

Testimony of the Real Estate Commission

**Before the
Senate Committee on Agriculture and Environment
and
Senate Committee on Water and Land
Wednesday, March 17, 2021
1:10 p.m.
Via Videoconference**

**On the following measure:
H.B. 247, RELATING TO AGRICULTURAL LANDS**

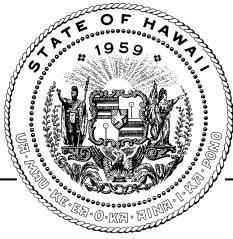
Chair Gabbard, Chair Inouye, and Members of the Committees:

My name is Carole Richelieu, Senior Condominium Specialist, testifying for Michael Pang, the Chairperson of the Real Estate Commission (Commission). The Commission supports this bill.

The purpose of this bill is to amend certain land subdivision and condominium property regime laws related to agricultural land, as recommended pursuant to Act 278, Session Laws of Hawaii 2019, to ensure condominium property regime projects within the agricultural district are used for agricultural purposes.

In particular, the Commission supports the proposed language in section 3 of the bill amending Hawaii Revised Statutes section 514B-52(b). The developer's public report is a disclosure document. The Commission supports additional disclosure to prospective buyers.

Thank you for the opportunity to testify on this bill.



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DAVID Y. IGE
GOVERNOR

MARY ALICE EVANS
DIRECTOR
OFFICE OF PLANNING

Statement of
MARY ALICE EVANS
Director, Office of Planning
before the
SENATE COMMITTEE ON AGRICULTURE AND ENVIRONMENT
AND
SENATE COMMITTEE ON WATER AND LAND

Wednesday, March 17, 2021

1:10 PM

Via Videoconference
in consideration of

HB 247

RELATING TO AGRICULTURAL LANDS.

Chairs Gabbard and Inouye, Vice Chairs Nishihara and Keith-Agaran, and Members of the Senate Committees on Agriculture and Environment, and Water and Land:

The Office of Planning (OP) **strongly supports** HB 247 which implements major recommendations of the Act 278, Session Laws of Hawaii 2019 study by OP of subdivision and condominium property regime (CPR) issues on agricultural land. In developing the report to the 2021 Legislature, OP convened a broad Stakeholders Group comprised of the Department of Agriculture, Real Estate Commission, Bureau of Conveyances, Agribusiness Development Corporation, Land Use Commission, State Senators and Representatives, City Department of Planning and Permitting, County of Maui Planning Department, Hawaii Farm Bureau, Hawaii Cattlemen's Council, Land Use Research Foundation, Kamehameha Schools, Aloun Farms, Hawaii Agricultural Research Center, and Plasch Econ Pacific.

HB 247 addresses three major issues and recommendations of the study:

1. Defines "farm dwelling" (amends HRS 205-4.5(4)). Inadequate definitions of a bona fide farm results in proliferation of dwellings without a farm component, fake farms, and gentlemen estates.
2. Allows county enforcement of unpermitted structures in leaseholds subdivisions in the Agricultural District (amends HRS 205-4.5(f)(2)) which has created an enforcement problem.
3. Requires county comments prior to CPR registration (amends HRS 514B-52(b)). Allows counties to review and alert the buyer of infrastructure and environmental deficiencies, and conformance with county codes.

Thank you for hearing this bill and allowing this opportunity to testify in strong support.

DAVID Y. IGE
GOVERNOR

JOSH GREEN M.D.
LT. GOVERNOR



ISAAC W. CHOY
DIRECTOR OF TAXATION

STATE OF HAWAII
DEPARTMENT OF TAXATION
P.O. BOX 259
HONOLULU, HAWAII 96809
PHONE NO: (808) 587-1540
FAX NO: (808) 587-1560

To: The Honorable Mike Gabbard, Chair;
The Honorable Clarence K. Nishihara, Vice Chair;
and Members of the Senate Committee on Agriculture and Environment;

The Honorable Lorraine R. Inouye, Chair;
The Honorable Gilbert S.C. Keith-Agaran, Vice Chair;
and Members of the Senate Committee on Water and Land;

From: Isaac W. Choy, Director
Department of Taxation

Date: March 17, 2021

Time: 1:10 P.M.

Place: Via Videoconference, Hawaii State Capitol

Re: H.B. 247, Relating to Agricultural Lands

The Department of Taxation (Department) offers the following comments regarding H.B. 247 for your consideration.

H.B. 247 makes several amendments to the Department of Agriculture's (DOA) Important Agricultural Lands program. Notably, it modifies the definition of "farm dwelling" in section 205-4.5, Hawaii Revised Statutes (HRS), to include single-family dwellings "where agricultural activity provides income of no less than \$10,000 a year" to the occupying family. The measure also authorizes DOA to use "any state general excise tax return filing" to determine threshold eligibility, as well as any "agricultural dedication for the parcel or lot of record approved by the county in which the dwelling and agricultural activity are located[.]" The measure is effective upon approval.

As stated in the Department's previous testimony on this measure, state general excise tax filings likely do not contain sufficient information to help DOA and the Legislature accomplish its desired screening goals. Although Forms G-45 (GET return) and G-49 (GET annual return and reconciliation) would indicate a Taxpayer's gross income from "Producing," which contains a broad category of agricultural activities, simply reviewing a taxpayer's GET filings will not be enough to determine whether and how much of any income earned by the Producer was actually earned while the Producer occupied a single-family dwelling that was an accessory to a farm.

Department of Taxation Testimony
AEN/WTL HB 247
March 17, 2021
Page 2 of 2

The Department recommends amending this measure accordingly and using a different method of income verification. The Department defers to the DOA on the substantive merits of this measure.

Thank you for the opportunity to provide testimony on this measure.

DAVID Y. IGE
Governor

JOSH GREEN
Lt. Governor



PHYLLIS SHIMABUKURO-GEISER
Chairperson, Board of Agriculture

MORRIS M. ATTA
Deputy to the Chairperson

State of Hawaii
DEPARTMENT OF AGRICULTURE
1428 South King Street
Honolulu, Hawaii 96814-2512
Phone: (808) 973-9600 FAX: (808) 973-9613

**TESTIMONY OF PHYLLIS SHIMABUKURO-GEISER
CHAIRPERSON, BOARD OF AGRICULTURE**

**BEFORE THE SENATE COMMITTEES ON AGRICULTURE AND ENVIRONMENT
AND
WATER AND LAND**

**MARCH 17, 2021
1:10 PM
VIA VIDEO CONFERENCE**

**HOUSE BILL NO. 247
RELATING TO AGRICULTURAL LANDS**

Chairpersons Gabbard, Inouye and Members of the Committees:

Thank you for the opportunity to testify on House Bill 247. This measure amends certain land subdivision and condominium property regime laws related to agricultural land, as recommended pursuant to Act 278, Session Laws of Hawaii 2019, to ensure:

1. Farm dwellings on agricultural lands are accessory to a farm or where the agricultural activity provides income of no less than \$10,000 per year to the family occupying the dwelling and verified by general excise tax return filing or agricultural tax dedication;
2. Structures on subdivided leasehold subdivisions of agricultural land are subject to county enforcement authority; and
3. Applications for registration of condominium property regimes of agricultural land are to include county comments regarding the availability of supportive infrastructure, any potential impact on government plans and resources, other requirements pursuant to county ordinances and rules, and the "developer's public report" pursuant to Section 514B-52.

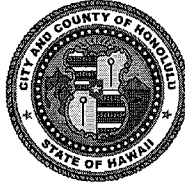
The Department of Agriculture strongly supports this measure that reflects the input of the Act 278 Stakeholders Group that was assembled and led by the Office of Planning. Although the Act was limited to the City and County of Honolulu, the Stakeholders Group has broad representation. We look forward to working with the Office of Planning as this bill moves forward.



DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

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RICK BLANGIARDI
MAYOR



DEAN UCHIDA
DIRECTOR

DAWN TAKEUCHI APUNA
DEPUTY DIRECTOR

EUGENE H. TAKAHASHI
DEPUTY DIRECTOR

March 17, 2021

The Honorable Mike Gabbard, Chair
and Members of the Committee on
Agriculture and Environment
The Honorable Lorraine R. Inouye, Chair
and Members of the Committee on Water and Land
Hawaii State Senate
Hawaii State Capitol
415 South Beretania Street
Honolulu, Hawaii 96813

Dear Chairs Gabbard, Inouye, and Committee Members:

**Subject: House Bill No. 247
Relating to Agricultural Lands**

The Department of Planning and Permitting (DPP) **strongly supports** House Bill No. 247.

This Bill will allow meaningful county input in the condominium property regime process involving agricultural lands, in order that these projects be laid out in conformity with the underlying county zoning, State land use district, and the applicable development permits for the proposed use of the land. Each county can then ensure availability of necessary supportive infrastructure, and identify and mitigate any potential negative impacts to environmentally important or culturally significant resources, prior to the piecemeal sale of the property.

Accordingly, we urge that this Bill be passed by your committee.

Thank you for the opportunity to testify.

Very truly yours,

A handwritten signature in black ink, appearing to read "Dean Uchida".
Dean Uchida
Director



Email: communications@ulupono.com

SENATE COMMITTEES ON AGRICULTURE & ENVIRONMENT AND WATER & LAND
Wednesday, March 17, 2021 — 1:10 p.m.

Ulupono Initiative supports HB 247, Relating to Agricultural Lands.

Dear Chair Gabbard, Chair Inouye, and Members of the Committees:

My name is Micah Munekata, and I am the Director of Government Affairs at Ulupono Initiative. We are a Hawai'i-focused impact investment firm that strives to improve quality of life throughout the islands by helping our communities become more resilient and self-sufficient through locally produced food; renewable energy and clean transportation; and better management of freshwater and waste.

Ulupono supports HB 247, which amends certain land subdivision and condominium property regime (CPR) laws related to agricultural land to ensure CPR projects within the agricultural district are used for agricultural purposes.

Ulupono supports the efforts to meet the legislative mandate in Act 278, SLH 2019, which was signed into law asking the Office of Planning to study and report on the ways to ensure agricultural activities on agricultural land. This measure seeks to strengthen the definition of a farm dwelling by adding an income threshold for agricultural activity (\$10,000 a year), authorizing county enforcement and fines for any violation, and a more transparent project application process.

We applaud the work of the Office of Planning in studying this issue, working with the public and vested stakeholders, and providing a legislative proposal to help address the misuse of agricultural lands.

Thank you for this opportunity to testify.

Respectfully,

Micah Munekata
Director of Government Affairs

Investing in a Sustainable Hawai'i

HB-247

Submitted on: 3/15/2021 6:46:07 AM

Testimony for AEN on 3/17/2021 1:10:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
Louisa Wooton	Testifying for Kauai Kunana Dairy	Support	No

Comments:

Aloha mai kakou,

We are in strong support of this bill. The bill should have a higher income limit, however, and there should be a well-outlined plan for enforcement.

