

**DEPARTMENT OF PLANNING AND PERMITTING**  
**KA 'OIHANA HO'OLĀLĀ A ME NĀ PALAPALA 'AE**  
**CITY AND COUNTY OF HONOLULU**

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TESTIMONY OF THE DEPARTMENT OF PLANNING AND PERMITTING  
BEFORE THE SENATE COMMITTEE ON JUDICIARY

February 26, 2026  
Conference Room 016

- TO: The Honorable Karl Rhoads, Chair, The Honorable Mike Gabbard, Vice Chair,  
and Members of the Committee on Judiciary
- RE: COMMENTS ON SENATE BILL NO. 2006, SD 1 RELATING TO  
FARM EMPLOYEE HOUSING

The Department of Planning and Permitting (DPP) **offers comments** on Senate Bill No. 2006, SD 1, which clarifies that a “farm dwelling” permitted in an agricultural district includes a single-family farm dwelling with an accessory employee housing structure, subject to certain restrictions.

While the City is in favor of efforts to support our agricultural industry by allowing flexibility for various forms of housing for farm workers, allowing multi-family dwellings, i.e., an apartment building, without safeguards in place is not in keeping with the desired character and intent of the agricultural district. We note that the amendments to § 205-4.5 appear to be largely consistent with the new farm worker housing use that was added to the City’s Land Use Ordinance (LUO) (Revised Ordinances of Honolulu, Chapter 21) under Ordinance 25-2. We also appreciate that the Bill prohibits separating ownership through a condominium property regime, and using the farm dwellings and farm employee housing for agricultural tourism and as transient vacation rentals. We likewise understand that agricultural tourism that is secondary and incidental to a bona fide agricultural operation supports the feasibility of farming by providing necessary supplemental income.

Specifically, the LUO states that farm worker housing may be composed of multiple single-unit, two-unit, or multi-unit dwellings; one employee and the employee’s family or up to three unrelated employees may share one dwelling unit; each dwelling unit must not exceed 800 square feet of floor area; and no more than eight dwelling units are allowed in any multi-unit dwelling. The latter is the main difference with the proposed Bill – the LUO provision establishes a maximum number of units per structure

The Honorable Karl Rhoads, Chair  
and Members of the Committee on Judiciary  
Hawai'i State Senate  
Senate Bill No. 2006, SD 1  
February 26, 2026  
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at eight, rather than placing a maximum ratio of square feet of agricultural-related structures per acre of agricultural land. We also note that this ratio is undetermined in the proposed Bill, and may not be the most appropriate measure since it does not align with the City's zoning regulations. Furthermore, it may be helpful to know that the DPP requires a Conditional Use Permit (CUP) to ensure bona fide farm worker housing in agricultural districts. During the review of the CUP, the Director of the DPP evaluates the submitted agricultural plans and the amount of labor necessary to farm the land to ensure the plans justify the number of dwelling units proposed. When the associated farm is no longer in active production or no longer employing farm workers, no workers may be housed on the zoning lot, pursuant to the LUO, § 21-5.40-4(e).

In summary, we recommend that amendments to Chapter 205 be broad enough to allow consistency with each county's zoning code, without creating conflicting language that will complicate the exiting regulatory structure. Respectfully, the State should provide deference to the counties' localized experience and expertise to ensure that the farm worker housing is justified and appropriate.

We respectfully offer these serious comments on Senate Bill No. 2006, SD 1, and request your committee give them the appropriate consideration.

Thank you for the opportunity to testify. We are available to work with the Legislature on this issue as appropriate.

Very truly yours,



Dawn Takeuchi Apuna  
Director



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February 26, 2026

HEARING BEFORE THE  
SENATE COMMITTEE ON JUDICIARY

**TESTIMONY ON SB 2006, SD1**  
RELATING TO AGRICULTURE

Conference Room 016 & Videoconference  
10:00 AM

Aloha Chairs Rhoads, Vice-Chair Gabbard, and Members of the Committee:

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

**The Hawai'i Farm Bureau offers comments on SB 2006, SD1**, which clarifies that a "farm dwelling" permitted in an agricultural district includes a single-family farm dwelling with an accessory employee housing structure, subject to certain restrictions.

HFB has long supported farm dwellings and accessory employee housing as essential components of viable agricultural operations, particularly to address workforce housing needs in rural communities. On-site housing allows farmers and ranchers to live near their operations, respond to livestock and crop needs, support agricultural workers, deter agricultural crimes, and maintain productive farms, particularly in rural areas where housing options are limited. Farm dwellings and farm worker housing play an important role in sustaining local agricultural production and supporting Hawai'i's agricultural workforce.

