTS AT KALIHI VALLEY DISTRICT PARK.** Naming the tennis courts at Kalihi Valley District Park to the Vailima Watson Kalihi Valley District Park Tennis Courts.
6. **BILL 30 (2026), CD1 – RELATING TO PUBLIC PARKS.** Amending provisions relating to the use of public parks in the City and County of Honolulu. (Bill passed second reading and public hearing held 07/08/26)
7. **BILL 31 (2026), CD1 – RELATING TO CULTURAL SITES IN PUBLIC PARKS.** Amending provisions related to cultural sites in public parks. (Bill passed second reading and public hearing held 07/08/26)
8. **BILL 32 (2026), CD1 – RELATING TO PUBLIC PARKS, RECREATIONAL FACILITIES, AND BOTANICAL GARDENS.** Amending provisions related to public parks, recreational facilities, and botanical gardens. (Bill passed second reading and public hearing held 07/08/26)

PROPOSED CD2 TO BILL 32 (2026), CD1 (Submitted by Councilmember Tupola) – The CD2 (OCS2026-0459/8/3/2026 9:26 AM) makes the following amendments:

- A. In SECTION 4 of the bill, amends proposed new ROH Section 9-3.____ by removing subsection (f) (relating to civil penalties). Reletters subsequent subsections.

- B. In SECTION 6 of the bill, amends proposed new ROH Section 10-2.1(b) to:
 - 1. Clarify in the third paragraph that fees and charges referred to are the fees and charges established by the Director of Parks and Recreation and to add community garden fees to the list fees that may be established by the Director of Parks and Recreation;
 - 2. Add a fifth paragraph that states that the Director of Parks and Recreation shall not establish fees or charges for any program, facility, or service under the jurisdiction of the Department of Enterprise Services unless otherwise designated; and
 - 3. Remove subsection (f) (relating to civil penalties). Reletters subsequent subsections.
 - C. Amends SECTION 8 of the bill to repeal ROH Chapter 10, Article 5 ("Commercial Windsurfing") instead of ROH Section 10-5.4.
 - D. Amends SECTION 13 of the bill by restoring existing language in ROH Chapter 10, Article 2, in the new ROH Chapter 10, Article ____ ("Admission Fees for the Honolulu Zoo") set forth in the SECTION.
 - E. Makes miscellaneous technical and nonsubstantive amendments.
9. **BILL 18 (2026), CD1 – RELATING TO AFFORDABLE HOUSING.** Amending provisions relating to affordable rental housing. (Bill passed second reading and public hearing held 07/08/26)
- PROPOSED CD2 TO BILL 18 (2026), CD1** (Submitted by Councilmember Weyer)
– The CD2 (OCS2026-0505/8/18/2026 3:13 PM) makes the following amendments:
- A. In SECTION 2 of the bill, adds a new definition of "Urban High-Service Bus Stop" that was previously included in SECTION 6 of the as-introduced version of the bill.

- B. In SECTION 4 of the bill, amends the development standards in ROH Section 32-2.3 to:
1. Amend the maximum building height to the maximum height permitted by the underlying zoning district; provided that:
 - a. For zoning lots located within any special district that prescribes a maximum building height, the maximum building height is the maximum height permitted by the special district; and
 - b. For zoning lots:
 - i. Located within the Primary Urban Center Development Plan area, but not within a special district that prescribes a maximum building height;
 - ii. Located within a transit-oriented development special district; or
 - iii. Recommended for inclusion in a transit-oriented development special district pursuant to a neighborhood transit-oriented development plan adopted by council resolution;the maximum building height is 75 feet or the maximum height permitted by the underlying zoning district, whichever is greater.(Instead of 60 feet or the maximum building height of the underlying zoning district, whichever is greater);
 2. Increase the maximum allowable density (floor area ratio or "FAR") from 4.0 to 5.0; and
 3. Delete the minimum vertical clearance (10 feet) for off-street loading spaces on a zoning lot exceeding 7,500 square feet.
- C. Adds a new SECTION 6 of the bill proposing to amend the formula to calculate the maximum number of affordable rental housing units for each zoning lot that was previously included in SECTION 6 of the as-introduced version of the bill. Renumbers the subsequent bill SECTIONS accordingly.