Our family has farmed on Kaua'i for 40 years. Our son is a second generation farmer here on Kaua'i, but a sixth generation farmer in our family. We are fortunate enough to own two ag parcels and to have had the ability to build housing on both parcels. The Farmworker Housing Ordinance on Kaua'i is an excellent example of how to limit housing on ag land to serve the purpose of accessory to the farm. This ordinance requires not only GE proof of farm income, but it mandates a minimum of \$35,000.00 per annum.

The challenge for this HB247 will be in enforcement. Language dealing with enforcement seems weak.

Mahalo for the opportunity to support this bill,

The Wooton Ohana, Kaua'i'i Kunana Dairy and Farm



Hawaii Cattlemen's Council, Inc.

COMMITTEE ON AGRICULTURE AND ENVIRONMENT
Senator Mike Gabbard, Chair
Senator Clarence K. Nishihara, Vice Chair

COMMITTEE ON WATER AND LAND
Senator Lorraine R. Inouye, Chair
Senator Gilbert S.C. Keith-Agaran, Vice Chair

HB247

Relating to Agricultural Lands

Wednesday, March 17, 2021, 1:10 pm
VIA VIDEO CONFERENCE

Chairs Gabbard and Inouye, Vice Chairs Nishihara and Keith-Agaran, and Members of the Committees,

The Hawaii Cattlemen's Council **supports HB247** which addresses the Act 278 Subdivision and CPR on Ag Lands Report by stakeholders. This bill presents a method for addressing the ambiguities through which a landowner might develop land contrary to the intended agricultural use. It is important to protect agricultural districts and ensure that agricultural lands are indeed being used for agricultural purposes.

We support HB247 to support farmers and keep agricultural lands affordable for farming. Thank you for the opportunity to testify on this issue.

Nicole Galase

Hawaii Cattlemen's Council

Managing Director



Hawaii Cattlemen's Council

Position Statement on Local Beef Production

One of the core strengths of any society lies in its ability to be self-sufficient, to feed itself. Hawaii's beef producers are committed to providing wholesome food for its community that is safe, secure and sustainable.

For most of its existence, Hawaii's beef industry has followed a conventional model with production, harvest and processing occurring within state. In the early 1990's, a combination of rising costs and inefficiencies led Hawaii producers to shift to an export calf model which remains dominant today. However, with increasing consumer demand for locally sourced food, there is renewed focus on expanding local beef production. Several private labels have emerged over the last 10 years, raising the flavor and tenderness profile for local beef, further driving demand. The groundwork for expansion has been set.

In recent years, Hawaii Cattlemen's Council (HCC) and the Hawaii Department of Agriculture (HDOA) recognized limited harvest capacities as one of the primary constraints for expanding local beef production. It has been HCC's position that each island should have access to a full complement of harvest and processing facilities. The economic benefit of efficiencies achieved with consolidation should be balanced with the unique challenges Hawaii's beef industry faces. These include;

- the vulnerability of interisland transportation of perishable goods and/or live animals as it relates to;
 - food security and safety, animal welfare, affordable shipping rates, labor disputes and equipment failure
- the need to develop and maintain a diversified economic base and skilled labor force on outer islands
- limited competitive markets
- quasi-public responsibility of state-owned food processing facilities

Among other things previously identified (see attached, "A Livestock Harvest Facility for Hawaii"), the ideal model should address;

- Flexible marketing – direct sale vs retained ownership
- Increased capacity/access for all producers to harvest, process and market
- Growth of market share through "coopetition" vs direct competition
- Compliance with regulatory planning concepts and concerns, especially as related to environmental issues
- Preservation of the integrity of locally labeled beef
- Opportunity to expand locally branded products

Our producers continue to provide high-quality grass-fed beef year-round, which serves a loyal, sustainability-minded customer base that increasingly want to know where their food comes

from. HCC supports a business model that facilitates infrastructure that allows each island to maintain autonomy over its beef production from gate to plate.

A Livestock Harvest Facility for the State of Hawaii Hawaii Cattlemen's Council



Senate Bill 1257 provides \$1.5M for the planning and design of a livestock harvest facility within the state of Hawaii. This is an ambitious initiative that represents our strong belief in the future of our industry and our commitment to building infrastructure that will help grow and expand our local markets.

Our critical need for this project is based on the following;

- a. increased consumer demand for local beef
- b. increased market demand created by expanding programs, such as our schools' Aina Pono initiative
- c. availability for producers' strategic culling programs
- d. security for animal welfare in the face of disease or drought

The Request for Proposal (RFP) for planning and design should include the following key components and deliverables from firms who will respond;

1. An analysis of a viable business/feasibility plan that addresses expected throughput, revenues, expenses and return on investment related to the operation of a new facility. Our initial recommendation for Hawaii Island is for a 5,000 head capacity that can be expanded to 10,000 head/year. This will be varied island by island. We see this information as critical to attracting capital to our state and industry.
2. Schematics and drawings of the layout of a new facility that can be adapted to meet different environmental conditions for each island and can scale up or down to meet production needs.
3. Analysis and review of technologies to support the remote locations and sensitive environments in which this facility will operate.

4. Review of the following key features of the facility itself. These features will ensure that the proposed model will meet our goal of creating a facility that serves the sustainability needs of our industry addressed through these economic, social and environmental considerations.

Economic	<ul style="list-style-type: none"> • Capacity (target steady state, initial, and ramp up) • Scalable/modular • Marketing partner • Added value/processing • Certification for specialty markets – i.e. export, BRC, GFSI • Management expertise • Transportation costs • Flexible marketing – direct sale vs retained ownership • Innovation and technology • Useful life • Potential for multi-species use • Scope of facility—slaughter, processing, and further processing capabilities • Value Added Products and Processing
Social	<ul style="list-style-type: none"> • Food safety • Worker safety • Animal well-being • Employee engagement • Central location • Affordable housing
Environmental	<ul style="list-style-type: none"> • Renewable energy • Waste disposal - bio digester • Water resources and requirements • Critical path for permits • Environmental Impact Statement • Air emissions/odor • Proximity to existing infrastructure and need for establishment of new connections to electrical, water, wastewater, and roadways.

HCC believes our industry and agriculture as a whole are at a critical crossroads. There is a great deal to be optimistic about including consumer demand for more locally sourced food, public officials who have declared a commitment to improve Hawaii’s food security, an advocate in our HDOA administration who believe in the need for Hawaii’s agriculture to thrive and people within the ranching community with the will to move our industry forward. These things combine to create powerful synergy to keep our industry and agriculture a vibrant and relevant part of our state’s economy and landscape. This project is the result of that synergy and a real, tangible move forward for the beef industry.



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March 17, 2021

HEARING BEFORE THE
SENATE COMMITTEE ON AGRICULTURE AND ENVIRONMENT
SENATE ON WATER AND LAND

TESTIMONY ON HB 247
RELATING TO AGRICULTURAL LANDS

Conference Room 229
1:10 PM

Aloha Chairs Gabbard and Inouye, Vice-Chairs Nishihara and Keith-Agaran, and Members of the Committees:

I am Brian Miyamoto, Executive Director of the Hawaii Farm Bureau (HFB). Organized since 1948, the HFB is comprised of 1,800 farm family members statewide and serves as Hawaii's voice of agriculture to protect, advocate and advance the social, economic, and educational interests of our diverse agricultural community.

The Hawaii Farm Bureau supports HB 247, which amends certain land subdivision and condominium property regime laws related to agricultural land, as recommended pursuant to Act 278, Session Laws of Hawaii 2019, to ensure agricultural lands that are organized under a condominium property regime are used for agricultural purposes.

HFB advocates for public policies and incentives that provide for viable farming and ranching activities on agricultural lands thereby retaining agricultural lands for future generations. Lands capable of supporting viable agricultural activities should be protected and kept in agriculture for agricultural production.

We support the retention of agricultural lands in blocks of contiguous, intact, and functional land units large enough to allow **flexibility** in agricultural production and management and discourage the fragmentation of agricultural lands to non-agricultural uses. Lands zoned for agriculture should be used primarily for productive agricultural purposes, including family farming.

The Hawaii Farm Bureau was part of the Stakeholders Group convened by the Office of Planning in response to Act 278, Session Laws of Hawaii 2019. The stakeholder group established the following goals 1) Keep suitable agricultural lands for agriculture; 2) Support farmers and farming; 3) Keep agricultural lands affordable for farming; 4) Enable

long-term access to agricultural lands for farmers, and 5) Minimize subdivision and CPR of productive agricultural lands except for bona fide agricultural reasons.

The Hawaii Farm Bureau supports HB 247 which recommends amendments to certain land subdivision and condominium property regime laws to ensure that agricultural lands be used primarily for productive agricultural purposes.

Thank you for this opportunity to testify on this important subject.

**PETITION OF OVER 750
RESIDENTS WHO
STRONGLY OPPOSE
SB340/HB247**

**(We ask that each signature
be counted as an oppose vote)**

Recipient: State of Hawaii legislature

Letter: Greetings,

SB340/HB247 is based entirely on a study of Honolulu County agricultural building/zoning code failures but would create a Statewide requirement of \$10,000 in ANNUAL taxable farming income in order to build a farm dwelling on agricultural land, as well as effectively prevent agricultural condominium property regimes ("CPRs") throughout Hawaii.

Land use and property development are required by law to be regulated at the COUNTY level, as part of each county's zoning, building, development, and enforcement process. Specific county code, regulatory, and enforcement failures should NEVER be remedied via a change in State law. In addition, CPRs are a State-regulated form of property ownership that, just like other forms of co-ownership, does NOT change a property's zoning, building, and infrastructure requirements and CANNOT be subjected to yet another unfunded and unattainable county review based on a misunderstanding of the CPR form of ownership.

WE STRONGLY OPPOSE SB340/HB247 AND DEMAND THAT THE BILL BE KILLED OR AMENDED TO EXCLUDE THE NEIGHBOR ISLANDS AND EXEMPT AGRICULTURAL CPRS CONTAINING 3 OR FEWER UNITS FOR THE FOLLOWING REASONS:

1. INCORRECTLY APPLIES FINDINGS OF CITY AND COUNTY OF HONOLULU AG ZONING/BUILDING CODE STUDY TO ALL COUNTIES: The Bill is based entirely on a study entitled "ACT 278 STUDY OF SUBDIVISION AND CPR ON AGRICULTURAL LANDS ON OAHU," which examines the failures of the City and County of Honolulu's agricultural zoning/building codes and is NOT applicable to any other county in the State. The stated intent of the study is "Proposed Improvements to Regulating Agricultural Lands on Oahu"; however, the proposed legislation would apply to the State as a whole. SB340/HB247 must be amended to exclude the neighbor islands due to the fact that all agricultural zoning/building/infrastructure/environmental regulations are county-specific.