At the same time, HFB remains concerned about the misuse of agricultural lands for residential purposes that are not tied to bona fide agricultural activity. "Gentleman farms" and dwellings that function primarily as residential units undermine the intent of the Agricultural District, inflate land values, reduce access to land for working farmers, and create conflicts that ultimately harm legitimate agricultural operations. We support appropriate enforcement to address non-bona fide agricultural use and protect the integrity of agricultural lands.

HFB appreciates the clarifications made to improve statutory consistency and provide clearer definitions related to farm dwellings and farm employee housing. As the

Legislature considers changes, HFB urges continued attention to ensuring that implementation does not unintentionally make it more difficult for bona fide farmers and ranchers to establish or maintain farm dwellings and agricultural worker housing.

We also appreciate the clarification that agricultural tourism activities may continue on the same parcel when those activities are secondary and incidental to a bona fide agricultural operation and comply with applicable county ordinances. Agricultural tourism can provide important supplemental income for working farms and should coexist with legitimate agricultural activity, consistent with the intent of the Agricultural District.

We respectfully note the importance of maintaining the traditional division of responsibilities between the State and the counties. Chapter 205 establishes permissible land uses at the State level, while counties have long been responsible for zoning, building standards, and regulating the size, placement, and design of dwellings through their zoning and permitting processes. Any changes to State law should focus on land-use purposes and agricultural activities, while preserving county authority over zoning and housing standards.

Finally, HFB emphasizes the importance of consistency and clarity in enforcement. Clear, workable standards that distinguish bona fide agricultural operations from non-agricultural use are essential to preventing abuse while ensuring that legitimate farmers are not unfairly burdened.

HFB appreciates the opportunity to provide comments on SB 2006, SD1, and looks forward to continued collaboration to support farm dwellings and agricultural workforce housing while protecting Hawai'i's agricultural lands for real, productive agriculture.

Thank you for the opportunity to testify.

**SB-2006-SD-1**

Submitted on: 2/23/2026 5:30:13 PM

Testimony for JDC on 2/26/2026 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Glen Kagamida	Individual	Support	Written Testimony Only

Comments:

**STRONG SUPPORT!!!**

**SB-2006-SD-1**

Submitted on: 2/24/2026 9:23:05 AM

Testimony for JDC on 2/26/2026 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Rosemary Alles	Individual	Support	Written Testimony Only

Comments:

I've heard that farmers are getting squeezed by how hard it is to find good help. Please vote for HB1737 and SB2006 to give them the ability to Build Housing for their employees, that would let them offer the housing as a perk of working on the farm. Would also save on Gas and Fuel costs for the employees!

**SB-2006-SD-1**

Submitted on: 2/24/2026 9:27:06 AM

Testimony for JDC on 2/26/2026 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Douglas Askman	Individual	Support	Written Testimony Only

Comments:

Please pass S.B. 2006. Farmers need housing options that fit farm life. This change is overdue.

**SB-2006-SD-1**

Submitted on: 2/24/2026 9:31:09 AM

Testimony for JDC on 2/26/2026 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Wendy Bernier	Individual	Support	Written Testimony Only

Comments:

Aloha. I am submitting testimony in support of S.B. 2006 along with H.B. 1737. Small homes make agriculture more realistic for young people starting out. Without housing options, we lose the next generation of farmers. These bills are practical and overdue. Please pass them.

**SB-2006-SD-1**

Submitted on: 2/24/2026 9:32:30 AM

Testimony for JDC on 2/26/2026 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Faith Burns	Individual	Support	Written Testimony Only

Comments:

Oh my gosh, are you kidding me? Working on a "farm" or any endeavor to grow any type of food or livestock is super hard work. ADU's a MUST, let people live where they work. Mahalo!

**SB-2006-SD-1**

Submitted on: 2/24/2026 9:33:47 AM

Testimony for JDC on 2/26/2026 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Ronda Castillo	Individual	Support	Written Testimony Only

Comments:

I am writing in support of sb2006 and hb1737. Workers need affordable places to live, and farms need workers. Allowing housing on farms helps solve both problems. I need help to farm but have no proper dwelling under the current 200 sq ft allowance. That is not adequate space for one person let alone a couple to desire to work our farm.

