

JOSH GREEN, M.D.
Governor

SYLVIA LUKE
Lt. Governor



SHARON HURD
Chairperson
Board of Agriculture & Biosecurity

DEAN M. MATSUKAWA
Deputy to the Chairperson

State of Hawai'i
DEPARTMENT OF AGRICULTURE & BIOSECURITY
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**TESTIMONY OF SHARON HURD
CHAIRPERSON, BOARD OF AGRICULTURE AND BIOSECURITY**

BEFORE THE SENATE COMMITTEE ON AGRICULTURE AND FOOD SYSTEMS

**WEDNESDAY, MARCH 25, 2026
10:00 AM
CONFERENCE ROOM 430**

**SENATE BILL NO. 3233, SENATE DRAFT 1, HOUSE DRAFT 1
RELATING TO AGRICULTURAL WORKFORCE HOUSING**

Chair Evslin, Vice Chair Miyake, and Members of the Committee:

Thank you for the opportunity to testify on Senate Bill 3233, Senate Draft 1, House Draft 1. This bill requires State agencies, including the Department of Agriculture and Biosecurity and Agribusiness Development Corporation, that administer agricultural leases, licenses, development programs, or procurement involving agricultural products to award points or preferences to agricultural projects incorporating agricultural workforce housing. It also requires a report to the Legislature. House Draft 1 amended the bill by clarifying the definition of "agricultural project" to mean any agricultural, aquacultural, or agroforestry project that includes subdivision and capital improvements to the land. The Department respectfully provides comments.

The Department supports efforts to increase the availability of agricultural workforce housing in the State. The most common situation the Department encounters with regard to agricultural housing is when an existing lessee requests permission to construct a farm dwelling on an agricultural park lot or on a non-agricultural park land parcel to house the lessee's immediate and extended family who assist with farm operations, and sometimes a small number of farm employees as well. The Board of Agriculture and Biosecurity has authority to approve such dwellings under applicable program rules.

The Department notes that the bill appears to be intended for largescale agricultural projects that include, or could include, an agricultural workforce housing component. The only project of this type, the Department undertakes is the development of agricultural parks. The Department has no objection to awarding points or preferences to developers or master lessees who incorporate agricultural workforce housing into new agricultural park projects. Based on the Department's experience, however, not every lessee of a lot in an agricultural park or a non-agricultural park land

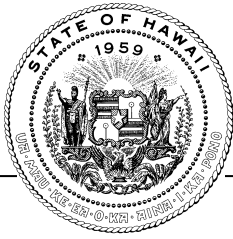
Testimony of Sharon Hurd

March 25, 2026

Page 2

parcel will want to construct a farm dwelling as part of its operations. The Department therefore appreciates the amendment made in House Draft 1 of the measure to narrow the definition of "agricultural project" to mean projects that include subdivision and capital improvements to the land.

Thank you for the opportunity to testify on this measure.



**STATE OF HAWAII
OFFICE OF PLANNING
& SUSTAINABLE DEVELOPMENT**

JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR

MARY ALICE EVANS
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Statement of
MARY ALICE EVANS, Director

before the
HOUSE COMMITTEE ON HOUSING
Wednesday, March 25, 2026
10:00 AM
State Capitol, Conference Room 430

in consideration of
SB 3233, SD 1, HD 1
RELATING TO AGRICULTURAL WORKFORCE HOUSING.

Chair Evslin, Vice Chair Miyake, and Members of the House Committee on Housing.

The Office of Planning and Sustainable Development (OPSD) **supports SB 3233 SD 1, HD 1**, which promotes the agricultural workforce housing by requiring state agencies that administer agricultural leases, licenses, development programs, or procurement involving agricultural products to award additional points or preference to agricultural projects that provide workforce housing.

OPSD supports more farm employee housing on bona fide farms in the State Agricultural District. Farm employee housing helps bona fide farms retain workers and helps to alleviate the state's housing shortage. OPSD notes that the measure is supported by the Agribusiness Development Corporation and the HD 1 version incorporates the revision suggested by the Department of Agriculture and Biosecurity.

Thank you for the opportunity to testify on this measure.

JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR



WENDY GADY
EXECUTIVE DIRECTOR

STATE OF HAWAII
AGRIBUSINESS DEVELOPMENT CORPORATION
HUI HO'OUULU AINA MAHIAI

TESTIMONY OF WENDY L. GADY
EXECUTIVE DIRECTOR
AGRIBUSINESS DEVELOPMENT CORPORATION

BEFORE THE HOUSE COMMITTEE ON HOUSING
March 25, 2026
10:00 a.m.
Conference Room 430 & Videoconference

SENATE BILL NO. 3233, SD1, HD1
RELATING TO AGRICULTURAL WORKFORCE HOUSING

Chairperson Evslin, Vice Chair Miyake, and Members of the Committee:

The Agribusiness Development Corporation (ADC) supports S.B. 3233, SD1, HD1, and its efforts to expand agricultural worker housing, particularly through prioritizing projects that advance food security and support rural communities. ADC also supports clarifying the definition of an “agricultural project” to ensure consistency, transparency, and alignment with the State’s agricultural and food system goals.

