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BILL 18 (2026)

PROPOSED CD2 - ATUP7
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HOUSING, HOMELESSNESS, AND PARKS COMMITTEE
TUESDAY, OCTOBER 20, 2026 AT 2:30 P.M.

COUNCIL COM. 179(26) HHP

The Program Is Building *Housing*



6

Certificates of Occupancy



3

Building Permits In Issuance



22

Building Permits Issued



37

Under Review



69

Total Projects

*DPP reports 59 total projects; the three project-status categories shown total 57.

224

Units Currently Built

1,815

Total Potential Units (Not Including Those Built)

Building consensus with *Stakeholders*



DEVELOPERS AND HOUSING ADVOCATES

- Met with Lam Capital, R&D Contractors, HNL Development, Ahe Group, Centre Urban Real Estate, PenseMetro, CCS Hawai'i, and JL Ala Moana
- Visited 7+ project sites, including Kinau, Kalihi, Pumehana, Young Street, Pensacola, Alapai, and University Avenue



TENANTS AND NEIGHBORING COMMUNITY

- Walked the Makiki neighborhood with residents and Neighborhood Board members
- Attended a tenant meet-and-greet



GOVERNMENT AGENCIES AND POLICY EXPERTS

- Met directly with DPP, DHLM, and UHERO

26

Total Meetings, Briefings & Site Visits

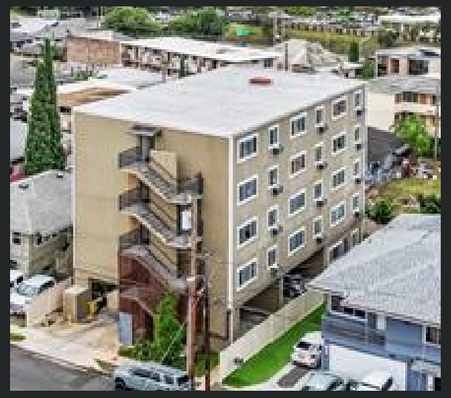


May 2024 – October 2026

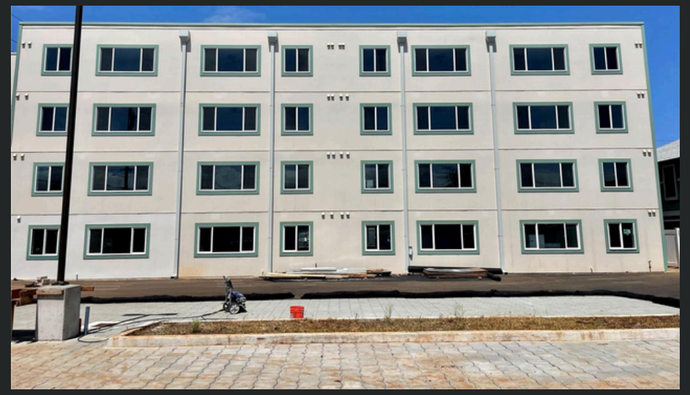
Housing That People Are Calling *Home*

- Build HOUSING
- Build it RIGHT
- Build COMMUNITY



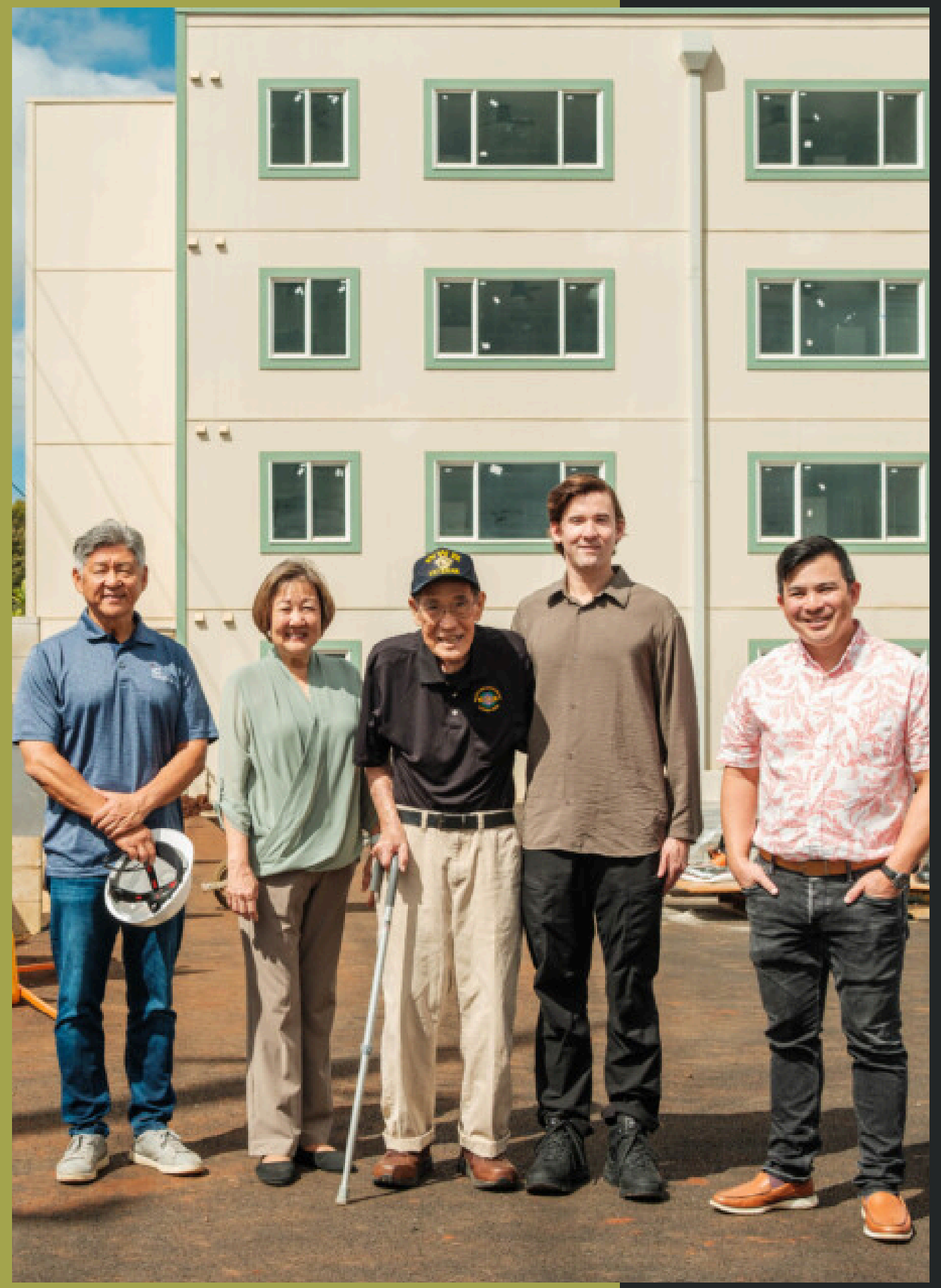












Build *Housing*

The first goal is simple: build more housing.
Pro-housing.
Pro-construction.
Pro-Community.

B-1 / B-2 Business Zoning

Expands Affordable Housing Opportunities Near Transit

- Allows affordable rental housing in B-1 and B-2 zoning districts.
- Limited to transit-oriented development (TOD) areas.
- Encourages housing near public transit.

Building Height

Concentrates Density Within the PUC and TOD Areas

- Primary Urban Center & Transit Oriented Development Areas
  - 75 feet or the underlying zoning height, whichever is greater.
- Punchbowl and Waikīkī Special Districts:
  - 60 feet or the underlying zoning height, whichever is greater.
- Within special districts outside the PUC and TOD:
  - 60 feet or the underlying zoning height, whichever is less.

Floor Area Ratio (FAR)

Allows Greater Density Within the Primary Urban Center

- Within the Primary Urban Center:
  - Maximum FAR of 5.0.
- Outside the Primary Urban Center:
  - Maximum FAR of 4.0.

Unit Count

Allows More Units Based on Lot Size and Transit Access

- Calculates unit count based on lot size and transit access.
- Within 2,000 feet of qualifying bus stops: Lot area ÷ 120.
- Other eligible locations: Lot area ÷ 130.
- Round down to the nearest whole unit.
- Example: 10,000-square-foot lot
  - Near qualifying transit: 83 units.
  - Other locations: 76 units.

Efficiency Dwelling Units

Establishes Clear Standards for Smaller Housing Units

- Defines an efficiency dwelling unit as having a minimum of 170 square feet of habitable space, excluding bathrooms, closets, and other non-habitable areas.