**SB-2006-SD-1**

Submitted on: 2/24/2026 9:35:13 AM

Testimony for JDC on 2/26/2026 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Tawna Chun	Individual	Support	Written Testimony Only

Comments:

I strongly support H.B. 1737 / S.B. 2006. If farmers can't afford to live here, they will leave. That means less local food for everyone. These bills help keep agriculture alive.

**SB-2006-SD-1**

Submitted on: 2/24/2026 9:37:03 AM

Testimony for JDC on 2/26/2026 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Camille Erickson	Individual	Support	Written Testimony Only

Comments:

I fully support House Bill 1737 and Senate Bill 2006 because farming is a family commitment, not just a job. Families grow, kupuna need care, and workers need stable housing. ADUs give farmers flexibility without harming agricultural land. This is a common sense change. Please vote yes!

**SB-2006-SD-1**

Submitted on: 2/24/2026 9:39:12 AM

Testimony for JDC on 2/26/2026 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Wayne Feike	Individual	Support	Written Testimony Only

Comments:

This bill will make it easier for people who live on farms to build small homes. This would be good for Hawaii's farms, because it would get more people in touch with nature, and also it would help housing be more affordable. Please pass this bill.

**SB-2006-SD-1**

Submitted on: 2/24/2026 9:41:31 AM

Testimony for JDC on 2/26/2026 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Robert Hastings	Individual	Support	Written Testimony Only

Comments:

Please vote yes on House Bill 1737 and Senate Bill 2006. Farmers and ranchers deserve reasonable housing options. These bills are common sense.

**SB-2006-SD-1**

Submitted on: 2/24/2026 9:42:54 AM

Testimony for JDC on 2/26/2026 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Frank Hinshaw	Individual	Support	Written Testimony Only

Comments:

Hi - Please vote YES on sb2006 and hb1737 when you hear it in committee. It lets farmers and ranchers build small homes for their families and workers. Hawaii needs more people working on the land, and this bill is a great way to encourage rural lifestyles. The ability to have people living on the farm will help to reduce theft of agriculture products and provide timely aid to livestock suffering from illness or injury.

**SB-2006-SD-1**

Submitted on: 2/24/2026 9:44:28 AM

Testimony for JDC on 2/26/2026 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
John-Michael Kamakahi	Individual	Support	Written Testimony Only

Comments:

I'm writing in support of hb1737 and sb2006. Farming is often a family business, and housing flexibility helps families stay together. These bills reflect the reality of rural life in Hawaii.

**SB-2006-SD-1**

Submitted on: 2/24/2026 9:56:36 AM

Testimony for JDC on 2/26/2026 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Leslie Lewis	Individual	Support	Written Testimony Only

Comments:

This bill will make it easier for people who live on farms to build small homes. This would be good for Hawaii's farms, because it would get more people in touch with nature, and also it would help housing be more affordable. Please pass this bill.

**SB-2006-SD-1**

Submitted on: 2/24/2026 9:58:36 AM

Testimony for JDC on 2/26/2026 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Tracie Lutzenhiser	Individual	Support	Written Testimony Only

Comments:

I'm writing in strong support of House Bill 1737 and Senate Bill 2006. Farming in Hawaii is already expensive and unpredictable, and housing rules only make it harder. Farmers should be able to build small homes for themselves, their kids or their workers on land they actively farm. This isn't about development, it's about survival. If farmers can't live on their land, they won't stay in agriculture. This will not only add more housing; that is desperately needed, but it can also create more jobs. Mahalo.

**SB-2006-SD-1**

Submitted on: 2/24/2026 10:00:17 AM

Testimony for JDC on 2/26/2026 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Laurie Makaneole	Individual	Support	Written Testimony Only

Comments:

Aloha committee members, I strongly support hb1737 and sb2006. These bills remove barriers that don't make sense anymore. I hope you will approve them!

**SB-2006-SD-1**

Submitted on: 2/24/2026 10:02:11 AM

Testimony for JDC on 2/26/2026 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Willa Marten	Individual	Support	Written Testimony Only

Comments:

Please support House Bill 1737 and Senate Bill 2006. Letting people live where they work makes sense, especially on farms.

**SB-2006-SD-1**

Submitted on: 2/24/2026 10:03:08 AM

Testimony for JDC on 2/26/2026 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Mark Monoscalco	Individual	Support	Written Testimony Only

Comments:

I submit testimony in support of sb2006 and hb1737. This change helps farmers stay on their land and keep producing food. We need more local food production.