Providing housing for agricultural workers is an important component of sustaining local food production and maintaining a stable workforce. Prioritizing projects that are closely connected to active agricultural operations can help strengthen both workforce retention and overall system resilience.

ADC supports a transparent and consistent approach to project evaluation, including the use of clear criteria that consider agricultural workforce housing, food security impact, and alignment with broader housing and economic development goals. Ensuring that processes are objective and consistent with the Hawai‘i Public Procurement Code (HRS Chapter 103D) will help maintain fairness and accountability.

SENATE BILL NO. 3233, SD1, HD1
RELATING TO AGRICULTURAL WORKFORCE HOUSING
Page 2 of 2

For these reasons, favorable consideration of S.B. 3233, SD1, HD1, is respectfully requested. This testimony may be further amended or refined following review by the Agribusiness Development Corporation Board at its March 31 meeting.



Hawai'i Island Chamber of Commerce

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Testimony to the House Committee on Housing
Representative Luke A. Evslin, Chair
Representative Tyson K. Miyake, Vice Chair

Wednesday, March 25, 2026 at 10:00 AM

RE: SB 3233 SD1 HD1 – Relating to Agricultural Workforce Housing -
SUPPORT

Aloha e Chair Evslin, Vice Chair Miyake, and Members of the Committee,

The Hawai'i Island Chamber of Commerce, representing more than 350 businesses and individual members primarily on the east side of Hawai'i Island, submits this testimony in support of Senate Bill 3233 Senate Draft 1 House Draft 1 (SB3233 SD1 HD1), which requires state agencies administering agricultural leases, licenses, development programs, or procurement involving agricultural products to award additional points or preferences to projects that voluntarily provide on-site or proximate workforce housing or formal housing partnerships for agricultural workers.

Labor shortages remain a significant challenge for farms statewide, particularly on the neighbor islands, where limited and costly housing makes it difficult to attract and retain skilled workers. Stable, nearby housing is essential to sustaining agricultural operations, meeting local food demand, and providing workers with the stability needed to commit long-term to their farms and communities.

SB3233 SD1 HD1 aligns with the Chamber of Commerce Hawaii's 2030 Blueprint for Hawaii 21st Century Agriculture policy pillar, which emphasizes evidence-based strategies to strengthen local production and support farmers. By providing additional points to projects that incorporate workforce housing, the measure helps retain a skilled agricultural workforce, improve farm productivity, and support the stability of rural communities, while signaling that workforce housing is a priority for agricultural growth.

The measure establishes a voluntary incentive structure allowing agencies including the Department of Agriculture & Biosecurity and the Agribusiness Development Corporation, to award additional points to projects that provide housing for at least 20 percent of agricultural workers. The flexible framework accommodates farms of different sizes, phased development, and regional conditions.

Over time, this approach can help support a more stable agricultural workforce, strengthen neighbor island economies, improve the reliability of local food production, and reduce dependence on imported food. By building on existing agency processes at minimal cost, the measure encourages private investment in workforce housing and supports the long-term sustainability of Hawaii's agricultural sector.

For these reasons, I respectfully ask to PASS Senate Bill 3233 Senate Draft 1 House Draft 1. Thank you for the opportunity to testify.

Sincerely,

Carla Kuo
Executive Officer
Hawai'i Island Chamber of Commerce

**Testimony to the House Committee on Housing
Representative Luke A. Evslin, Chair
Representative Tyson K. Miyake, Vice Chair**

**Wednesday, March 25, at 10:00AM
Conference Room 430 & Videoconference**

RE: SB3233 SD1 HD1 Relating to Agricultural Workforce Housing

Aloha e Chair Evslin, Vice Chair Miyake, and Members of the Committee:

My name is Sherry Menor, President and CEO of the Chamber of Commerce Hawaii ("The Chamber"). The Chamber supports Senate Bill 3233 Senate Draft 1 House Draft 1 (SB3233 SD1 HD1), which requires state agencies, including the Department of Agriculture and Biosecurity and Agribusiness Development Corporation, that administer agricultural leases, licenses, development programs, or procurement involving agricultural products to award points or preferences to agricultural projects incorporating agricultural workforce housing. Requires a report to the Legislature.

SB3233 SD1 HD1 aligns directly with the 21st Century Agriculture policy pillar of the Chamber's 2030 Blueprint for Hawaii. This pillar calls for sensible, market-aligned policies that strengthen the viability, competitiveness, and resilience of Hawaii's agricultural sector. The Blueprint at large focuses on innovative solutions that support fair industry growth. Giving preference to farms that offer workforce housing allows the legislature to incentivize the development of this infrastructure: at no cost to the state, with no mandate required, and at no cost to the farmer.

