

A BILL FOR AN ORDINANCE

RELATING TO AFFORDABLE HOUSING.

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

SECTION 1. Purpose. The purpose of this ordinance is to amend provisions related to affordable housing.

SECTION 2. Section 8-10.33, Revised Ordinances of Honolulu 2021 ("Exemption—Qualifying affordable rental dwelling units or affordable rental housing units"), is amended by amending subsection (a) to read as follows:

"(a) For the purposes of this section, the following definitions [~~shall~~] apply unless the context clearly indicates or requires a different meaning.

Affordable Housing Agreement. An affordable housing agreement as described in § 29-1.8, or a "regulatory agreement" as defined in § 8-10.17(a).

Declaration of Restrictive Covenants. Has the same meaning as defined in Chapter 32.

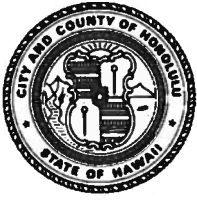
Exemption Period. The [~~ten-year~~] 15-year period commencing upon the effective date of the claim for a real property tax exemption pursuant to subsection (b)(4), and ending on June 30 of the last year of the [~~ten-year~~] 15-year period. Any exemptions granted pursuant to § 8-10.33 prior to the effective date of this ordinance will be extended by five years.

Regulated Period. The period during which a project is subject to an affordable housing agreement."

SECTION 3. SECTION 8 of Ordinance 18-1 is amended to read as follows:

"SECTION 8. Effective Date; repeal.

- (1) This ordinance takes effect upon its approval; provided that the provisions of the ROH sections in SECTIONS 2, 3, 4, 5, and 6 of this ordinance relating to application of those ROH sections to affordable dwelling units required pursuant to [~~Chapter ___ by Bill 58 (2017);~~] ROH Chapter 29, said provisions being set forth below, take effect on [~~the effective date of Bill 58 (2017), either in its original or amended form;~~] April 3, 2018:



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SECTION 2 – New ROH Section ~~[8-10.__(b)(1);]~~ 8-10.33(b)(1);
SECTION 3 – New ROH Section ~~[8-10.__(b)(1);]~~ 8-10.34(b)(1);
SECTION 4 – New ROH Section ~~[14-10.__(a)(1);]~~ 43-10.8(a)(1);
SECTION 5 – New ROH Section 18-6.5(g)(1); and
SECTION 6 – New ROH Section 22-7.3(j)(1).

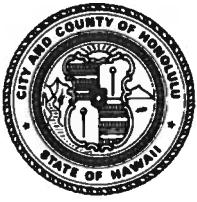
- (2) This ordinance will be repealed on June 30, 2027; provided that ~~[the following will not be repealed]:~~
- (a) The amendments made to ROH Sections 18-6.5(e) and (f) in SECTION 5 of this ordinance ~~[- and] will not be repealed;~~
 - (b) The amendments made to ROH Sections 22-7.3(a) through (i) in SECTION 6 of this ordinance ~~[-] will not be repealed; and~~
 - (c) The ROH Sections added by SECTION 2, SECTION 3, and SECTION 4 of this ordinance will be repealed on June 1, 2030.

Notwithstanding the foregoing, any real property tax exemptions granted pursuant to SECTION 2 of this ordinance prior to its repeal on ~~[June 30, 2027,]~~ June 1, 2030, will continue for the regulated period, subject to the provisions in ROH Section ~~[8-10.__(b)(1);]~~ 8-10.33 relating to ongoing requirements and the consequences of failing to meet those requirements."

SECTION 4. SECTION 7 of Ordinance 18-10 is amended to read as follows:

"SECTION 7. This ordinance takes effect upon its approval ~~[- provided that Section 3 of this ordinance will be repealed on June 30, 2027]."~~

SECTION 5. Ordinance material to be repealed is bracketed and stricken. New material is underscored. When revising, compiling, or printing this ordinance for inclusion in the Revised Ordinances of Honolulu, the Revisor of Ordinances need not include the brackets, the material that has been bracketed and stricken, or the underscoring. 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 ("ROH"), replace the phrase "the 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.



HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

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SECTION 6. This ordinance takes effect upon its approval, provided that:

- (1) The amendments made in SECTION 2 of this ordinance do not affect the repeal date of Ordinance 18-1; and



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- (2) Any real property tax exemptions granted pursuant to ROH Section 8-10.33 prior to its repeal will continue for the regulated period, subject to the provisions in ROH Section 8-10.33 related to ongoing requirements and the consequences of failing to meet those requirements.

INTRODUCED BY:

Matt Weyer

DATE OF INTRODUCTION:

March 13, 2025
Honolulu, Hawai'i

Councilmembers

APPROVED AS TO FORM AND LEGALITY:

Deputy Corporation Counsel
JEFF A. LAU

APPROVED this 28th day of May, 2025.

Rick Blangiardi
RICK BLANGIARDI, Mayor
City and County of Honolulu

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII
CERTIFICATE

BILL 29 (2025), CD1

Introduced: 03/13/25 By: MATT WEYER

Committee: HOUSING, SUSTAINABILITY,
ECONOMY & HEALTH (HSEH)

Title: RELATING TO AFFORDABLE HOUSING.

Voting Legend: * = Aye w/Reservations

03/13/25	INTRO	Introduced.
03/19/25	CCL	Passed first reading. 9 AYES: CORDERO, DOS SANTOS-TAM, KIA'ĀINA, NISHIMOTO, OKIMOTO, TULBA, TUPOLA, WATERS, WEYER
04/01/25	HSEH	Reported out for passage on second reading and scheduling of a public hearing. CR-115 5 AYES: CORDERO, DOS SANTOS-TAM, TULBA, TUPOLA, WEYER
04/05/25	PUBLISH	Public hearing notice published in the Honolulu Star-Advertiser.
04/16/25	CCL/PH	Committee report adopted. Bill passed second reading, public hearing closed and referred to committee. 8 AYES: CORDERO, DOS SANTOS-TAM, KIA'ĀINA, NISHIMOTO*, OKIMOTO, TULBA, WATERS, WEYER 1 ABSENT: TUPOLA
04/24/25	PUBLISH	Second reading notice published in the Honolulu Star-Advertiser.
04/29/25	HSEH	Reported out for passage on third reading as amended in CD1 form. CR-159 4 AYES: CORDERO, DOS SANTOS-TAM, TULBA, WEYER 1 ABSENT: TUPOLA
05/14/25	CCL	Committee report adopted and Bill passed third reading as amended. 9 AYES: CORDERO, DOS SANTOS-TAM, KIA'ĀINA, NISHIMOTO, OKIMOTO, TULBA, TUPOLA, WATERS, WEYER

I hereby certify that the above is a true record of action by the Council of the City and County of Honolulu on this BILL.


GLEN I. TAKAHASHI, CITY CLERK


TOMMY WATERS, CHAIR AND PRESIDING OFFICER