



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, OCTOBER 20, 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, October 20, 2026

Remote Testimony

1. For direct access to submit oral testimony call: +1-253-215-8782, enter ID **83546253514** and Passcode **372756**.
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 26-219 – ACCEPTANCE OF GIFT (DPR).** Accepting a gift to the City of two high-back traditional benches, preparations of the grounds, and two bronze plaques with inscriptions to read, "Donated by the 'Ohana of Lily Kwan" and "Donated by the 'Ohana of Clara Kwan," valued at \$5,607.25, from Clara Kwan to be placed at Aina Moana Park within Ala Moana Regional Park. (Transmitted by Communication [D-605\[26\]](#))
2. **RESOLUTION 26-223 – 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 Serm Chongchua," valued at \$2,718.74, from Victor Chongchua for placement at Sandy Beach Park. (Transmitted by Communication [D-615\[26\]](#))
3. **RESOLUTION 26-224 – ACCEPTANCE OF GIFT (DPR).** Accepting a gift to the City to furnish and install twelve tennis nets, valued at \$3,769.63, from USTA Hawaii Pacific Inc. for Patsy T. Mink Central O'ahu Regional Park. (Transmitted by Communication [D-613\[26\]](#))
4. **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.

5. **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.
- 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;

Committee on Housing, Homelessness & Parks Agenda
Tuesday, October 20, 2026

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.
- 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 (OCS2026-0643/10/14/2026 3:47 PM) makes the following amendments:

- A. In SECTION 2 of the bill:
1. Adds new definitions of "Efficiency Dwelling Unit," "Transit-Oriented Development Area," 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).

Committee on Housing, Homelessness & Parks Agenda
Tuesday, October 20, 2026

- B. In SECTION 3 of the bill, amending ROH Section 32-2.2 ("Permitted uses"), amends the proposed permitted use in the business zoning districts to allow affordable rental housing projects as a permitted use in the business zoning districts only in the transit-oriented development area.
- C. In SECTION 4 of the bill, amends the development standards in ROH Section 32-2.3 to:
 - 1. Amend the maximum lot area to 30,000 (instead of increasing the maximum lot area from 20,000 to 40,000 square feet);
 - 2. Amend the maximum building area to delete the proviso stating that the required yards of the underlying zoning district still apply;
 - 3. Amend the maximum building height as follows:
 - a. For zoning lots located within a special district established in Sections 21-9.30 through 21-9.90-6, the maximum height is 60 feet or the maximum height permitted by the underlying zoning district, whichever is less; provided that for zoning lots within the Punchbowl special district, the maximum height is 60 feet or the maximum height permitted by the underlying zoning district, whichever is greater;
 - b. For zoning lots not located within a special district established in Sections 21-9.30 through 21-9.90-6, the maximum 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);
 - 4. 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;
 - 5. 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;
 - 6. Add a transitional height setback provision stating that where a zoning lot adjoins a zoning lot in a residential zoning district, the residential zoning district height setbacks are not applicable;

Committee on Housing, Homelessness & Parks Agenda
Tuesday, October 20, 2026

7. 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;
8. 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
9. 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 6 of the bill to repeal ROH Section 32-2.7, which contains example figures illustrating possible configurations of maximum building height; and
2. Adds a new SECTION 7 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 9 of the bill:

1. Repeals ROH Section 32-3.2(a), (b), (c)(8), and (d), which included modified building height and area, construction type, water and fire sprinkler piping material, and fire protection system standards, respectively. Re-letters subsections as appropriate;

Committee on Housing, Homelessness & Parks Agenda
Tuesday, October 20, 2026

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 (7) 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;
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; and
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. At least one fire exit stairwell (for buildings with more than 35 units) must be 36 inches wide (as currently required, instead of increasing the minimum width to 44 inches as previously proposed).

F. Adds new bill SECTIONS as follows:

1. SECTION 10, which provides 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 11, amending Ordinance 19-8, as amended by Ordinance 23-12, which provides 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.

Committee on Housing, Homelessness & Parks Agenda
Tuesday, October 20, 2026

- G. Amends renumbered SECTION 13 to state that the ordinance takes effect 180 days after its approval; provided that:
 - 1. The ordinance does not affect the validity of any of the following permits and documents issued under the ordinance that were issued prior to the effective date of the ordinance:
 - a. Building permits, including any amendments thereto;
 - b. Inspections and related reports;
 - c. Certificates of occupancy; and
 - d. Ancillary permits and documents relating to the affordable housing project;
 - 2. A building permit application under review with the Department of Planning and Permitting prior to the effective date of the ordinance may comply with the ordinance prior to the expiration of the 12-month period set forth in ROH Section 18-4.5. Upon this election, which must be made on or after the effective date of the ordinance:
 - a. The applicant is deemed to have waived their right to comply with the provisions of ROH Chapter 32, as it read on the date the application was filed;
 - b. The applicant must comply with the ordinance in its entirety; and
 - c. The applicant may not combine provisions of the ordinance with the provisions of the laws, ordinances, rules, or regulations that would otherwise apply to the application pursuant to ROH Section 18-4.5; and
 - 3. The ordinance will be repealed on the repeal date of ROH Chapter 32, as set forth in SECTION 10 of Ordinance 19-8, and any amendments made thereto.
- H. Makes miscellaneous technical and nonsubstantive amendments.

Committee on Housing, Homelessness & Parks Agenda
Tuesday, October 20, 2026

Related communications:

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

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

6. **[BILL 57 \(2026\)](#) – RELATING TO OUTDOOR PLAYCOURTS.** Requiring the preparation of certain information relating to outdoor playcourts. (Bill passed first reading 10/07/26)

[PROPOSED CD1 TO BILL 57 \(2026\)](#) (Submitted by Council Chair Waters) – The CD1 (OCS2026-0613/10/14/2026 1:11 PM) makes the following amendments:

A. In SECTION 2 of the bill:

1. Renames proposed ROH Section 2-16.___ to "Outdoor playcourt resurfacing" (instead of "Outdoor playcourt resurfacing schedule");
2. In proposed ROH Section 2-16.___(a) ("Definition"), amends the definition of "Outdoor Playcourt" to read, "An uncovered impervious surface that is designated for playing recreational games and sports, including but not limited to basketball, pickleball, tennis, and volleyball";
3. In proposed ROH Section 2-16.___(b) (renamed to "Posting requirements"), clarifies that the Director of Parks and Recreation shall make the resurfacing schedule information available online to the public (instead of requiring a schedule to be posted on the department's website). Deletes the date by which the schedule must be posted (December 31, 2026); and
4. In proposed ROH Section 2-16.___(c) ("Annual report"), replaces the reporting requirement date with a blank to be filled in and deletes the requirement to annually recommend changes to the ordinance.

- B. Renumbers SECTIONS 4 and 5 of the bill as SECTIONS 3 and 4 of the bill, respectively.

Committee on Housing, Homelessness & Parks Agenda
Tuesday, October 20, 2026

- C. In renumbered SECTION 3 of the bill, clarifies that the reporting requirements are enacted in SECTION 2 of the ordinance (instead of SECTION 3).
- D. In renumbered SECTION 4 of the bill, adds a proviso to the effective date of the bill so that the SECTION reads,

"This ordinance takes effect upon its approval; provided that the Director of Parks and Recreation shall post the outdoor playcourt resurfacing information required by SECTION 2 of this ordinance no later than _____ and submit the annual report required by SECTION 2 of this ordinance beginning on _____."
- E. Makes miscellaneous technical and nonsubstantive amendments.

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