The agriculture industry continues to face labor shortages and struggles to attract a younger labor force. Incentivizing the construction of workforce housing, and rewarding existing workforce housing, strengthens the agriculture labor proposition. Agricultural workforce housing generates broad public benefits, including reducing commute times, traffic, and strain on public infrastructure. These effects improve food security, support rural economies, and a build more resilient agricultural workforce.

The Chamber additionally supports the amendments made by the Senate Committee on Agriculture and Environment and the Senate Committee on Government Operations. These amendments promote equity and fairness within this legislation by maintaining accordance with the Hawaii Public Procurement Code. Such amendments help to maintain economic competition amongst Hawaii's farms, regardless of scale.

For these reasons, we respectfully ask to pass Senate Bill 3233 Senate Draft 1 House Draft 1. Thank you for the opportunity to testify.

The Chamber of Commerce Hawaii is the state’s leading business advocacy organization, dedicated to improving Hawaii’s economy and securing Hawaii’s future for growth and opportunity. Our mission is to foster a vibrant economic climate. As such, we support initiatives and policies that align with the 2030 Blueprint for Hawaii that create opportunities to strengthen overall competitiveness, improve the quantity and skills of available workforce, diversify the economy, and build greater local wealth.



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March 25, 2026

HEARING BEFORE THE
HOUSE COMMITTEE ON HOUSING

TESTIMONY ON SB 3233, SD1, HD1
RELATING TO AGRICULTURAL WORKFORCE HOUSING

Conference Room 430 & Videoconference
10:00 AM

Aloha Chair Evslin, Vice-Chair Miyake, 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 supports SB 3233, SD1, HD1, which requires state agencies, including the Department of Agriculture and Biosecurity and Agribusiness Development Corporation, that administer agricultural leases, licenses, development programs, or procurement involving agricultural products to award points or preferences to agricultural projects incorporating agricultural workforce housing.

Access to affordable workforce housing remains one of the most significant barriers to agricultural viability in Hawai'i, particularly on neighbor islands and in rural communities. For many agricultural operations, the ability to provide housing for employees directly affects recruitment, retention, and long-term farm sustainability.

SB 3233, SD1, HD1 takes an incentive-based approach by providing scoring preferences within state agricultural programs for projects that incorporate workforce housing. HFB appreciates that the measure does not create a mandate but instead encourages voluntary integration of housing into agricultural development planning.

As the measure moves forward, HFB respectfully encourages consideration of implementation flexibility, particularly for smaller or diversified farms that may not have the scale or capital capacity to provide housing for at least twenty percent of their workforce. Careful calibration of how scoring preferences are weighted will help ensure that the bill strengthens agricultural workforce stability without unintentionally disadvantaging smaller operations.

HFB appreciates the Legislature's recognition that agricultural workforce housing is directly tied to food production and rural economic stability, and we look forward to continued collaboration on practical solutions that support Hawai'i's farmers and ranchers.

Thank you for the opportunity to provide testimony.



MAUI
CHAMBER OF COMMERCE
VOICE OF BUSINESS

**HEARING BEFORE THE HOUSE COMMITTEE ON HOUSING
HAWAII STATE CAPITOL, HOUSE CONFERENCE ROOM 430
WEDNESDAY, MARCH 25, 2026 AT 10:00 A.M.**

To The Honorable Representative Luke A. Evslin, Chair
The Honorable Representative Tyson K. Miyake, Vice Chair
Members of the Committee on Housing

SUPPORT SB3233 SD1 HD1 RELATING TO AGRICULTURAL WORKFORCE HOUSING

The Maui Chamber of Commerce supports SB3233 SD1 HD1 as it advances incentives for agricultural workforce housing, a critical component in addressing Hawai'i's ongoing housing shortage.

Access to affordable and proximate workforce housing is a persistent barrier for agricultural operations across the state. By requiring state agencies to award points or preferences to projects that incorporate workforce housing, this bill encourages agricultural development that supports both the land and the people who work it. This approach aligns with our legislative priorities to increase our stock of attainable housing, strengthen local agriculture, and ensure that farmworkers have the resources necessary to remain in the industry.

We appreciate the changes made in HD1 that incorporate language from the Board of Agriculture and Biosecurity, as it also protects small farmers who may not have the space or capacity to have agricultural workforce housing.

Mahalo for the opportunity to provide testimony on SB3233 SD1 HD1 and ask that you move this bill forward.

Sincerely,

Pamela Tumpap
President

To advance and promote a healthy economic environment for business, advocating for a responsive government and quality education, while preserving Maui's unique community characteristics.

SB-3233-HD-1

Submitted on: 3/22/2026 4:34:15 PM

Testimony for HSG on 3/25/2026 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Glen Kagamida	Individual	Support	Written Testimony Only

Comments:

STRONG SUPPORT!!! MAHALO!