

**JOSH GREEN, M.D.**  
Governor

**SYLVIA LUKE**  
Lt. Governor



State of Hawai'i  
**DEPARTMENT OF AGRICULTURE & BIOSECURITY**  
KA 'OIHANA MAHI'AI A KIA'I MEAOLA  
1428 South King Street  
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Phone: (808) 973-9560 FAX: (808) 973-9613

**SHARON HURD**  
Chairperson  
Board of Agriculture & Biosecurity

**DEAN M. MATSUKAWA**  
Deputy to the Chairperson

**TESTIMONY OF SHARON HURD  
CHAIRPERSON, BOARD OF AGRICULTURE AND BIOSECURITY**

**BEFORE THE HOUSE COMMITTEE ON FINANCE**

**THURSDAY, APRIL 2, 2026  
2:00 PM  
CONFERENCE ROOM 308**

**SENATE BILL NO. 3233, SENATE DRAFT 1, HOUSE DRAFT 2  
RELATING TO AGRICULTURAL WORKFORCE HOUSING**

Chair Todd, Vice Chair Takenouchi, and Members of the Committee:

Thank you for the opportunity to testify on Senate Bill 3233, Senate Draft 1, House Draft 2. 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. House Draft 2 amended the measure by clarifying that state agencies may update existing scoring rubrics, guidelines, or program rules to implement this measure, notwithstanding any other law or rule to the contrary. 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

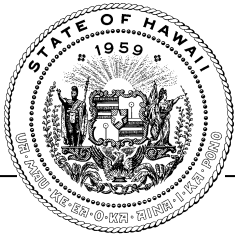
Testimony of Sharon Hurd

April 2, 2026

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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 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 HAWAI'I  
OFFICE OF PLANNING  
& SUSTAINABLE DEVELOPMENT**

**JOSH GREEN, M.D.**  
GOVERNOR

**SYLVIA LUKE**  
LT. GOVERNOR

**MARY ALICE EVANS**  
DIRECTOR

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Statement of  
**MARY ALICE EVANS, Director**

before the  
**HOUSE COMMITTEE ON FINANCE**  
Thursday, April 2, 2026  
2:00 PM  
State Capitol, Conference Room 308

in consideration of  
**SB 3233, SD 1, HD 2**  
**RELATING TO AGRICULTURAL WORKFORCE HOUSING.**

Chair Todd, Vice Chair Takenouchi, and Members of the House Committee on Finance.

The Office of Planning and Sustainable Development (OPSD) **supports** SB 3233, SD 1, HD 2, 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 incorporates the revision suggested by the Department of Agriculture and Biosecurity.

Thank you for the opportunity to testify on this measure.



# Hawai'i Island Chamber of Commerce

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Carla Kuo

**2025-2026  
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## **Testimony to the House Committee on Finance**

**Representative Chris Todd, Chair**

**Representative Jenna Takenouchi, Vice Chair**

**Thursday, April 2, 2026 at 2:00 PM**

## **RE: SB 3233 SD1 HD2 – Relating to Agricultural Workforce Housing - SUPPORT**

Aloha e Chair Todd, Vice Chair Takenouchi, 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 SB3233 SD1 HD2, 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 HD2 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 SB3233 SD1 HD2. Thank you for the opportunity to testify.

Sincerely,

Carla Kuo  
Executive Officer  
Hawai'i Island Chamber of Commerce

**Testimony to the House Committee on Finance  
Representative Chris Todd, Chair  
Representative Jenna Takenouchi, Vice Chair**

**Thursday, April 2, 2026, at 2:00PM  
Conference Room 308 & Videoconference**

**RE: SB3233 SD1 HD2 Relating to Agricultural Workforce Housing**

Aloha e Chair Todd, Vice Chair Takenouchi, 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 2 (SB3233 SD1 HD2), 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 HD2 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.

For these reasons, we respectfully ask to pass Senate Bill 3233 Senate Draft 1 House Draft 2. 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.



**MAUI**  
CHAMBER OF COMMERCE  
VOICE OF BUSINESS

**HEARING BEFORE THE HOUSE COMMITTEE ON FINANCE  
HAWAII STATE CAPITOL, HOUSE CONFERENCE ROOM 308  
THURSDAY, APRIL 2, 2026 AT 2:00 P.M.**

To The Honorable Representative Chris Todd, Chair  
The Honorable Representative Jenna Takenouchi, Vice Chair  
Members of the Committee on Finance

**SUPPORT SB3233 SD1 HD2 RELATING TO AGRICULTURAL WORKFORCE HOUSING**

The Maui Chamber of Commerce supports SB3233 SD1 HD2 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 HD2 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 HD2 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.