- D. In renumbered SECTION 8 of the bill:
 - 1. Amends Table 32-A to incorporate the amendment to the maximum allowable building height listed in Summary Item B.1, above;
 - 2. Amends proposed ROH Section 32-3.2(c), relating to standards for buildings up to 60 feet in height, by deleting redesignated subdivisions (3) and (4)(B), which allowed a means of egress (certain exterior corridors and balconies) to be constructed up to 5 feet from the property line and which provided a minimum width for fire exit stairwells, respectively, so that affordable rental housing projects must comply with the relevant provisions in the Building Code. Renumbers and reletters the subsequent subdivisions and paragraphs, respectively, as appropriate; and
 - 3. Amends proposed ROH Section 32-3.2(d) to require elevators in buildings over 40 feet in height.
- E. Adds a new SECTION 9 of the bill that amends ROH Section 32-4.2(c), relating to post-construction grants, to:
 - 1. Modify the post-construction grant amount for affordable rental housing project units less than 300 square feet in size to \$25,000 for each unit (instead of \$40 per square foot of dwelling unit floor area); and
 - 2. Modify the maximum post-construction grant amount for affordable rental housing project units 300 square feet or more in size from \$12,000 per unit to \$27,500 to \$31,250 for each unit, depending on unit size.
- F. Adds a new SECTION 10 of the bill that amends ROH Section 32-5.2(c), relating to pre-construction subsidies, by:
 - 1. Increasing the maximum pre-construction subsidy amount for affordable rental housing projects from a flat amount of \$50,000 per unit, regardless of unit size, to an amount between \$50,000 and \$62,500 per unit, depending on unit size;
 - 2. Requiring the owner to secure and pay for a project completion bond that ensures the full completion of the affordable rental housing project; and

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3. Providing for the owner to obtain a certificate of occupancy within 24 months after the approval of the special assignment inspection if applicable.
- G. Adds a new SECTION 11 of the bill, amending SECTION 10 of Ordinance 19-8, as amended by Ordinance 23-12, to extend the repeal date of Ordinance 19-8, as amended by Ordinance 23-12, by 10 years to June 1, 2040, that was previously included in SECTION 10 of the as-introduced version of the bill. Renumbers the subsequent SECTIONS of the bill accordingly.
- H. Makes miscellaneous technical and nonsubstantive amendments.

PROPOSED CD2 TO BILL 18 (2026), CD1 (Submitted by Councilmember Tupola) – The CD2 (OCS2026-0484/8/18/2026 3:36 PM) makes the following amendments:

- A. In SECTION 2 of the bill:
 1. Adds new definitions of "Efficiency Dwelling Unit" and "Urban High-Service Bus Stop"; and
 2. Amends the definitions of "Affordable Rental Housing Project" (to include efficiency dwelling units and add a new paragraph 7 relating to property management) and "Multifamily Dwelling" (to reflect the updated defined term ("Multi-Unit Dwelling") in the Land Use Ordinance).
- B. In SECTION 4 of the bill, amends the development standards in ROH Section 32-2.3 to:
 1. Amend the maximum building area to delete the proviso stating that the required yards of the underlying zoning district still apply;
 2. Amend the maximum building height to 75 feet or the height limit of the underlying zoning district, whichever is greater; provided that for zoning lots located in a special district, the maximum building height is 60 feet or the height limit required by the special district, whichever is less (instead of 60 feet or the maximum building height of the underlying zoning district, whichever is greater);

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3. Increase the maximum allowable density (floor area ratio or "FAR") from 4.0 to 5.0 for zoning lots located within the Primary Urban Center Development Plan area;
 4. Add a "nonresidential uses" development standard for affordable rental housing projects located in the B-1 or B-2 zoning districts that requires a portion of the affordable rental housing project to be devoted to nonresidential (e.g., commercial) uses;
 5. Add, for buildings over 75 feet in height, for the portion of the building that is above 40 feet in height, a 1-foot horizontal height setback requirement for every 10 feet of additional height or portion thereof;
 6. Add off-street parking requirements for affordable rental housing projects containing more than 60 dwelling units and located on a zoning lot outside of a transit-oriented development special district;
 7. Delete the minimum vertical clearance required for off-street loading areas for zoning lots exceeding 7,500 square feet and add additional off-street loading requirements for public curbside refuse collection; and
 8. Amend the yard encroachments standards to add that, for corner lots or lots fronting multiple streets, a single yard may be designated as the front yard by the owner of the zoning lot and fencing is not required along a side yard that abuts a street.
- C. Adds a new SECTION 6 of the bill proposing to amend the formula to calculate the maximum number of affordable rental housing units for each zoning lot that was previously included in SECTION 6 of the as-introduced version of the bill. Renumbers the subsequent bill SECTIONS accordingly.
- D. In renumbered SECTION 8 of the bill, deletes ROH Section 32-3.2(a), (b), (c), and (d), which included modified building height, area, and construction type; fire-resistance rated construction; and fire protection system standards; provided that the modified requirements pertaining to fire-rated exterior walls with openings (currently codified as ROH Section 32-3.2(c)(1)) were not deleted. Redesignates subsections and subdivisions as appropriate.
- E. Makes miscellaneous technical and nonsubstantive amendments.

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Related communications:

[CC-22\(26\)](#) Disclosure of Interest Statement submitted by Councilmember Tupola

[CC-29\(26\)](#) Disclosure of Interest Statement submitted by Councilmember Tulba

EXECUTIVE SESSION

If the need arises with respect to any item on this agenda, then pursuant to Hawai'i Revised Statutes Sections 92-4 and 92-5(a)(4), the Committee may consult in a closed meeting with its attorneys in executive session on questions and issues pertaining to the City's and the Council's powers, duties, privileges, immunities and/or liabilities relating to that item.

ANDRIA TUPOLA, Chair
Committee on Housing, Homelessness &
Parks