2. INAPPROPRIATELY PENALIZES SMALL-SCALE FAMILY CPRS ON ALL ISLANDS FOR THE CITY AND COUNTY OF HONOLULU'S FAILURE TO REGULATE LARGE-SCALE AGRICULTURAL DEVELOPMENTS ON OAHU: All

concerns raised by the Oahu-specific study are related to large-scale 25+ dwelling agricultural CPRs, which are the direct result of the City and County of Honolulu's AG-1 and AG-2 zoning designations. These designations allow for multiple dwellings on large agricultural lots without requiring proper infrastructure. SB340/HB247 must be amended to exempt small-scale agricultural CPRs of less than 3 units.

3. **WRONGLY ATTEMPTS TO REMEDY CITY AND COUNTY OF HONOLULU REGULATORY FAILURES BY CHANGING THE ENTIRE STATE'S LAWS:** By law, the state is responsible for the general designations of permitted uses on agricultural lands; all other agricultural land use regulations are the domain of the counties, controlled via their county codes. It is highly inappropriate for the State of Hawaii to take over the City and County of Honolulu's job of regulating county-specific agricultural zoning/building/infrastructure issues by changing the entire State's agricultural zoning designation. For example, unlike the City and County of Honolulu, Maui County agricultural zoning codes clearly stipulate that ALL agriculturally zoned parcels, regardless of size, may qualify for permits to build no more than two (2) farm dwellings, only after implementation of farming activities. Furthermore, the County of Maui also requires infrastructure improvements for all parcels with more than 3-dwellings, regardless of zoning. As such, the issues of agricultural use, infrastructure improvements, over-development of agricultural lands, and County participation in the CPR process are already thoroughly addressed by the County of Maui. If other counties, such as the City and County of Honolulu, wish to "participate in the CPR process," then their county council members must do so by strengthening and enforcing their county's land use codes. SB340/HB247 must be killed immediately and referred to the City and County of Honolulu's County Council where it belongs.

4. **BASED ON A FUNDAMENTAL MISUNDERSTANDING OF THE CPR FORM OF OWNERSHIP:** Condominium Property Regimes ("CPRs") are NOT in any way related to SUBDIVISIONS because they do NOT create separate lots. As such, CPRs never change a property's land use, zoning, building density, permitting, infrastructure requirements, building codes, community plans, island plans or urban growth boundaries. A CPR is a form of ownership (like tenants in common) and submission of a property to a CPR does not create any additional infrastructure requirements or environmental impacts. The Bill perpetuates the erroneous belief that the CPR process can be used to "circumvent county subdivision requirements," and fails to address property overdevelopment and lack of infrastructure, which are exclusively county

zoning/enforcement issues. If passed, this Bill would likely create thousands of unregulated Tenants in Common Agreements, which essentially allow a property owner to sell a defined portion of their property to a co-tenant without any State or county oversight.

5. **DAMAGES THE LOCAL ECONOMY, ELIMINATES JOBS, AND REDUCES TAX REVENUES:** Negative impacts of SB340/HB247 on our State economy include reduced real estate sales, less affordable housing, millions of dollars in lost real property tax revenues from the separate tax assessment of CPR units, lost State income/GET/TAT tax revenue from the sale and rental of CPR units, and detrimental far reaching effects on the entire real estate industry and local residents.

6. **CREATES AN UNFUNDED COUNTY MANDATE:** The proposed legislation would create an unfunded mandate, putting an overwhelming burden on already overworked and under-staffed county planning departments, as well as the State of Hawaii Real Estate Branch, who will be tasked with interpreting, implementing, and enforcing the new law.

7. **UNNECESSARY AND UNFAIR:** SB340/HB247 unfairly targets the CPR form of ownership, which is already authorized and highly regulated under Chapter 514-B of the Hawaii Revised Statutes for all parcels. Strengthening county zoning ordinances, building codes, development standards, and enforcement of these rules are the only appropriate solutions for protecting land use, zoning, density, permitting/building codes, community plans, island plans, and urban growth boundaries, NOT further additions to the complex statewide CPR registration process already in place.

8. **ELIMINATES AFFORDABLE HOUSING:** We are experiencing an affordable housing crisis in Hawaii. This Bill will effectively wipe out one of the only means of creating new affordable housing for working class residents, farmers, and local families.

9. **DISCRIMINATORY AND UNLAWFUL:** SB340/HB247 is discriminatory in that it will disproportionately affect agricultural landowners (especially small private landowners, farmers, and families). The Bill borders on a “regulatory taking” because it would unreasonably prevent private property owners from making economically viable use of their land, potentially resulting in litigation against the State for just compensation.

No.	Name	City	State	Postal Code	Country
1	Jakob Wormser	Kahului	HI		US
2	Cassandra Jones	Haiku	HI	96708	US
3	Demian Dressler	Kihei	HI	96753	US
4	Jamil Newirth	Makawao	HI	96768	US
5	amber villaire	haleiwa	HI	96712	US
6	Lucy Wormser	Haiku	HI	96708	US
7	Gail Pickholz	Makawao	HI	96768	US
8	Terese Wormser	Haiku	HI	96708	US
9	Jennifer Isaac	Mt Pleasant	SC	29464	US
10	JON INWOOD	Brooklyn	NY	11230	US
11	Steven Wormser	Waipahu	HI	96797	US
12	Jeremy Stice	Lahaina	HI	96761	US
13	evangeline jones	haiku	HI	96708	US
14	Dave Futch	Haiku	HI	96708	US
15	David Johnson	Makawao	HI	96768	US
16	lawrence carnicelli	Wailuku		96793	US
17	Ali Linder	Lahaina	HI	96761	US
18	Sarah Schmidt	Makawao	HI	96768	US
19	Mino Mclean	Kula	HI	96790	US
20	Crystal Papritz	Paia	HI	96779	US
21	KeakaAwalau Sardine	Haiku	HI	96868	US
22	Randy Keller	Kula	HI	96790	US
23	Michelle Hollingsworth	Lahaina	HI	96761	US
24	Steve Ulene	Makawao	HI	96768	US
25	Ray Cook	Chesterfield	MO	63017	US
26	Kathleen Hogarty	Waipahu	HI	96768	US
27	Scott Ebsen	Santa Cruz	CA	95060	US
28	Naomi Newirth	Haiku	HI	96708	US
29	Leona Arensberg Coffin	Kula	HI	96790	US
30	patty sadler	Makawao	HI	96768	US
31	sally bumpus	Paia	HI	96779	US
32	Brook Starr	Makawao	HI	96768	US
33	Leo Arensberg Jr	Haiku	HI	96708	US
34	Ronald Howlett	Pukalani	HI	96768	US
35	david linn	Turlock	CA	95380	US
36	Ann Averbach	Honolulu	HI	96805	US
37	john eckhart	Wailuku	HI	96793	US
38	Cassandra Wylie	Pahoa	HI	96778	US
39	Peter Hamill	Wailuku	HI	96793	US
40	Scott Swartz	Honolulu	HI	96826	US
41	Aldei Gregoire	Haiku	HI	96708	US
42	Montez Picou	Kihei	HI	96753	US
43	Shawn McLaughlin	Lahaina	HI	96761	US
44	Camila Wai	haiku	HI	96708	US
45	Susan DeLoria	Lahaina	HI	96761	US
46	Diane Bakker	Lahaina	HI	96761	US

47	Carolina Dantoni	Mar del Plata		7600	Argentina
48	Jessica Flores				US
49	Daniel He				US
50	Caleb Williams				US
51	Victoria Girvan				US
52	Rebecca Brooking		MI		US
53	Samuel Plemons				US
54	David Martin				US
55	Mark Marchello	Lahaina	HI	96761	US
56	Andy Marchello	Honolulu	HI	96805	US
57	Isaac Friedman	Kula	HI	96790	US
58	Cynthia Warner	Kula	HI	96790	US
59	Becky Hanna	Makawao	HI	96768	US
60	Patricia Cadiz	Paia	HI	96779	US
61	Elisse Deleissegues	Haiku	HI	96708	US
62	Debbie Arakaki	Lahaina	HI	96761	US
63	Nancy Montoya	Lahaina	HI	96761	US
64	Douglas Poseley	Lahaina	HI	96761	US
65	Ruth Salazar				US
66	Chang Xiong				US
67	Rowan Livengood				US
68	Jerry Tichy	Lahaina	HI	96761	US
69	Dylan Vanek				US
70	Jessica Collins				US
71	Lavene Lewis	Las Vegas	NV	89128	US
72	Zachery Sisco				US
73	Crystal Fox				US
74	Valerie Mezs				US
75	Steven Cromwell				US
76	Sarah Luna				US
77	Karen Cooper				US
78	Samantha Pfeffer				US
79	Catherine Miller				US
80	BJ Scheidegger				US
81	Amber Gurgens				US
82	rivky weiss				US
83	Martin Cooper	Kahului	HI	96732	US
84	Christyl Nagao	Koloa	HI	96756	US
85	Steve Cole	Kilauea	HI	96754	US
86	Kenneth M. Hayo	Makawao	HI	96768	US
87	Lynn Sharp	Brea	CA	92821	US
88	Aileen Payne	Honolulu	HI	96816	US
89	Leo Arensberg	Haiku	HI	96708	US
90	Louis Shields	Lahaina	HI	96761	US
91	Sylvia Singh	San Rafael	CA	94901	US
92	Rachael Taft	Makawao	HI	96768	US
93	Eric King	Kilauea	HI	96754	US

94	Anne-Marie Forsythe	Makawao	HI	9676&	US
95	Diane Burr	Makawao	HI	96768	US
96	angie young	Makawao	HI	96768	US
97	Dawn Shields Dawn Shields	Seattle	WA	98101	US
98	Pamela Reader	Lahaina	HI	96761	US
99	Todd Erickson	Salt Spring Island, B.C.		V8k 1a6	Canada
100	Lowary Barrett				US
101	Staria Blackman				US
102	Nicole Caporusso				US
103	Lexa Fisher				US
104	ROBERT HIPPI				US
105	Gregory Perkins				US
106	Lillian Mokey				US
107	Giselle Holland				US
108	alfred torres				US
109	Lauren Williams				US
110	Sheila Bour				US
111	Kaitlyn Brace				US
112	Jennifer Flores				US
113	Teri Grace				US
114	Lizbeth Guzman				US
115	daniel Miller				US
116	Sean Burnette				US
117	Fei Fei				US
118	Christopher Hrebenak				US
119	James Bianchet				US
120	Wilson Espinal				US
121	RedElisa Mendoza	Miami	FL	33179	US
122	Susan Waters				US
123	Rachel Reynoso				US
124	John Koegel				US
125	Karen Russo				US
126	Lenore Millsbaugh				US
127	Korbin Higley				US
128	Mike hinshaw				US
129	Ethan Velasquez				US
130	Elizabeth Romero				US
131	Josefa V. Flors Roig				US
132	Yinjuan Lian				US
133	Carlos Cooksey				US
134	Jonathan Brewer				US
135	Katherine Barbas				US
136	ANAHY ANTARA				US
137	Maddy Dow				US
138	Allison Pace				US
139	mara wi				US
140	Diana Dorantes				US

