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

MEETING HAS BEEN CANCELLED

AGENDA

REGULAR MEETING
CITY COUNCIL CHAMBER
TUESDAY, SEPTEMBER 22, 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.

Committee on Housing, Homelessness & Parks Agenda
Tuesday, September 22, 2026

MEETING HAS BEEN CANCELLED

Remote Testimony

1. For direct access to submit oral testimony call: +1-253-215-8782, enter ID **86413246480** and Passcode **602010**.

2. To testify by videoconference, visit the Honolulu Records Collection website, type the following into the address bar of the browser: https://hnldoc.ehawaii.gov/hnldoc/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://hnldoc.ehawaii.gov/hnldoc/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://hnldoc.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://hnldoc.ehawaii.gov/hnldoc/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.

Committee on Housing, Homelessness & Parks Agenda
Tuesday, September 22, 2026

MEETING HAS BEEN CANCELLED

FOR ACTION

1. **BILL 11 (2026) – RELATING TO AFFORDABLE HOUSING INCENTIVES.** Requiring the reporting of affordable housing incentives to the City Council. (Bill passed second reading and public hearing held 3/25/26)

   PROPOSED CD1 TO BILL 11 (2026) (Submitted by Councilmember Tupola) – The CD1 (OCS2026-0393/6/22/2026 3:33 PM) makes the following amendments:

   A. Amends the definition of "Area Median Income or AMI" to reference the same meaning contained in ROH Section 29-1.2.

   B. Makes miscellaneous technical and nonsubstantive amendments.

2. **BILL 18 (2026), CD1 – RELATING TO AFFORDABLE HOUSING.** Amending provisions relating to affordable rental housing. (Bill passed second reading and public hearing held 7/08/26; Committee postponed action 8/25/26)

   CD2 TO BILL 18 (2026), CD1 (Approved by the Committee at its August 25, 2026 meeting) – The CD2 (OCS2026-0533/8/26/2026 3:55 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. Deletes SECTION 3 of the bill, which would have amended ROH Section 32-2.2 to allow affordable rental housing projects as a permitted use in the business zoning districts. Renumbers bill SECTIONS 4 and 5 accordingly.

MEETING HAS BEEN CANCELLED

C. In renumbered SECTION 3 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);

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, 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;

5. 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;

6. 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

7. 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.

D. Adds a new SECTION 5 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.

MEETING HAS BEEN CANCELLED

E. In SECTION 7 of the bill, repeals 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 repealed. Redesignates subsections and subdivisions as appropriate.

F. Makes miscellaneous technical and nonsubstantive amendments.

PROPOSED CD2 TO BILL 18 (2026), CD1 (Submitted by Councilmember Tupola) – The CD2 (OCS2026-0570/9/16/2026 1:11 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. Deletes SECTION 3 of the bill, which would have amended ROH Section 32-2.2 to allow affordable rental housing projects as a permitted use in the business zoning districts. Renumbers bill SECTIONS 4 and 5 accordingly.

C. In renumbered SECTION 3 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 as follows:

a. For zoning lots located within the Primary Urban Center Development Plan area or within the Transit-Oriented Development Special District, the maximum height is 75 feet or the maximum height permitted by the underlying zoning district, whichever is greater.

MEETING HAS BEEN CANCELLED

b. For zoning lots located outside the Primary Urban Center Development Plan area and not within the Transit-Oriented Development Special District, the maximum height is 60 feet or the maximum height permitted by the underlying zoning district, whichever is less.

(Instead of 60 feet or the maximum building height of the underlying zoning district, whichever is greater);

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 that, for buildings over 75 feet in height, the portion of the building that is above 40 feet in height must be set back from every side and rear buildable area boundary line 1 foot for each 10 feet of additional height;

5. Add provisions relating to off-street parking stating that affordable rental housing projects are encouraged to provide off-street parking to the extent reasonably feasible based on the size, configuration, location, and other characteristics of the project site, including proximity to public transit and transportation alternatives;

6. 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 all zoning lots when public curbside refuse collection is utilized; and

7. Amend the yard encroachment standards (renamed to "Yard encroachments and screening") to add that reasonable maneuvering areas are allowed in the side and rear yards and, 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, notwithstanding ROH Section 32-2.4, neither fencing nor a wall is required along a side yard that abuts a street.

D. Adds new bill SECTIONS as follows:

1. Adds a new SECTION 5 of the bill to repeal ROH Section 32-2.7, which contains example figures illustrating possible configurations of maximum building height.

MEETING HAS BEEN CANCELLED

2. 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 subsequent bill SECTIONS.

E. In renumbered SECTION 8 of the bill:

1. Repeals ROH Section 32-3.2(a), (b), and (d), which included modified building height, area, and construction type and fire protection system standards. Re-letters subsections as appropriate;

2. Amends ROH Section 32-3.2(c) (designated in the bill as proposed ROH Section 32-3.2(a)) to provide that the fire-resistance-rated construction standards set forth in subdivision (1) apply to all affordable rental housing projects and the standards set forth in subdivisions (2) through (8) apply only to affordable rental housing projects with a building height of 75 feet or less and constructed on a zoning lot with a maximum size of 20,000 square feet. Redesignates subdivisions as appropriate; and

3 Removes the limitation that the means of egress, exterior glass, and fire and smoke alarm standards (designated in the bill as proposed ROH Section 32-3.2(b), (d), and (f)) only apply to affordable housing rental housing projects with a building height of 60 feet or less.

4. Amends ROH Section 32-3.2(f) (designated in the bill as proposed ROH Section 32-3.2(c)), relating to standards for fire escape stairs, to clarify that:

a. The standards apply only to affordable rental housing projects with a building height of 75 feet or less and constructed on a zoning lot with a maximum size of 20,000 square feet; and

b. The minimum width of at least one fire exit stairwell (for buildings with more than 35 units) must be a minimum width of 36 inches (as currently required, instead of increasing the minimum width to 44 inches as previously proposed).

MEETING HAS BEEN CANCELLED

F. Adds new bill SECTIONS as follows:

1. SECTION 9, providing that, upon the effective date of this ordinance, affordable rental housing projects developed under ROH Chapter 32 as it read on the day prior to the effective date of this ordinance must comply with the applicable nonconforming provisions of ROH Chapter 16 and Section 21-4.110; and

2. SECTION 10, amending Ordinance 19-8, as amended by Ordinance 23-12, to clarify that upon the repeal of ROH Chapter 32, affordable rental housing projects must comply with the applicable nonconforming provisions of ROH Chapter 16 and Section 21-4.110.

Renumbers subsequent bill SECTIONS.

G. Amends renumbered SECTION 12 to state that this ordinance takes effect 180 days after its approval; provided that this ordinance does not affect the validity of any of the following permits and documents issued under this ordinance that were issued prior to the effective date of this ordinance:

1. Building permits, including any amendments thereto;

2. Inspections and related reports;

3. Certificates of occupancy; and

4. Ancillary permits and documents relating to the affordable housing project.

H. Makes miscellaneous technical and nonsubstantive amendments.

Related communications:

CC-22(26)	Disclosure of Interest Statement submitted by Councilmember Tupola
CC-29(26)	Disclosure of Interest Statement submitted by Councilmember Tulba

MEETING HAS BEEN CANCELLED

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