



HAWAIIAN HOME LANDS
HAWAIIAN HOMES COMMISSION
DEPARTMENT OF HAWAIIAN HOME LANDS

Homesteads with DCCRs

Hawaiian Homes Commission

Item C-7

May 17 – 18, 2021

Agenda

- **Background**
 - What are the “DCCR Homesteads”
- **Policy Question**

Should DHHL require all future homestead developments to be established as “DCCR homesteads?”
- **Discussion**
 - Function before Form
- **Next Steps**

Definitions

- **DCCRs** – Declaration of Covenants, Conditions and Restrictions
- **Planned Community Association** – a specific type of nonprofit, by law, requires homeowners to automatically be members; mandatory dues and assessments to operate the association; and documents (ie DCCRs) that bind homeowners

DCCRs only apply to 18 homesteads located statewide.

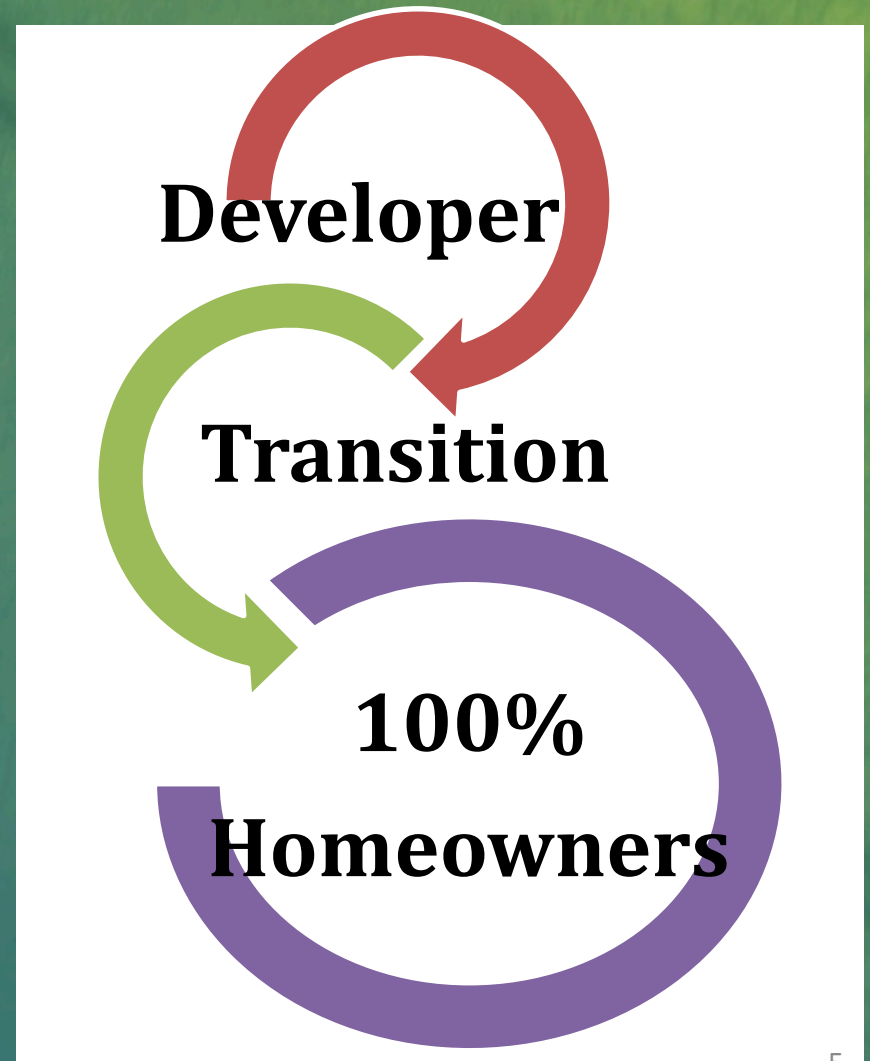
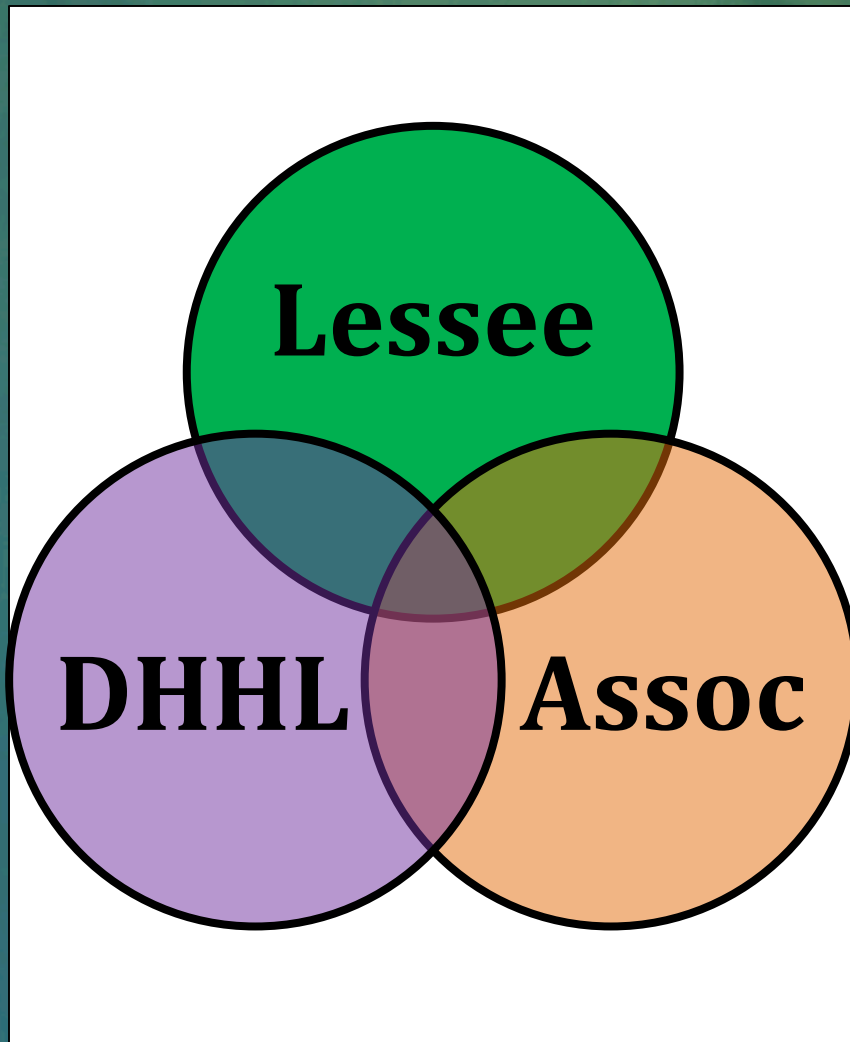
There are no DCCR homesteads on Moloka'i.

Total of 18 homesteads with DCCRs



Every DCCR homestead is different, based on location and governing documents

Key Differences



Policy Question

Should DHHL require all future homestead developments to be established as “DCCR Homesteads?”

Function before Form

- Identify a single entity that clearly represents a given homestead?
- Preserve property value, maintain aesthetics, ensure health/safety?
- Empower lessees to self-govern and self-manage the homestead?

- All of the above?
- Other needs?

Next Steps

Policy level: Function before Form

- Re-visit goals and objectives of the DCCR/PCA model, then the legal form and organizational structure can be more clear
- Prioritize resource allocation, including support to Planned Community Associations

Department level:

- Clarify Division roles and responsibilities
- Develop procedures
- Education and Enforcement

Community outreach

- Beneficiary Consultation

Long Term Programmatic Framework

- **Involve community throughout process**
- **Concept phase – research and analysis**
 - **Cost Benefit Analysis**
- **Formulate policy – seek HHC decision**
- **Operational Plan**
 - **Clear division roles and responsibilities**
 - **Procedures**

THEN IMPLEMENT

- **Monitor, Evaluate, Adjust**



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Mahalo!