141	Lizzy Yingling				US
142	Amy Posch				US
143	Kayleigh Beaman				US
144	nadia lavette				US
145	Yvonne Grady				US
146	Jenci Moore				US
147	Nina Ponce				US
148	deanna davis	Kahului	HI	96732	US
149	Edward MacDowell	Honolulu	HI	96817	US
150	Amy Wisthoff-Martin	Lahaina	HI	96761	US
151	Romy Jacobson	Waikoloa Village	HI	96738	US
152	Linda Salem	Lahaina	HI	96761	US
153	Adam Schroder	Honolulu	HI	96822	US
154	Kelly O'Kief	Paia	HI	96779	US
155	Erin Wooldridge	Paia	HI	96779	US
156	Susan Leininger	Koloa	HI	96756	US
157	Anne Carter	Kula	HI	96790	US
158	Emma Barrett barrett			2151	Australia
159	Anne Eliason	Princeville	HI	96722	US
160	Sam Utley	Haiku	HI	96708	US
161	Joel Richman	HAIKU	HI	96708	US
162	Lloyd Potts	Lahaina	HI	96761	US
163	Jill Bernshouse	Costa Mesa	CA	92627	US
164	Kimi Correa	Kailua	HI	96734	US
165	Don Harris	Lahaina	HI	96761	US
166	Vincent mina	Wailuku	HI	96793	US
167	Suzanne Lanting	Waipahu	HI	96797	US
168	Jacob Freeman, P.E.	Kihei	HI	96753	US
169	Jennifer Brittin	Kahului	HI	96732	US
170	Steve sadler	Pukalani	HI	96768	US
171	ralf sifford	Makawao	HI	96768	US
172	Kelly Swanson	Makawao	HI	96768	US
173	Jeanne Wheeler	Kaneohe	HI	96744	US
174	Alex Marcelli	Haiku	HI	96708	US
175	Joanne Tice	Waipahu	HI	96797	US
176	Robin Vega	Lahaina	HI	96761	US
177	Klaus Simmer	Makawao	HI	96768	US
178	Patrick Chandler	Honolulu	HI	96825	US
179	Matias Ricci	Kihei	HI	96753	US
180	Sandra Rausch	Lahaina	HI	96761	US
181	Evan Ryan	Makawao	HI	96768	US
182	John Kenton	Lahaina	HI	96761	US
183	Jeremy Fewell	Lahaina	HI	96761	US
184	Ronny Radicalus	Rotterdam		3111 BZ	Netherlands
185	Bodhi Be	Haiku	HI	96708	US
186	Franz Muellegger			82340	Germany
187	Stewart Goldstein	Delray Beach	FL	33483	US

188	Joshua Stone	Makawao	HI	96768	US
189	Taylor Wilson	Vernon		V1T	Canada
190	Andrew Grier	Haiku	HI	96790	US
191	Jackson Mosher	Kula	HI	96790	US
192	Tad Archer	Haiku	HI	96708	US
193	Brian Davis	Los Angeles	CA	90039	US
194	william fagan	Wailuku	HI	96793	US
195	kurt magness	Santa Barbara	CA	93101	US
196	William Siphers	Haiku	HI	96708	US
197	Keith Christie	Haiku	HI	96708	US
198	Molly Rasmussen	Lahaina	HI	96761	US
199	Douglas Miller	Kula	HI	96790	US
200	Roger Thorson	Makawao	HI	96768	US
201	Dean Frampton	Makawao	HI	96768	US
202	Heleena Oliveira	Haiku	HI	96708	US
203	Michael Leake	Makawao	HI	96768	US
204	Chris Parker, PE	Makawao	HI	96768	US
205	Eduardo Bello	Maui	HI	96753	US
206	Ronny Raducalus				Netherlands
207	Eduardo A. Gandolfo	Kihei	HI	96753	US
208	Bennett Walin	Kula	HI	96790	US
209	Gavin Ferguson	Kula	HI	96790	US
210	Dylan Payne	Lahaina	HI	96761	US
211	Luba Kovrigina	Riga			Latvia
212	Alexa Hatton	Makawao	HI	96768	US
213	Frederick Hidalgo	Lahaina		96761	US
214	Ryan Holtom	WOODINVILLE	WA	98072	US
215	Amanda Cantor	Kahului	HI	96732	US
216	Deanna Ferguson	Kula	HI	96790	US
217	charles Buckingham	Newport Beach	CA	92660	US
218	David Slater	North vancouver		V7R3V4	Canada
219	peter martin	Haiku	HI	96708	US
220	Jeffrey Lundahl	Paia	HI	96779	US
221	Sam Vessel	Makawao	HI	96768	US
222	Kristin Boese	Wailuku	HI	96793	US
223	Patri McLaughlin	Kihei	HI	96753	US
224	Jennifer Schettewi	Paia	HI	96779	US
225	Garrett Lisi	Makawao	HI	96768	US
226	Héctor Vera García	Las Palmas		35008	Spain
227	Peter Haakon Boa	Skanderborg		8660	Denmark
228	Darcy Ledesma	Austin	TX	78713	US
229	Kristen Starr	McKinleyville	CA	95519	US
230	Joseph Jalbert	Makawao	HI	96768	US
231	sally johnston	makawao	HI	96768	US
232	Ray Woodward	Kihei	HI	96753	US
233	Brett Christiansen	Paia	HI	96779	US
234	Vern Wichers	Haiku	HI	96708	US

235	linda paul	Satellite Beach	FL	32937	US
236	Kristen Payne	Lahaina	HI	96761	US
237	Edmond Ktafchow	Maui	HI	96761	US
238	Keith Powers	Kula	HI	96790	US
239	Gary Meola	Paia	HI	96779	US
240	Marc Emde	Isleton	CA	95641	US
241	Patrick Mullen	Haiku	HI	96708	US
242	Petra Kreuzwieser				Austria
243	James Bickford	Makawao	HI	96768	US
244	Mie Blomgren Lauritzen	Copenhagen			Denmark
245	Billy Jalbert	Paia	HI	96779	US
246	Matt Pritchard	Haiku	HI	96708	US
247	Peter.com Lord	Shawnee	KS	66217	US
248	Irene McPhee	Lahaina	HI	96761	US
249	Thomas D. Welch Jr. Welch	Haiku	HI	96708	US
250	Ricky Wright	St Simons Island	GA	31522	US
251	Michael Ayson	Kaneohe	HI	96744	US
252	Cassidy Lum	Honolulu	HI	96816	US
253	Evans Smith	Hilo	HI	96720	US
254	Teresa Olson	Havre	MT	59501	US
255	Ian Hollingsworth	Lahaina	HI	96761	US
256	Mark La Turner	Haiku	HI	96708	US
257	Jonathan Isenberg	Honolulu	HI	96791	US
258	Clayton Matchett	Kula	HI	96790	US
259	Michael Reid	Lahaina	HI	96761	US
260	Beth Miracle	Haiku	HI	96708	US
261	Floyd Rillefstad	Maple Valley	WA	98038	US
262	Tanu Reddi Reddi	New York	NY	10118	US
263	Tyler Pearce	Lockport	NY	14094	US
264	Anne Barber	Haiku	HI	96708	US
265	Janet Anderson-Pung	Makawao	HI	96768	US
266	Lu Morano	Walla Walla	WA	99362	US
267	Shepherd Nelson	Kula	HI	96790	US
268	Thomas Griffith				US
269	Joe Bobrow	Sherman Oaks	CA	91604	US
270	jo ann LEWINSKA				US
271	Kyle Weldon	Kula	HI	96790	US
272	Sarah Gontoski	Kula	HI	96790	US
273	David Wolf	Kula	HI	96790	US
274	Erick Averna	Fairfield	CA	94534	US
275	Bruce U'u	Paia	HI	96779	US
276	Erin Mitchell	Portland	OR	97267	US
277	Meredith Shansky	Hamtramck	MI	48212	US
278	Katie Naishktnaish	San Francisco	CA	94124	US
279	Linda Spitz	Tustin	CA	92782	US
280	Ben Mead	Keaau	HI	96749	US
281	Gert Lauritsen	Frederikssund			Denmark

282	Scott Corcoran	McKinney	TX	75071	US
283	Dennis DeMase	Palm Beach Gardens	FL	33418	US
284	John Nijenhuis	Sassenheim		2172js	Netherlands
285	Meli King	Kihei	HI	96753	US
286	Dawn Hudson	Holokai	HI	96708	US
287	Adam Casey				US
288	Paquita Peters				US
289	Josh Jerman	Haiku	HI	96708	US
290	Donald McGean	Kahului	HI	96732	US
291	Lani Galetto	Haiku	HI	96708	US
292	Patrick Franta	Makawao	HI	96768	US
293	Brian Toker	Honolulu	HI	96805	US
294	Dale Richardson	Kihei	HI	96753	US
295	John Barbier	Lahaina	HI	96761	US
296	Tracy Stice	Haiku	HI	96708	US
297	Cynthia Greenwell	Kihei	HI	96753	US
298	Dylan Davidson	Makawao	HI	96768	US
299	Melissa Newirth	Haiku	HI	96708	US
300	Teresa Adams	Lahaina	HI	96761	US
301	Roy Migita	Seattle	WA	98102	US
302	Mike Adrian	Paia	HI	96779	US
303	Tina Bair	Paia	HI	96779	US
304	Michele Parker	KULA	HI	96790	US
305	Phil deCarion	Laguna Beach	CA	92651	US
306	Kenny Luu				US
307	Douglas Salisbury	Riverside	CA	92508	US
308	Michael Adams				US
309	Dianne Miller				US
310	Chuck Naturale	Miami	FL	33157	US
311	Nick Sieders				US
312	Tammy Bossom	Kearney	NE	68845	US
313	Cutie Cat				US
314	Jessica Jung				US
315	vicki mckenna				US
316	Alma Jones				US
317	Saul Paredes				US
318	Jaycee Huffman				US
319	Kate Cheney	Wailuku	HI	96793	US
320	Elizabeth Beyer-Partin				US
321	Roberta Rini				US
322	Barbara Frisina				US
323	Stephen Duarte	Pukalani	HI	96768	US
324	Angelynn Bair	Haiku	HI	96708	US
325	Steve Parker	Kula	HI	96790	US
326	pascal benoist	haiku	HI	96708	US
327	Jenny Hudson	Wailuku	HI	96793	US
328	Joel Friedman	Kula	HI	96790	US

