



HAWAIIAN HOME LANDS  
HAWAIIAN HOMES COMMISSION  
DEPARTMENT OF HAWAIIAN HOME LANDS

# 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

# Proposed Scope

- 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



# Why Residential Lots Only?

- 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

# Program Components

