'26AUG27 PM 3:42 CITY CLERK

DEPARTMENT OF PLANNING AND PERMITTING
KA ʻOIHANA HOʻOLĀLĀ A ME NĀ PALAPALA ʻAE
CITY AND COUNTY OF HONOLULU

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August 27, 2026

The Honorable Andria Tupola, Chair
and Members
Committee on Housing, Homelessness, and Parks
530 South King Street, Room 202
Honolulu, Hawaiʻi 96813

Dear Chair Tupola and Councilmembers:

SUBJECT: Follow-Up Items to Bill 18, CD2 (2026)

The Department of Planning and Permitting (DPP) provides the following requested items in follow-up to agenda item #9 - Bill 18, CD 2 (2026):

1. DPP comments on the proposed committee bill drafts by Chair Tupola and Councilmember Matt Weyer.

Bill Topic	Tupola	Weyer
Height		This option is preferred because it states that the underlying zoning, protects the special districts and focuses the 75-ft. height allowance in the PUCDP and TOD areas.
Floor Area Ratiion (FAR)	This option is preferred because it allows the 5.0 FAR in the PUCDP, and retains 4.0 everywhere else.	This allows 5.0 everywhere.
Nonresidential uses	This option is preferred because it requires commercial development in the B-1 & B-2 Districts.	Not included.
Height Setback	This option is preferred because it requires height setbacks for taller buildings. (It requires height setbacks for buildings over 75 ft.)	None.

DEPT. COM. 556(26) HHP

Off street parking	This requires parking for 60 unit buildings, which is more than the LUO requires for multi-unit dwellings in the PUCDP and 'Ewa DP areas.	This option is preferred because it doesn't require any parking.
Off street loading	This option is preferred because it adds language about public curbside refuse collection.	This option does not have that language.
Yard encroachments / fencing	This option is preferred because it includes language about corner lots that we asked to have included.	This option does not have that language.
Building Code	This option is preferred. Prescriptive fire sprinkler requirement is deleted and the building construction standards follow the building code, except for the rated window requirement. However, DPP recommends limiting the open stairway in Section (c)(A) to apply to buildings more than 60 ft high. A larger, taller building footprint with more occupants may take longer to escape, thus, an enclosed stairway will prevent smoke exposure.	
Post-Construction Grant		Would significantly increase grant amounts. Just need sufficient funding.
Pre-Construction Grant		Slight increases grant amounts. Just need sufficient funding.

2. Pre- and Post-Construction Grant Totals.

Distributions by FY (for Bill 31 [Ordinance 25-19] Pre-Construction Subsidy Program only)		
FY26	FY27	Total
$0.00	$3,950,000.00*	$3,950,000.00

Distributions by FY (for Bill 3 [Ordinance 24-23] Post-Construction Grant Program only)					
FY23	FY24	FY25	FY26	FY27	Total
$145,170.00	0	$1,549,840.00	$618,560.00	$1,220,720.00*	$3,534,290.00

*Anticipated amounts.

3. Eligible Project Sites Map Link:
https://cchnl.maps.arcgis.com/apps/instant/compare/index.html?appid=9e7f2bb6852e4797830dab4caa6e75d6

4. Updated Project Numbers by Council District:

Council District / Member	# of Projects
District 1 / Tupola	0
District 2 / Weyer	4
District 3 / Kia'āina	5
District 4 / Waters	6
District 5 / Nishimoto	43
District 6 / Dos Santos-Tam	9
District 7 / Cordero	0
District 8 / Okimoto	1
District 9 / Tulba	0
Total:	68

Should you have any questions, please contact me at (808) 768-8000.

Very truly yours,

Dawn Takeuchi Apuna
Director