329	Jeff grundhauser	Makawao	HI	96768	US
330	Anthony Sayles	Haiku	HI	96708	US
331	Erin Haywood	Kihei	HI	96753	US
332	ALICE JORDAN	Wailuku	HI	96793	US
333	Linda Briske	Kula	HI	96790	US
334	Diane Hatchett				US
335	Brendan O'Colmain	Makawao	HI	96768	US
336	Andrea Fyock				US
337	Robin Vajda				US
338	Ellen and David Ernisse	Lahaina	HI	96761	US
339	tom lloyd	Kula	HI	96790	US
340	Guida Anderson	Wailuku	HI	96793	US
341	Kimo Haynes	Kahului	HI	96732	US
342	David Mayer	Sandy	TX	78665	US
343	Leah Damon	Kula	HI	96790	US
344	Robin Stone	Santa Cruz	CA	95065	US
345	Martin Verrastro	Lahaina	HI	96761	US
346	Teresa Nelle	Lahaina	HI	96761	US
347	Victor Castillo				US
348	Wendy shyer sayles	Kihei	HI	96753	US
349	Heidi Bigelow	Haiku, Maui	HI	96708	US
350	Ricardo Ralha	Kihei	HI	96753	US
351	Lowen Okamoto	Kahului	HI	96732	US
352	Kayla Mccracken	Kula	HI	96790	US
353	William Wittman	La Habra	CA	90633	US
354	Skip Redford	San Diego	CA	92109	US
355	Tammy campbell	Paia	HI	96779	US
356	Van Fischer	Lahaina	HI	96761	US
357	mary ellen mackay	portland	OR	97215	US
358	Michael Matheson	Petaluma	CA	94952	US
359	Robert Adams	Lahaina	HI	96761	US
360	Lance Dunbar	Kaunakakai	HI	96748	US
361	Carter Barto	Wailuku	HI	96793	US
362	Greg Sheehan	Haiku	HI	96708	US
363	Mercy Palmer	Haiku	HI	96708	US
364	Nicole Mcdermott	Kula	HI	96790	US
365	Quincy Dein	Paia	HI	96779	US
366	Carrie Wheatley	Haiku	HI	96708	US
367	Aly Hodges	Haiku	HI	96708	US
368	Jim Robertson	Studio City	CA	91604	US
369	Jack Naiditch	Kula	HI	96790	US
370	Michael Ruiz				US
371	Laura Butts				US
372	Edward and Loudette Fletcher				US
373	lacey renfro	Birmingham	AL	35244	US
374	Claire Hildebrand				US
375	Cheryl Mullen	Makawao	HI	96768	US

376	Lance Holter	Po box 790656, Paia	HI	96779	US
377	Rosendo Valenzuela	Monroe	WA	98272	US
378	Jason Polakow	Kula	HI	96790	US
379	Campbell Farrell	Paia	HI	96779	US
380	Ardis Skillett				US
381	Aspen Sims				US
382	Shivaram Sitaram	Potomac	MD	20854	US
383	Linda Scott				US
384	Heather Rice				US
385	Savannah Tibbetts				US
386	Tamara Ferri				US
387	Argel Gonzalez				US
388	Dawne Washington				US
389	Robert Swift	Paia	HI	96779	US
390	Cynthia Cook	Honolulu	HI	96805	US
391	Dominic Crosariol	Wailuku	HI	96793	US
392	Brandon Murr	Wailuku	HI	96793	US
393	j m				US
394	Elliot Mayer				US
395	Sunny Ramirez				US
396	deidra thompson				US
397	Meagan Williams				US
398	Michele Boley				US
399	Liliana Bennitr				US
400	Kristin Hanscom				US
401	Anisa Mathews				US
402	Sofia C.				US
403	Thomas Welborn				US
404	Chris Cook				US
405	Pedram Lalezar				US
406	Zahraa Younus				US
407	Beth Davis				US
408	Debbie Robles				US
409	Christopher Dennis	Pukalani	HI	96788	US
410	Jacob Ingram	Gilbert	AZ	85295	US
411	Raymond VanDijk	Lahaina	HI	96761	US
412	kathy Davey	Lahaina	HI	96761	US
413	Gabriel Hoeffken	Haiku	HI	96708	US
414	Andrea Render				US
415	Lea Rokka				Sweden
416	Rex Stinson				US
417	Scott Kenar	Wailuku	HI	96793	US
418	Andrew Janssen	Makawao	HI	96768	US
419	Hannah Lange	Mount Horeb	WI	53572	US
420	Amber Lee	Kihei	HI	96753	US
421	Francesco Moretti	Kula	HI	96790	US
422	anita hallard	kula	HI	96790	US

423	John ODonnell	Makawao	HI	96768	US
424	Robert Dein	Waikoloa Village	HI	96738	US
425	Greta Walker	Kula	HI	96790	US
426	Patricia Dukes	Kailua	HI	96734	US
427	Yelena Kogan	Fair Lawn	NJ	7410	US
428	Mike Newbro	Paia	HI	96779	US
429	Lauren Hogam	Kula	HI	96790	US
430	William Frampton	Kula	HI	96790	US
431	Jonathan Boyne				US
432	Timothy Paich				US
433	Tamara Bexton	Paia	HI	96779	US
434	Jon Woodhouse	Wailuku	HI	96793	US
435	rik taylor	Holualoa	HI	96725	US
436	Izaak Tyrrell	La Habra	CA	90633	US
437	Barbara Underwood	Lady Lake	FL	32159	US
438	Brad Maienschein	Vista	CA	92083	US
439	Cole Whitney	Wailuku	HI	96793	US
440	Robin Kean	Honolulu	HI	96805	US
441	Alyssa Kingston				US
442	Sara Mason	Kula	HI	96790	US
443	Rona Alexander				US
444	Thomas Blamey	Kula	HI	96790	US
445	Russel Dalida	Makawao	HI	96768	US
446	Kinjal Majmudar				US
447	Scott Bushnell	Waianae	HI	96792	US
448	Windy Strauss	Wenatchee	WA	98801	US
449	Vern Niehaus	Medford	OR	97501	US
450	Tamara Barto	Kula	HI	96790	US
451	Amanda Skinner	Kula	HI	96790	US
452	Amy Skinner	Kula	HI	96790	US
453	Rosemarie Plunkett	Haiku	HI	96708	US
454	Randy Keller				US
455	Marisa Provost	Haiku	HI	96708	US
456	Anna Cabral	Hilo	HI	96720	US
457	Ashlie McGuire	Pukalani	HI	96768	US
458	Connor Logsdon	Makawao	HI	96768	US
459	Janice Walin	Kula	HI	96790	US
460	Jon Price				US
461	Alex Fergus	Honolulu	HI	96813	US
462	Jono Knight	Kahului	HI	96732	US
463	Nancy Sanchez				US
464	Jenifer Camarena				US
465	David Ward	Wailuku	HI	96793	US
466	Florian Heevel				Netherlands
467	nick rasmussen				US
468	Karla Hernandez				US
469	Brennen Morris				US

470	Jake Fergus	Honolulu	HI	96813	US
471	John Papazian	Haiku	HI	96708	US
472	Josef Erlemann	Kula	HI	96790	US
473	Joe Glascott	Chicago	IL	60625	US
474	Charles Wai	Honolulu	HI	96818	US
475	Kathy Johnson	Lahaina	HI	96761	US
476	David Pickett	Kula	HI	96790	US
477	Nandagopal Akkineni			80352	Indonesia
478	Diana Papazian	Los Angeles	CA	90048	US
479	Josh Loveless				US
480	Smith James				US
481	Erin Imes				US
482	G G Sakamoto	Makawao	HI	96768	US
483	Jessica Wallace	Kula	HI	96790	US
484	B S	Haiku	HI	96708	US
485	Carolyn Dee				US
486	Jason Cantor	Makawao	HI	96768	US
487	Martin Bernstein	Oak Park	IL	60302	US
488	Leah Schaatt	Haiku	HI	96708	US
489	Greg Martin	Kula	HI	96790	US
490	Tracey Cress				US
491	Adam Sax	Kula	HI	32730	US
492	Gloria Khalil	Makawao	HI	96768	US
493	Chana Boone	Wailuku	HI	96793	US
494	Mark Waite	Kihei	HI	96753	US
495	Mike Seguin	Paia	HI	96779	US
496	jamie goya	honolulu	HI	96821	US
497	Julianne Prinds				US
498	Kris Iselin	Bogalusa	HI	70427	US
499	Donna Gilday	Bellingham	WA	98226	US
500	Jason Bello	Kihei	HI	96753	US
501	James Cutland	Makawao	HI	96768	US
502	Dwight Baldwin	Kihei	HI	96753	US
503	Mike Fergus	Honolulu	HI	96813	US
504	Jennifer Karaca	West Richland	WA	99353	US
505	Debra Kennedy-Mott	West Richland	WA	99353	US
506	Chris Duisik				US
507	Gayle Barklie	Haiku	HI	96708	US
508	Joyanna Cotter	Kula	HI	96790	US
509	Kelly Sullivan				US
510	michael sakai	Honolulu	HI	96813	US
511	kathy ross	Makawao	HI	96768	US
512	Robert Karlen	Kula	HI	96790	US
513	Michael Gaylor	Chicago	IL	60610	US
514	Li Hay	Makawao	HI	96768	US
515	G.W. Cheney				US
516	Cecelia Bacener				US

517	Lisa Gregoire	Kula	HI	96790	US
518	CHELSEA HILL	Kahului	HI	96790	US
519	lily gao				US
520	Richard Jahner	Kula	HI	96790	US
521	Antoinette C. Gonzales				US
522	Al Dopa	Hana	HI	96713	US
523	Mark Cannon				US
524	Brad Rohman				US
525	Adesola Adefowoju				US
526	Kristie Garcia				US
527	Lucy Pruzhansky				US
528	Brenda Polumbo				US
529	Demiko Owens				US
530	Christopher Hinderman				US
531	Christopher Cozby				US
532	Laticia Jackson				US
533	Joann Kaden				US
534	Aaron Mandell				US
535	Christopher Ippolito				US
536	David Crane				US
537	Adriane Parks				US
538	samuel kizzie	Prince George	VA	23875	US
539	Allison Epstein				US
540	Jenny King				US
541	Elzbieta Palomino				US
542	Thomas Haley				US
543	Lizette Silsbee				US
544	Linda Snelling				US
545	Tim Kondracki				US
546	Teressa Murden				US
547	Drew Landry				US
548	Anne Curtis	Lahaina	HI	96761	US
549	Eleonore Fallant				US
550	James Arias				US
551	Darby Ebeling				US
552	Kyleigh Becker				US
553	Danielle Pietrowicz				US
554	Marina Batham	Kihei	HI	96753	US
555	Andrea Petersen	Haiku	HI	96708	US
556	David Petersen	Newport Beach	CA	92663	US
557	Eric Petersen	Newport Beach	CA	92663	US
558	Jan Sears	Haiku	HI	96708	US
559	LaTendresse Danny	Paia	HI	96779	US
560	chad deal	Honolulu	HI	96819	US
561	Keith Teboul	Makawao	HI	96768	US
562	Hannah Irvine				US
563	Martha Haulani Vockrodt Vockrodt	Makawao	HI	96768	US

