



HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION · DEPARTMENT OF HAWAIIAN HOME LANDS

C-6

**For Information Only: Update on Administrative Rules for
Supplemental Dwelling Units**

September 21-22 2020



Roadmap

- **Background**
- **Key Provisions**
- **Known Challenges**
- **Current Status**



Background

- What is an “SDU”?
 - Supplemental Dwelling Unit
 - Smaller than the primary dwelling, separate entry, its own kitchen, bedroom, and bathroom
 - Includes “ohana dwelling unit” in Hawaii County and “additional dwelling unit” in Maui and Kauai Counties and the City and County of Honolulu



Background

- **Why on Hawaiian Home Lands?**
 - Crowding
 - Multi-generational households
 - Parity with the counties



Key Provisions & Challenges

- **Pilot program**
 - 5 years; review after 3 years; option to continue if found to be successful
 - All islands
- **Residential lots only**
 - Agriculture and Pastoral lots have options to increase number of dwellings
 - Beneficiary consultation feedback indicated a desire for all lot types to be eligible but staff recommendation was to limit to residential lots



Key Provisions & Challenges

- **Comply with County approval, permitting, and building code requirements**
 - Infrastructure capacity and occupant as well as public safety
 - Each county has its own terminology and its own process for approval and permitting



Key Provisions & Challenges

- **Waiver by the Commission and DHHL**
 - Lots in older developments in particular may not receive county approval
 - Commission may waive certain county requirements
 - If there is a denial by the county, DHHL may approve the SDU if the denial is based on lot conditions



Key Provisions & Challenges

- **Allowed uses**
 - Ohana occupancy; non-rental
 - Rental occupancy; tenant must be native Hawaiian as defined by the HHCA
- **No short term rentals**



Current Status

- Preparing to submit request to Governor for approval for public hearing



Mahalo



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