Supplemental Dwelling Units on Hawaiian Home Lands
Programmatic Options: Scope

• Subsistence agriculture allows more than one dwelling.
• **Option: limited expansion**
  – Add agriculture and pastoral only; or
  – Add residential only
• **Option: global expansion**
  – All lot types may be eligible
• **Option: pilot program**
  – Open to all or certain lot types on one island for a set period of time
Pilot Program
– Oahu and Hawaii Island
– Residential lots
– 5 years; evaluation after 3 years

Beneficiary Consultation
– Comments suggest expanding to all islands and all lot types
Post Consultation Recommendation

• Staff Recommends:
  • Pilot Program as proposed
    – Oahu and Hawaii Island
    – Residential lots
    – 5 years; evaluation after 3 years
Why a Pilot Program?

• Complexity
  – **Department**: coordinate with counties; LDD review; Planning review; HSD lease amendments and NHQ; Enforcement
  – **Lessees**: financing; county permits; upgrades
Why Oahu and Hawaii?

- MOU with Hawaii County Planning
- MOU in process with City and County of Honolulu
- Demand is greatest on Oahu
Agriculture and Pastoral lots are for farming and ranching uses.

Agriculture and Pastoral lessees in compliance can apply for workers’ quarters.

Agriculture and Pastoral lessees can subdivide.
Why 5 Years, Evaluate After 3 Years?

• Staff believes this is a realistic timeframe for a fair number of lessees to complete the process from SDU application to completed construction.

• Evaluation after 3 years forces the Department to analyze the process and make critical decisions on program improvement and viability.
Participation Requirements

Lot

• SDU compatible with Island and Area plans
• Not prohibited by DCCR
• No existing supplemental dwelling*
• Meet county requirements

Lessee

• Good standing
• Reside in main house or SDU

*Not a requirement in all communities.
Program Components

- Lessee
- Building
- Lot
- Use
- Enforcement

SDU