564	Pio Marasco	Haiku	HI	96708	US
565	Alejandro Goya	Paia	HI	96779	US
566	Alejandro Goya	Paia	HI	96779	US
567	Elizabeth Santillan	Pahoa	HI	96778	US
568	Joshua Jones				US
569	Teresa Coleman	Vancouver	WA	98683	US
570	randall scharnhorst	keaa	HI	96749	US
571	Jean-charles Baudouin				France
572	Linda Luna				US
573	Bernardo Michel-Luhrs				US
574	Forrest Dein	Paia	HI	96779	US
575	Sid Kirkland	Kihe	HI	96753	US
576	Mara Nestark	Lahaina	HI	96761	US
577	Amy Wisthoff-Martin	Lahaina	HI	96761	US
578	Jennifer Barker Barker	Paia	HI	96779	US
579	Linda Goy	Kula	HI	96790	US
580	Rafael Picazo				US
581	Angel Fabry				US
582	Nina Kuna	Kula	HI	96790	US
583	Nancy Dein	Kihe	HI	96753	US
584	Silvestre Ulep	Honolulu	HI	96819	US
585	Katie Moquin	Makawao	HI	96768	US
586	Shawn Hecht	Lahaina	HI	96761	US
587	Heidi Thorson	Makawao	HI	96768	US
588	Adrian Middleton				US
589	Mary Fabbio	Makawao	HI	96768	US
590	sally cross				US
591	marco cruz				US
592	Leroy Johnson				US
593	Francine Piatigorski				US
594	Wanda Thompson				US
595	Tacy Arndt				US
596	Vaishnavi Varanasy				US
597	Helen Boucher				US
598	Robert Ogden				US
599	Traci DeSplinter				US
600	Melodie Baker	Salt spring island		V8k 1a6	Canada
601	Sheri Thorson	Paia	HI	96779	US
602	freddy fazbear				US
603	Sandra Marciante				US
604	Carol Sav				US
605	Koty Hogness				US
606	Julie Miller				US
607	Mary Zorilla				US
608	Nes Rocha				US
609	R O				US
610	Ruby North				US

611	Banmala Singh				US
612	georgia letsos				US
613	David Cobb				US
614	Deborah Story-Croft				US
615	Dan Wicht				US
616	Jacob Lowenthal	Haiku	HI	96708	US
617	Aiden Garcia				US
618	David Dellemann	Verona	WI	53593	US
619	Sheila Brizendine				US
620	Jerry Davis				US
621	Edith Gallegos				US
622	Samone jones				US
623	portrock 1566				US
624	Elizabeth Mentz				US
625	Celeste Kelty				US
626	Vivian Heyman				US
627	Kathleen Maceda				US
628	Tracey McCord		IL		US
629	Brian Entsminger				US
630	Caleb Stone				US
631	Lydia Johnsrud				US
632	Kerrean Salter				US
633	Will Cox				US
634	Syra Garcia				US
635	Francisco Marquez				US
636	william shearn				US
637	John Curley	Nashville	TN	37209	US
638	Joseph Stith				US
639	Nari Gottlieb				US
640	Donna Ruehlow				US
641	Marc Despiau				US
642	Aaron Cormier				US
643	Patricia Murrell				US
644	Michelle Escobedo				US
645	Jorge Cea				US
646	Scott Trenery	Lahaina	HI	96761	US
647	Ola Shaw	Lahaina	HI	96761	US
648	DAnny. Fryer	Kihei	HI	96753	US
649	Deborah Davis	Makawao	HI	96768	US
650	Olan P Tratchel	Lahaina	HI	96761	US
651	Michael Machado	Puyallup	WA	98374	US
652	Jeff Pinorini	Seattle	WA	98168	US
653	Bert Hawkins				US
654	Lena Coleman				US
655	Kerry Beane	Kihei	HI	96753	US
656	Erica Kelsey	Seatac	WA	98188	US
657	Morgan Gebert				US

658	Mechelle Edwards				US
659	Anjelicia Spencer				US
660	Gabrielle Stinson				US
661	Ayman Moriswala				US
662	Ron Bakker				US
663	Devin Jenkins				US
664	Kendra Ferguson				US
665	Eric Fitzgerald	Lahaina	HI	96761	US
666	Kimberly Wade				US
667	Zack Reynolds				US
668	Sabrina Harback				US
669	CJ Kimmons				US
670	Kin Lee	Alamo		94507	US
671	Bruce Bowcutt	Delta		84624	US
672	Michael Carey	Lahaina		96761	US
673	Utkarsh Nath	Fremont		94555	US
674	john mackeil	Marstons Mills		2648	US
675	Kevin Trujillo	Scottsdale		85250	US
676	Julia Adams	Olympia		98501	US
677	Michael goncalves	Arlington		22207	US
678	Carole Hagen	Hillsboro		97124	US
679	Viana Henry	Dayton		89403	US
680	alex thorez	Fort Collins		80525	US
681	austin ward	lebanon	OR	97321	US
682	Fatoumatta S. Jallow	Bronx		11212	US
683	Maui Causes	Makawao	HI	96768	US
684	Adam Kaluba	Burleson		76028	US
685	kevin kocher	Atco	NJ	8004	US
686	Nate Lee	Merced		95340	US
687	Alyssa Porfidia	Bronx		10467	US
688	Emmett Imboden	Seattle		98115	US
689	megan harrington	Brandon		39047	US
690	ali Reyes	Liberty		64068	US
691	Christina Henderson	Muskogee		74403	US
692	Ricardo Ramirez	Little Rock		72205	US
693	Ashley Jones	Titusville		32780	US
694	Rebecca Augustin	Somerton		85350	US
695	Sherly Saucedo	Los Angeles		90027	US
696	Robert Ortiz	San Francisco		94945	US
697	Dominic Crosariol	Wailuku	HI	96793	US
698	Alexander Papazian	Munich		80799	US
699	Jeremy Anderson				US
700	Stephannie Valdobinos	Merced		95341	US
701	Camil Leon	Covina		91724	US
702	Brandon Moses	Delray Beach		33445	US
703	Morris Greer	Jacksonville		32205	US
704	Kimberly Millsap	Melbourne		32935	US

705	David Robinette	Disputanta		23842	US
706	Ava Jackman	Columbus		43228	US
707	Gabby Martínez	Kelseyville		95451	US
708	Giuliana Rinaldo	Burlingame		94010	US
709	Meme Etihw	El Cajon		91941	US
710	Maya Johns	Phoenix		85042	US
711	Dell Williams	Chester		29706	US
712	Marcus MacDonald	MESA	AZ	85204	US
713	Georgeanne Matranga	Port Jefferson Station		11776	US
714	Sabrina Abernathy	Compton		90221	US
715	Joe Joejoe	Kansas City		64152	US
716	Erika Sanchez	Rosamond		93560	US
717	Azrael Romero	Philadelphia		19124	US
718	Chyane Thornton	Oak park		48237	US
719	Kimberly Argueta	Dallas		75211	US
720	Emily Sanchez	Palmdale		93550	US
721	Marc Flaherty	Santa Rosa		95404	US
722	Justin Truong	San Francisco		94112	US
723	Kalia Hears	Gaithersburg		20886	US
724	Francis S.	Chicago		60608	US
725	marilyn pickens	memphis		38125	US
726	Aaron Taylor	Toledo		43609	US
727	Isaac MacDonald	Mesa		85204	US
728	Sydney Coffman	Phoenix		85044	US
729	Alondra Partida	Santa Ana		92701	US
730	joseph laspada	Stratford		8084	US
731	In Need of real change	Grafton			US
732	Mitchell harvey	Edmond		73012	US
733	amelia kraus	Harrison		10528	US
734	Kristen Velazquez	Omaha		68105	US
735	Katilynn Gershen	Birdsboro		19508	US
736	Tiara Thompson	Pompano Beach		33068	US
737	Ted Pharmr	Wailuku	HI	96793	US
738	Linda Wertheimer	Haiku	HI	96708	US
739	Christina Seefeldt	Haiku	HI	96708	US
740	Marcie Leese	Snohomish	WA	98290	US
741	alicia vicinais	Waco		76706	US
742	Anis Bel	Lahaina	HI	96761	US
743	Lance Best	Chattanooga	TN	37403	US
744	Kelli Uderitz	Wailuku	HI	96793	US
745	linda lange	Haiku	HI	96708	US
746	Shawneen Schweitzer	Lahaina	HI	96761	US
747	riley roberts	toocoa		30577	US
748	bridget meyers	Granger		46530	US
749	Kody Wemmer	Elizabethtown		42701	US
750	Greg Howeth	Lahaina	HI	96761	US
751	Steven Sun	Maui	HI	96761	US

752	Debra Caswell	Lahaina	HI	96761	US
753	Slater Trout	Lahaina	HI	96761	US
754	Thomas Brzozowski	Kihei	HI	96753	US
755	Robert Cartwright	Lahaina	HI	96761	US
756	Kathryn Naish	Haiku	HI	96708	US

HB-247

Submitted on: 3/11/2021 6:14:29 PM

Testimony for AEN on 3/17/2021 1:10:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
Karen Winslow	Individual	Support	No

Comments:

WE live in an Agricultural area where people are encroaching upon the acreage by trying to build individual units for development. This is changing the whole nature of the area and the land use.

The Island of Maui must continue to be protected from overdevelopment for the purposes of commercial and vacation rental real estate.

HB-247

Submitted on: 3/12/2021 1:46:32 PM

Testimony for AEN on 3/17/2021 1:10:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
Ali Linder	Individual	Oppose	No

Comments:

I humbly ask the Committee to OPPOSE HB247 / SB340 to amend HRS 205-4.5. There should NOT be any annual income requirement to a family to occupy a farm dwelling. This will burden all owners of ag lands. This is just not practical: How is someone supposed to show income before they have had time to farm the land? It may take years before someone is able to sell their crop. Many crops are long term and take years to cultivate. Or someone may want to just plant a nursery but not want to sell - for example reforestation. There are many ag uses that wont bring income. What if someone retires? Do they lose their home? People should be able to farm their land and build a home on their land WITHOUT a requirement to show income. This bill is bad.