- Existing code references 220 square feet for an efficiency dwelling unit but does not define the housing type. At the same time, the code allows a one-bedroom dwelling unit with as little as 190 square feet of habitable space (120 + 70).

Height Setbacks

Provides Additional Separation for Taller Buildings

- Applies to buildings over 75 feet.
- Requires side and rear setbacks above 40 feet.
- Adds 1 foot of setback for every 10 feet of additional height.
- Residential zoning district transitional height setbacks do not apply.

Effective Date

Protects Existing Projects and Provides a Smooth Transition

- Takes effect 180 days after approval.
- Protects previously issued permits and approvals.
- Allows pending applications to adopt the new standards.
- Prohibits mixing old and new requirements.





Build it *Right*

The second goal is essential: improve building safety while making permitting more efficient.
Stronger safety standards.
Faster permitting.

Parking

Encourages Parking Without Imposing Minimum Requirements

- No minimum off-street parking requirement.
- Projects are encouraged to provide parking
- Parking considerations include:
  - Lot size, configuration, and location.
  - Access to public transit and transportation alternatives.

Safety Standards

Strengthens Building Safety and Clarifies Existing Exemptions

- Removes certain Chapter 32 provisions addressing construction types, piping materials, and fire protection systems.
- Retains fire-resistance-rated construction requirements, with additional standards applicable to projects 75 feet or less on lots of 20,000 square feet or less.
- Clarifies fire escape stair requirements for qualifying projects.
- Maintains provisions relating to means of egress, exterior glass, and fire and smoke alarms.





Build *Community*

The third goal is meaningful: creating places where people can live well and thrive.
Livable housing.
Strong neighborhoods.
Connected communities.

Maximum Lot Size

Allows Larger Projects and More Flexible Site Design

- Increases maximum lot size from 20,000 to 40,000 square feet.
- Removes 80% building-area limit.
- Existing applicable yard and development standards remain.

Property Management

Strengthens Property Management and Community Accountability

- Requires professional property management
- Requires a designated 24-hour emergency contact.
- Emergency contact information must be publicly posted.
- Does not require an on-site or live-in property manager.

Loading, Refuse, and Corner Lots

Clarifies Site Design and Daily Operations

- Lots 7,500 sq. ft. or less: Requires on-site loading and refuse storage.
- Lots 7,500 sq. ft. or more: Requires loading and maneuvering space.
- Curbside refuse: Allows short-term loading space with City approval.
- Corner lots: Allows one designated front yard and removes certain fence requirements.

Unchanged Provisions

Certain provisions remain unchanged in response to community concerns or to allow for separate consideration.

Grants and Subsidies

Sunset Date

No Parking Requirement

Elevator Requirement


MAHALO