



February 11, 2026

To: Chair Mark J. Hashem, and Vice Chair Dee Morikawa, and the House Committee on Water and Land

Subject: **HB1571**, Relating to Condominiums

Aloha,

I am writing in **support of HB1571** which takes important steps to mitigate the threat of CPR speculation on ag land. This measure would require a verified statement that declares the development does not restrict agricultural activities and also lower the threshold requirement for further assessments on infrastructure and environmental resources from 5 dwellings to 2, thereby employing more oversight and potential limitations on real estate development. Additionally, the requirement of a signed statement from the neighborhood board, and verified public report by developer, further the ability for county governments and local communities to protect agricultural land.

In these ways **HB1571** aims to preserve the intended use of land zoned for agriculture. **HB1571** can limit speculation that violates land use restrictions, which is an essential action to protect the state's food security interests. Ensuring the preservation of Hawai'i's agricultural lands is in the state's best interest for meeting resilience goals.

Mahalo,
Sydney Haas & the Food+ Policy Team
#fixourfoodsystem

The Food+ Policy internship develops student advocates who learn work skills while increasing civic engagement to become emerging leaders. We focus on good food systems policy because we see the importance and potential of the food system in combating climate change and increasing the health, equity, and resiliency of Hawai'i communities.

In 2026, the cohort of interns are undergraduate and graduate students and young professionals working in the food system. They are a mix of traditional and nontraditional students, including parents and veterans, who have backgrounds in education, farming, public health, nutrition, and Hawaiian culture.

HB-1571

Submitted on: 2/10/2026 7:06:53 PM

Testimony for WAL on 2/12/2026 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
JANA CRAWFORD O'BRIEN	Individual	Support	Written Testimony Only

Comments:

I support HB 1571 - When housing projects bypass adequate review in agriculture areas, there is the risk of exacerbating the affordability for working families - pushing them out of stable communities, reducing local food production & diluting the cultural & rural character that helps define the aina. It would be helpful to have more community engagement & thoughtful & caring land stewardship to aid the discussion of affordability & growth. Land use policies shape the economic reality for the people now & for generations to come. It's not just about how much a place to live costs or how much the utilities are - it's about preserving the land & the communities that helps keep Hawai'i Hawai'i & allows people to stay here rather than moving away because they can no longer afford to live here.

HB-1571

Submitted on: 2/11/2026 11:13:20 AM

Testimony for WAL on 2/12/2026 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Ati Jeffers-Fabro	Individual	Support	Written Testimony Only

Comments:

Aloha Mai Kakou,

I am in full support of HB1571. So much of our agricultural land is being misused and usually by absentee owners. We need more accountability as to how our precious agricultural land is handled at all levels of tenure. Please help our local farmers whose sole purpose is providing agricultural products to our local community and economy.

Mālama Pono,

Ati Jeffers-Fabro

HB-1571

Submitted on: 2/12/2026 7:45:22 AM

Testimony for WAL on 2/12/2026 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Racquel Achiu	Individual	Support	Remotely Via Zoom

Comments:

Aloha committee chair, vice chair and committee members, my name is Racquel Achiu of the Waialua Moku (north shore Oahu) I am in SUPPORT of HB 1571. My community is o wee helmed with CPR Projects, specifically on Agricultural Lands. Developers are buying mass amounts of Ag Lands with intentions of a Development of can only be described as Gentlemen Farms under the guise of "CPR AG LOTS". There is NO oversight to ensure there is adequate infrastructure to support these homes. Not to mention, the lack of compliance to Zoning and LUO guidelines. By the time the community and or DPP are made aware of what's happening in terms of builds and other violations the project has overwhelmingly taken shape and DPP is burdened with the task of enforcing a project that's already in place.

I've been working consistently with DPP and DCCA to address the process. In an effort to not add workload or expense to the process, it is my strong belief that placing an added step on the applicant makes sense. Requiring the applicant to provide a letter from the appropriate community group/orgaization such as Community Associations and or Neighborhood Boards. This would prompt the applicant to provide, share & present their intentions to the appropriate groups/organizations that they want to take place and impact. These groups know their community best and can provide pertinent information about the space that the applicant wants to impact. These projects have significant impact to communities and the resources required to support these projects. Not to mention the elimination of valuable agricultural land and the displacement of real farmers and ranchers. The footprint of these projects severely alter the existing communities WITHOUT APPROPRIATE OVERSIGHT, REGULATION & PROTOCOLS to ensure the integrity of our land, resources and compliance is not compromised. Please support HB1570. I look forward to contributing further discussions in moving this bill forward. MAHALO