HB-247

Submitted on: 3/13/2021 2:20:45 PM

Testimony for AEN on 3/17/2021 1:10:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
Dana Keawe	Individual	Support	No

Comments:

I support hb247

HB-247

Submitted on: 3/13/2021 4:50:50 PM

Testimony for AEN on 3/17/2021 1:10:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
Lulu Lerner	Individual	Oppose	No

Comments:

I STRONGLY OPPOSE SB340/HB247 AND DEMAND THAT THE BILL BE KILLED OR AMENDED TO EXCLUDE THE NEIGHBOR ISLANDS AND EXEMPT AGRICULTURAL CPRS CONTAINING 3 OR FEWER UNITS FOR THE FOLLOWING REASONS:

1. INCORRECTLY APPLIES FINDINGS OF CITY AND COUNTY OF HONOLULU AG ZONING/BUILDING CODE STUDY TO ALL COUNTIES: The Bill is based entirely on a study entitled "ACT 278 STUDY OF SUBDIVISION AND CPR ON AGRICULTURAL LANDS ON OAHU," which examines the failures of the City and County of Honolulu's agricultural zoning/building codes and is NOT applicable to any other county in the State. The stated intent of the study is "Proposed Improvements to Regulating Agricultural Lands on Oahu"; however, the proposed legislation would apply to the State as a whole. SB340/HB247 must be amended to exclude the neighbor islands due to the fact that all agricultural zoning/building/infrastructure/environmental regulations are county-specific.

2. INAPPROPRIATELY PENALIZES SMALL-SCALE FAMILY CPRS ON ALL ISLANDS FOR THE CITY AND COUNTY OF HONOLULU'S FAILURE TO REGULATE LARGE-SCALE AGRICULTURAL DEVELOPMENTS ON OAHU: All concerns raised by the Oahu-specific study are related to large-scale 25+ dwelling agricultural CPRs, which are the direct result of the City and County of Honolulu's AG-1 and AG-2 zoning designations. These designations allow for multiple dwellings on large agricultural lots without requiring proper infrastructure. SB340/HB247 must be amended to exempt small-scale agricultural CPRs of less than 3 units.

3. WRONGLY ATTEMPTS TO REMEDY CITY AND COUNTY OF HONOLULU REGULATORY FAILURES BY CHANGING THE ENTIRE STATE'S LAWS: By law, the state is responsible for the general designations of permitted uses on agricultural lands; all other agricultural land use regulations are the domain of the counties, controlled via their county codes. It is highly inappropriate for the State of Hawaii to take over the City and County of Honolulu's job of regulating county-specific agricultural zoning/building/infrastructure issues by changing the entire State's agricultural zoning designation. For example, unlike the City and County of Honolulu, Maui County agricultural zoning codes clearly stipulate that ALL agriculturally zoned parcels, regardless of size, may qualify for permits to build no more than two (2) farm dwellings, only after implementation of farming activities. Furthermore, the County of Maui also

requires infrastructure improvements for all parcels with more than 3-dwellings, regardless of zoning. As such, the issues of agricultural use, infrastructure improvements, over-development of agricultural lands, and County participation in the CPR process are already thoroughly addressed by the County of Maui. If other counties, such as the City and County of Honolulu, wish to “participate in the CPR process,” then their county council members must do so by strengthening and enforcing their county’s land use codes. SB340/HB247 must be killed immediately and referred to the City and County of Honolulu’s County Council where it belongs.

4. BASED ON A FUNDAMENTAL MISUNDERSTANDING OF THE CPR FORM OF OWNERSHIP: Condominium Property Regimes (“CPRs”) are NOT in any way related to SUBDIVISIONS because they do NOT create separate lots. As such, CPRs never change a property’s land use, zoning, building density, permitting, infrastructure requirements, building codes, community plans, island plans or urban growth boundaries. A CPR is a form of ownership (like tenants in common) and submission of a property to a CPR does not create any additional infrastructure requirements or environmental impacts. The Bill perpetuates the erroneous belief that the CPR process can be used to “circumvent county subdivision requirements,” and fails to address property overdevelopment and lack of infrastructure, which are exclusively county zoning/enforcement issues. If passed, this Bill would likely create thousands of unregulated Tenants in Common Agreements, which essentially allow a property owner to sell a defined portion of their property to a co-tenant without any State or county oversight.

5. DAMAGES THE LOCAL ECONOMY, ELIMINATES JOBS, AND REDUCES TAX REVENUES: Negative impacts of SB340/HB247 on our State economy include reduced real estate sales, less affordable housing, millions of dollars in lost real property tax revenues from the separate tax assessment of CPR units, lost State income/GET/TAT tax revenue from the sale and rental of CPR units, and detrimental far reaching effects on the entire real estate industry and local residents.

6. CREATES AN UNFUNDED COUNTY MANDATE: The proposed legislation would create an unfunded mandate, putting an overwhelming burden on already overworked and under-staffed county planning departments, as well as the State of Hawaii Real Estate Branch, who will be tasked with interpreting, implementing, and enforcing the new law.

7. UNNECESSARY AND UNFAIR: SB340/HB247 unfairly targets the CPR form of ownership, which is already authorized and highly regulated under Chapter 514-B of the Hawaii Revised Statutes for all parcels. Strengthening county zoning ordinances, building codes, development standards, and enforcement of these rules are the only appropriate solutions for protecting land use, zoning, density, permitting/building codes, community plans, island plans, and urban growth boundaries, NOT further additions to the complex statewide CPR registration process already in place.

8. **ELIMINATES AFFORDABLE HOUSING:** We are experiencing an affordable housing crisis in Hawaii. This Bill will effectively wipe out one of the only means of creating new affordable housing for working class residents, farmers, and local families.

9. **DISCRIMINATORY AND UNLAWFUL:** SB340/HB247 is discriminatory in that it will disproportionately affect agricultural landowners (especially small private landowners, farmers, and families). The Bill borders on a “regulatory taking” because it would unreasonably prevent private property owners from making economically viable use of their land, potentially resulting in litigation against the State for just compensation.

HB-247

Submitted on: 3/13/2021 7:40:32 PM

Testimony for AEN on 3/17/2021 1:10:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
Georgeanne Matranga	Individual	Oppose	No

Comments:

State of Hawaii Legislature:

I STRONGLY OPPOSE HB247 AND DEMAND THAT THE BILL BE KILLED OR AMENDED TO EXCLUDE THE NEIGHBOR ISLANDS AND EXEMPT AGRICULTURAL CPRS CONTAINING 3 OR FEWER UNITS FOR THE FOLLOWING REASONS:

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regardless of size, may qualify for permits to build no more than two (2) farm dwellings, only after implementation of farming activities. Furthermore, the County of Maui also requires infrastructure improvements for all parcels with more than 3-dwellings, regardless of zoning. As such, the issues of agricultural use, infrastructure improvements, over-development of agricultural lands, and County participation in the CPR process are already thoroughly addressed by the County of Maui. If other counties, such as the City and County of Honolulu, wish to “participate in the CPR process,” then their county council members must do so by strengthening and enforcing their county’s land use codes. SB340/HB247 must be killed immediately and referred to the City and County of Honolulu’s County Council where it belongs.

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9. DISCRIMINATORY AND UNLAWFUL: SB340/HB247 is discriminatory in that it will disproportionately affect agricultural landowners (especially small private landowners, farmers, and families). The Bill borders on a “regulatory taking” because it would unreasonably prevent private property owners from making economically viable use of their land, potentially resulting in litigation against the State for just compensation.

Thank you for your attention to my very serious concerns.

Sincerely,

Georgeanne Matranga

HB-247

Submitted on: 3/15/2021 6:34:20 AM

Testimony for AEN on 3/17/2021 1:10:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
Ben Walin	Individual	Oppose	No

Comments:

Hi

I grew up on a small 2 acre ag property in Haiku. We had our vegetable gardens, small animals and fruit trees. We gave away and traded our excess and never claimed any income. We feed ourselves and others. This bill requires that you sell product and get a GET license or you will be in violation. This bill is not fair to so many small ag farmers statewide that live off of the land.

I strongly oppose this testimony as it creates so many problems and questions on existing and proposed homes here in Maui county. Below are a few of the reasons that this law needs further amendment and clarification. I suggest that the law be specific to Oahu as the Section 1 Purpose of the Act states.

1; Each county has its own zoning. Maui county only allows 2 farm related dwellings, no matter the size of lot.

2. What happens if ag plan is for long term crops, hardwoods or ranching. Would you be fined or in violation until you can show income?

3. What happens to the existing homes that farm for themselves and don't want to sell product, retired farmers or if you're just starting out, and apply to build a home and establishing the ag activity concurrently, how will you be able to show proof of income? No dwelling until the farm is established enough to bring in \$10K income, then a permit will be issued?

4. Who GET gets looked at, the owner, what if the property is rented or held by a non related entity.

I agree AG needs to stay in ag and should not be used for density housing But this bill misses that point and broadly affects so many others.

Thank you for your consideration

Ben Walin

808-250-7687

HB-247

Submitted on: 3/15/2021 7:34:59 AM

Testimony for AEN on 3/17/2021 1:10:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
Kamalani Keliikuli	Individual	Oppose	No

Comments:

I oppose

HB-247

Submitted on: 3/15/2021 7:57:01 AM

Testimony for AEN on 3/17/2021 1:10:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
Jane Yamashiro	Individual	Support	No

Comments:

I urge passage of HB247, and ask that lands identified as important agricultural lands remain in agriculture. On this small island where we keep seeking to be sustainable, agriculturally, it is of utmost importance that ag lands be utilized as ag lands.

There is enough evidence that housing should be within the urban corridor and that ag lands remain intact, with real working farms. Please stop the encroachment of housing on important ag lands. thank you.

HB-247

Submitted on: 3/15/2021 2:52:22 PM

Testimony for AEN on 3/17/2021 1:10:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
Andrea Quinn	Individual	Support	No

Comments:

Dear Honorable Committee Members,

Please support HB247. Hawaii needs to be more self-sustaining, and this is one way to accomplish that.

Thank you,

Andrea Quinn

HB-247

Submitted on: 3/15/2021 10:03:37 PM

Testimony for AEN on 3/17/2021 1:10:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
Kelsey Amos	Individual	Support	No

Comments:

I support keeping farm lands for farming!

HB-247

Submitted on: 3/16/2021 12:15:19 PM

Testimony for AEN on 3/17/2021 1:10:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
Joan Lander	Individual	Support	No

Comments:

Please pass this bill to protect our agricultural lands.

HB-247

Submitted on: 3/16/2021 12:39:08 PM

Testimony for AEN on 3/17/2021 1:10:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
Robert Robinson	Individual	Oppose	No

Comments:

OPPOSE HB247

HB-247

Submitted on: 3/16/2021 12:48:43 PM

Testimony for AEN on 3/17/2021 1:10:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
Raoul Nalo	Individual	Oppose	No

Comments:

Aloha Senators, Representatives, Governor Ige, and citizens of Hawai'i,

Oppose HB 247.

HB 247, if enacted in its present form, would unreasonably restrict affordable housing opportunities for local families and the generations to come. Instead of a farm income requirement for a farm dwelling, perhaps the legislature and counties should consider a concrete restriction on the number of farm dwellings allowed for different sized lots.

It appears that County of Hawaii was not part of the task force and has not yet testified on this measure. This seems like a profound shortcoming. Because an "ohana dwelling" or "guest house" on agricultural land must be a "farm dwelling," keeping one's growing 'ohana on the land would require \$10,000 in farm income under the proposed measure (net or gross, by the way? and what is the rationale/analysis behind this figure?). Is there an allowance for a start-up period? What is the average farm income for different sized lots? What about averaging over good, bad, and ugly years?