**SB-2006-SD-1**

Submitted on: 2/24/2026 10:04:54 AM

Testimony for JDC on 2/26/2026 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kathy Pelca	Individual	Support	Written Testimony Only

Comments:

I strongly support HB 1737 / SB 2006. The current rules make it harder to house farm workers even when there is plenty of land. That doesn't make sense during a housing shortage. Allowing ADUs helps farms stay staffed and productive. It also strengthens the connection between people and the land they work. Hawaii needs more local food, not more barriers.

**SB-2006-SD-1**

Submitted on: 2/24/2026 10:07:01 AM

Testimony for JDC on 2/26/2026 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Angela Posatiere	Individual	Support	Written Testimony Only

Comments:

Aloha. I support HB1737 & SB2006 because farmers already face enough challenges. Housing should not be one of them.

**SB-2006-SD-1**

Submitted on: 2/24/2026 10:08:50 AM

Testimony for JDC on 2/26/2026 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Paul Roy	Individual	Support	Written Testimony Only

Comments:

Please pass S.B. 2006 and H.B. 1737. These bills will help farmers stay rooted in Hawaii. ADUs are a reasonable way to support agriculture.

**SB-2006-SD-1**

Submitted on: 2/24/2026 10:09:44 AM

Testimony for JDC on 2/26/2026 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Doris Ann Santiago	Individual	Support	Written Testimony Only

Comments:

Please support HB1737 and SB2006. ADUs on farms are not luxury housing. They are simple homes for families and workers. Mahalo for considering my testimony.

**SB-2006-SD-1**

Submitted on: 2/24/2026 10:12:31 AM

Testimony for JDC on 2/26/2026 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Duane D Santiago	Individual	Support	Written Testimony Only

Comments:

I support hb1737 / sb2006 because too many farmers are being squeezed out. Housing flexibility helps them stay and succeed.

**SB-2006-SD-1**

Submitted on: 2/24/2026 10:16:51 AM

Testimony for JDC on 2/26/2026 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Paul Scott	Individual	Support	Written Testimony Only

Comments:

Aloha! I strongly support sb2006 & hb1737. Let farmers farm and live on their land.

**SB-2006-SD-1**

Submitted on: 2/24/2026 10:19:01 AM

Testimony for JDC on 2/26/2026 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Harold Snyder	Individual	Support	Written Testimony Only

Comments:

Aloha. I support House Bill 1737 / Senate Bill 2006 because agriculture depends on people living on the land. ADUs will help make that possible. I live on Ag5 land. My wife's mother is probably coming to live with us. There is room in the house for her, but at 94 we may need to bring in an onsite health provider. The way the laws are written I cannot do that now.

**SB-2006-SD-1**

Submitted on: 2/24/2026 10:20:27 AM

Testimony for JDC on 2/26/2026 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Elizabeth Starr	Individual	Support	Written Testimony Only

Comments:

Aloha committee members! I strongly support hb1737 and sb2006. These bills remove barriers that don't make sense anymore. I hope you will approve them!

**SB-2006-SD-1**

Submitted on: 2/24/2026 10:21:59 AM

Testimony for JDC on 2/26/2026 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Alessio Stossich	Individual	Support	Written Testimony Only

Comments:

This bill will make it easier for people who live on farms to build small homes. This would be good for Hawaii's farms, because it would get more people in touch with nature, and also it would help housing be more affordable. Please pass this bill.

**SB-2006-SD-1**

Submitted on: 2/24/2026 10:23:58 AM

Testimony for JDC on 2/26/2026 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Ken Takeya	Individual	Support	Written Testimony Only

Comments:

strongly support H.B. 1737 / S.B. 2006. If farmers can't afford to live here, they will leave. That means less local food for everyone. These bills help keep agriculture alive.

**SB-2006-SD-1**

Submitted on: 2/24/2026 10:24:51 AM

Testimony for JDC on 2/26/2026 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Richard Vetter	Individual	Support	Written Testimony Only

Comments:

Aloha! I support House Bill 1737 / Senate Bill 2006. ADUs on farms help attract and keep good workers. These bills help farmers focus on farming instead of looking for employees. Please pass them this year.

**SB-2006-SD-1**

Submitted on: 2/24/2026 10:25:43 AM

Testimony for JDC on 2/26/2026 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
David Wendt	Individual	Support	Written Testimony Only

Comments:

Aloha! I support HB 1737 & SB 2006. Farming families grow and change over time. Small homes help them adapt without harming ag land.