A BILL FOR AN ORDINANCE

RELATING TO AFFORDABLE HOUSING INCENTIVES.

BE IT ORDAINED by the People of the City and County of Honolulu:

SECTION 1. Purpose. The purpose of this ordinance is to require the reporting of affordable housing incentives to the City Council.

SECTION 2. Chapter 2, Revised Ordinances of Honolulu 2021 ("The Mayor and Executive Agencies—Additional Powers, Duties, and Functions"), is amended by adding a new article to be appropriately designated by the Revisor of Ordinances and to read as follows:

"ARTICLE __: DEPARTMENT OF HOUSING AND LAND MANAGEMENT

§ 2-__.1 Definitions.

For the purposes of this article, the following definitions apply unless the context clearly indicates or requires a different meaning.

Affordable Housing Project. Housing offered for-sale or for-rent to households earning 140 percent or below of the AMI.

Area Median Income or ***AMI.*** Has the same meaning as defined in § 29-1.2.

Department. The department of housing and land management.

Director. The director of housing and land management.

Dwelling Unit. Has the same meaning as defined in § 21-10.1.

Incentive. Any benefit, subsidy, waiver, exemption, or other type of assistance received by an affordable housing project. Incentives include but are not limited to:

(1) Financial assistance or funding from the city, such as grants, bonds, funding from special funds, loans, and other monetary support, in any amount;

(2) Real property tax exemptions;

(3) Waivers or deferrals from the payment of city fees and charges;

(4) Exemptions, waivers, or adjustments to development standards and requirements of Chapter 21; and

(5) Other benefits or assistance, including those related to public-private partnership agreements, and bonuses obtained in exchange for the provision of affordable housing as a community benefit in neighborhood transit-oriented development plan areas.

§ 2-__.2 Affordable housing project incentive report.

(a) *Report required.*

(1) The department shall compile a report to the council detailing the information required under subsection (b).

(2) The director shall provide the council with a semiannual report six months after the effective date of this ordinance, and every six months thereafter.

(3) Each report must be made available to the council in an open data format or a data-rich format as defined in § 2-19.1.

(4) Each report must include information to date for the current calendar year, and all past information for the same affordable housing project.

(b) *Required information.* At a minimum, the report must include the following information:

(1) A list of all affordable housing projects for which incentives have been awarded, received, authorized, or approved; and

(2) For each affordable housing project listed, the following information:

(A) The project name, tax map key number, address, and developer;

(B) The amount of monetary incentives awarded or received, and the date of award and receipt;

(C) The estimated value of non-monetary incentives authorized or approved, the date of authorization or approval, and the method by which the estimated value was determined;

(D) A reference to the ordinance or other legal basis for each type of incentive awarded, received, authorized, or approved, and a brief description of how the project qualified for the incentive;

(E) The cumulative value of all incentives awarded, received, authorized, or approved to date for the affordable housing project;

(F) For each incentive, the city agency or department administering the incentive;

(G) Notation of any differences between the value of the incentives provided by the city and the value of the incentives to the developer;

(H) The total number of dwelling units in the project, and the number of affordable units in the project; and

(I) If known, any federal or State grants or awards the affordable housing project received."

SECTION 3. In SECTION 2 of this ordinance, the Revisor of Ordinances shall, pursuant to the Revisor's authority under Section 1-16.3(b)(1), Revised Ordinances of Honolulu 2021, replace the phrase "effective date of this ordinance" or similar phrase used in the codified language of this ordinance with the actual date on which the ordinance takes effect. The Revisor of Ordinances shall, pursuant to the Revisor's authority under SECTION 2 of Ordinance 23-7, update the Reporting Requirements Table to include the reporting requirements enacted by SECTION 2 of this ordinance.

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SECTION 4. This ordinance takes effect upon its approval.

INTRODUCED BY:

Tommy Waters

Andria Tupola

DATE OF INTRODUCTION:

January 22, 2026
Honolulu, Hawai‘i

Councilmembers

APPROVED AS TO FORM AND LEGALITY:

Deputy Corporation Counsel

APPROVED this _____day of _____, 20 ____ .

RICK BLANGIARDI, Mayor
City and County of Honolulu

Report Title:
Affordable Housing Projects; Area Median Income ("AMI"); Incentives; Benefits; Aid; Subsidy; Waiver; Cost Reduction; Permitting; Reporting Requirement; Department of Housing and Land Management ("HLM")

Description:
Requires the HLM to submit semiannual reports detailing all types of incentives, along with the total amount and value of each incentive, received by every affordable housing project that has received one or more incentives from the City, State of Hawaiʻi, and federal government, if applicable.

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