Also, please consider the need to balance agricultural production with forest conservation. In Hawaii County, if a 20-acre ag lot is dedicated to native forest conservation (60% native forest cover), then a maximum of 8-acres can be used for crop production. Because the minimum building site area is five acres, theoretically there could be three additional farm dwellings on a 20-acre property. So maybe it would be reasonable, in view of the intent of the proposed measure and under this hypothetical scenario, to limit this to one additional farm dwelling instead

The proposed measure is a flawed, overbroad, one-size fits all attempt that would be easy to regulate but hard for local families to live with. As the price of home ownership skyrockets throughout the islands, please don't further overburden local families that own agricultural land and want to use it to provide affordable housing for the next generations.

Thank you for considering this testimony on HB 247.

HB-247

Submitted on: 3/16/2021 12:54:17 PM

Testimony for AEN on 3/17/2021 1:10:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
Dylan Payne	Individual	Oppose	No

Comments:

This bill will hurt local families.

HB-247

Submitted on: 3/16/2021 1:17:17 PM

Testimony for AEN on 3/17/2021 1:10:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
glenn tremble	Individual	Oppose	No

Comments:

I strongly oppose this bill as it will additionally burden the rural subsistence farmers and working families of Maui county. Obviously this is an Oahu problem and should be addressed in local zoning not a statewide problem. Maui County already has one of the strictest agricultural zoning ordinances.

Don't pass this bill

HB-247

Submitted on: 3/16/2021 1:50:05 PM

Testimony for AEN on 3/17/2021 1:10:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
William Jalbert	Individual	Oppose	No

Comments:

I believe it is a grave mistake and a disservice to all prospective farmers to require a \$10,000 minimum. We need two things, 1. More government support for agriculture. 2. Re-zoning of non-critical ag lands to rural or other designations. Mahalo for your service and for listening!

HB-247

Submitted on: 3/16/2021 2:28:09 PM

Testimony for AEN on 3/17/2021 1:10:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
Jason Stone	Individual	Oppose	No

Comments:

I am from Maui and I am opposed to this bill for a few reasons. First, it's Oahu-centric and tone deaf on the way housing and development works on the outer islands. Without agricultural housing options our already dire long-term rental market would be completely destroyed. It's already impossible to find a single family home for a reasonable monthly rate. Local families are already leaving in droves because housing has become too expensive. This bill would exacerbate Maui's housing problems.

Second, affordable housing to buy is practically non-existent on Maui. I know first hand as I'm watching my brother-in-law with a new family, a union electrician, try to find a place to call their own. It's sad and disheartening that hard working local families have no chance to purchase a home at a reasonable market rate. Maui's median home price as of Feb 2021 is \$980,000! This number will just increase if the Hawaii State Legislature passes bill HB247.

In summation, I see no valid reason why this law should be passed. There is no benefit to hard working local families and no benefit to the local economy. All this bill does is further limit housing availability in an already bleak Hawaii housing market.

HB-247

Submitted on: 3/16/2021 2:50:49 PM

Testimony for AEN on 3/17/2021 1:10:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
Jakob Wormser	Individual	Oppose	No

Comments:

[SB340/HB247](#) is based entirely on a study of agricultural building/zoning code failures of the City and County of Honolulu, which allows for permitting of multiple farm dwellings on a single large property without the appropriate county infrastructure and environmental review. The development of a property is required by law to be regulated at the COUNTY level, as part of each county's zoning, building, development, and enforcement process. Specific county code, regulatory, and enforcement failures should NEVER be remedied via a change in State law.

In addition, CPRs are a State-regulated form of property ownership that, just like other forms of co-ownership, does NOT change a property's zoning, building, and infrastructure requirements and CANNOT be subjected to yet another unfunded and unattainable county review based on a misunderstanding of the CPR form of ownership. Requiring such a review will lead to thousands of unregulated "Hui" Sales (Tenants in Common Agreements) and will not solve any of the agricultural development issues in the City and County of Honolulu Code.

HB-247

Submitted on: 3/16/2021 3:58:35 PM

Testimony for AEN on 3/17/2021 1:10:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
Paul Areus	Individual	Oppose	No

Comments:

I am strongly opposed to this bill. I own a 2 acre agriculturally zoned property and know dozens of people who own similar properties zoned agriculture, including all my neighbors in every direction. As per state law, I grow crops, orchards and plants on over half of my property but I would say that I grow more than most people I know and I don't know a single person that earns any where close to \$10,000.00 of income from the crops they grow on a smaller agricultural property such as this. I am not aware of any type of crop that you could grow on 2 acres of land and earn that type of income. Please keep in mind that there are very few stores and suppliers that will purchase from small farmers, I will go to local markets and restaurants to sell my crops, but it is not bringing in anywhere near that type of income. Since the pandemic hit, it has gotten much worse and most of the restaurants cannot purchase at all, because they have been forced to close and to now operate at reduced capacity. Please also understand that we are competing with places like Mexico where both land and labor are dirt cheap, and everything is very expensive here. In my opinion, This law would penalize the majority of Ag land owners, maybe even up to 95% or more of agricultural land owners. It is extremely disturbing to me that the state government would even consider passing a law that would penalize such a large majority of agricultural land owners. This bill seems ill advised, Please do not pass this bill in any form.

HB-247

Submitted on: 3/16/2021 4:07:09 PM

Testimony for AEN on 3/17/2021 1:10:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
Heleena Oliveira	Individual	Oppose	No

Comments:

The goal of the amendment is to stop 'gentlemen's estates' but will be burden **all owners** of ag properties with farm dwellings. Bill adding a requirement to file proof of farm income of \$10K ANNUALLY? How will this be processed? How many ag properties are in the state; in each county? **If you're just starting out, and apply to build a home and establishing the ag activity concurrently, how will you be able to show proof of income?**

No dwelling until the farm is established enough to bring in \$10K income, then a permit will be issued? How can someone afford to pay for a separate place to live while paying for their farm land and trying to establish it?

I recently purchased land and would like to build a home for me and my two kids to live. My plan is to grow food and have animals. These will take time to establish, especially fruit trees before they can produce to bring in income. Seems like this bill is not taking this into consideration.

What about ranching, lumber or other long-term crop, subsistence agriculture, or other permitted ag uses that may not have annual or any income? What happens to the retired farmer's home? Do they lose their home? Is it non-complainant?

There needs to be more clarity.

Also, I feel that Maui County already does a great job at regulating our ag zoned areas.

HB-247

Submitted on: 3/16/2021 6:30:54 PM

Testimony for AEN on 3/17/2021 1:10:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
Alice Tremble	Individual	Oppose	No

Comments:

I oppose this bill for Maui. I understand the concern for Oahu, however, this should not be statewide. This will have a harmful effect on many local families, already struggling on Maui that own ag land.

HB-247

Submitted on: 3/16/2021 7:46:49 PM

Testimony for AEN on 3/17/2021 1:10:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
Katie Moquin	Individual	Oppose	No

Comments:

I think AG land rules should be left up to each individual island to regulate. Each island is unique, which makes it best to be left up to each island, and not a statewide decision. Maui County has a 50% AG use via a farm plan in place, which works well as it is.

HB-247

Submitted on: 3/16/2021 7:55:54 PM

Testimony for AEN on 3/17/2021 1:10:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
Debbie Arakaki	Individual	Oppose	No

Comments:

This HB 247 should not be imposed on the neighbor islands, it is being proposed for Oahu and should only include Oahu, not Maui, Kauai and Big Island. The neighbor islands are different communities and should be treated as individual islands with bills that pertain to the best interest of the communities that reside there.

Mahalo,

Debbie Arakaki

Maui Resident

HB-247

Submitted on: 3/16/2021 7:59:36 PM

Testimony for AEN on 3/17/2021 1:10:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
James E. Coon	Individual	Oppose	No

Comments:

This will hurt many small family farms.
please defer this bill

HB-247

Submitted on: 3/16/2021 8:05:49 PM

Testimony for AEN on 3/17/2021 1:10:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
Heidi Bigelow	Individual	Oppose	No

Comments:

I OPPOSE HB247/SB340.

1. Ag zoning enforcement is not a one-size fits all between counties. Please keep enforcement county by county. The stated purpose of the bill is: "Proposed Improvements to Regulating Agricultural Lands on Oahu"
2. The \$10,000 ANNUAL filing requirement was not thought through:
 1. How would it impact existing ag lots with dwellings? Would they now be required to file annual proof of farm income of \$10,000/year? If they don't, are they non-compliant?
 2. What happens if there's a year without \$10K of ag income? Non compliance, tear down the home? Fines?
 3. Bill states that the family occupying the dwelling needs to show \$10,000/year ag related income. How would farm labor dwelling be handled? Would the family need to provide their W-2 to show that they work in ag?
 4. What about subsistence farming? Or Kalo? Are they not allowed to build on their land?
 5. How many ag zoning properties are in the state? How is this going to be regulated?

HB-247

Submitted on: 3/16/2021 10:38:34 PM

Testimony for AEN on 3/17/2021 1:10:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
Brad Albert	Individual	Oppose	No

Comments:

I live on Maui and I have owned an AG property and I am now under contract to purchase an AG property. We have rules on Maui that require 51% or more of the land to be used for AG purposes and these rules are enforced by the Planning Department. Land use on Oahu should be governed and enforced by the County not the State. Each Island should manage its land use and development.

Requiring owners to show \$10K in revenues is not fair. The land I am purchasing has less than 1 Acre of usable land to grow on and I would have the same \$10K minimum as a property with 10 Acres of land? How is this fair? To plant and grow can take years before a first crop and then developing a market for the crops takes time as well. A new property owner like me should be able to build on my land and cultivate before showing income. This is the cart before the horse.

Finally, why should I be forced to grow for sale vs grow for self-consumption and Ohana, barter, and trade? A one Acre parcel like mine is not suited for commercial growing. What about bad growing years due to drought, pests, flood, fire, or extreme weather. Not every year is going to be a bumper crop. This bill needs better crafting to be fair and allow an exemption for non-commercial Agricultural Land use. I support controlling development on Oahu, but this bill will needlessly impact landowners on Maui and other Islands. I strongly oppose this bill.

HB-247

Submitted on: 3/17/2021 6:53:38 AM

Testimony for AEN on 3/17/2021 1:10:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
Terese I Masters	Individual	Oppose	No

Comments:

HB-247

Submitted on: 3/17/2021 7:47:32 AM

Testimony for AEN on 3/17/2021 1:10:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
Greg Howeth	Individual	Oppose	No

Comments:

I strongly urge the members of the committee NOT to pass HB247. Hawaii has the highest cost of living in the nation and adding to the cost of building on ag lands is only going to make it harder for us to afford and push more of us out of the islands.