P.O. Box 253, Kunia, Hawai'i 96759  
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e-mail [info@hfbf.org](mailto:info@hfbf.org); [www.hfbf.org](http://www.hfbf.org)

April 2, 2026

HEARING BEFORE THE  
HOUSE COMMITTEE ON FINANCE

**TESTIMONY ON SB 3233, SD1, HD2**  
RELATING TO AGRICULTURAL WORKFORCE HOUSING

Conference Room 308 & Videoconference  
2:00 PM

Aloha Chair Todd, Vice-Chair Takenouchi, 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, HD2**, 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, HD2 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.

March 20, 2026

Subject: **SB 3233 SD1 HD2**, Relating to Agricultural workforce housing

To: Chair Luke A. Evslin, Vice Chair: Micah P.K. Aiu and respected members of the Hawaii House Housing Committee,

As a mahi‘ai and full-time student who cares deeply about the future of Hawai‘i’s people, I am in strong support of SB3233 SD1 HD2, which encourages state agencies to prioritize agricultural projects that include workforce housing for farm workers.

This bill recognizes agricultural workforce housing as a public benefit by offering incentives for projects that provide housing for workers. It takes a thoughtful approach by supporting flexible, community-based solutions, including partnerships and shared housing, while not placing mandates on farmers. Instead, it encourages projects to plan housing for at least a portion of their workforce, helping to remove one of the most significant barriers facing agricultural workers in Hawai‘i.

As a farmer with a deep devotion to working the ‘āina, it has been difficult to find stable housing due to high rental costs while trying to remain in service to growing food for our community. Many agricultural lands are located in rural areas where housing is limited, and long commutes increase expenses and reduce time spent caring for the land. Access to stable, affordable housing remains one of the greatest challenges for those of us in agriculture. We are essential to Hawai‘i’s local food systems, yet many of us struggle to live near the lands we cultivate.

Your Committee has amended this measure by:

- (1) Clarifying the definition of "agricultural project" to mean any agricultural, aquacultural, or agroforestry project that includes subdivision and capital improvements to the land;
- (2) Changing the effective date to July 1, 3000, to encourage further discussion; and
- (3) “Making technical, nonsubstantive amendments for the purposes of clarity, consistency, and style.”

The most recent amendment encourages—not mandates—farmworker housing by rewarding projects that include it, aiming to strengthen Hawai‘i’s agricultural workforce and long-term food system.

I would like to respectfully address a concern regarding the date change in this recent amendment.

The original effective date of this measure was set for July 1, 2050, and has now been amended to July 1, 3000. While I understand that such changes are sometimes made to encourage further discussion, setting

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**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.



# HAWAI'I FOOD+ POLICY

Honolulu, HI 96813  
food@purplemaia.org

an arbitrary date so far in the future effectively removes any sense of urgency or accountability for implementation.

For those of us currently working in agriculture, the challenges this bill seeks to address, particularly access to stable and affordable housing—are immediate and ongoing. Delaying the effective date in this way risks postponing meaningful progress on an issue that directly impacts workforce stability, food production, and the long-term sustainability of Hawai'i's agricultural sector.

If the intent is to allow for continued dialogue or refinement of the measure, I respectfully suggest maintaining a realistic implementation timeline or deferring the bill in a more transparent manner (e.g., July 1, 2026 upon approval).

As farmers, we cannot afford to wait. It is for this reason I urge the committee to consider restoring a reasonable effective date so that this measure can move forward in a timely and meaningful way.

Mahalo for the opportunity to testify.

Carlin McFadden & the Food+ Policy Team  
#fixourfoodsystem

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**SB-3233-HD-2**

Submitted on: 4/1/2026 4:57:46 PM

Testimony for FIN on 4/2/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Amanda Shaw	Agriculture Stewardship Hawai'i	Support	Written Testimony Only

Comments:

In support

**Officers**

Kaipo Kekona  
State President



Christian Zuckerman  
Vice-President

Maureen Datta  
Secretary

Reba Lopez  
Treasurer

**Chapter Presidents**

Kelii Gannet  
Kohala, Hawaii

East Hawaii

Puna, Hawaii

Ka'u, Hawaii

Maureen Datta  
Kona, Hawaii

Gina Lind  
Hana, Maui

Mason Scharer  
Haleakala, Maui

Kaiea Medeiros  
Mauna Kahalawai,  
Maui

Kaipo Kekona  
Lahaina, Maui

Kilia Avelino-Purdy  
Molokai

Negus Manna  
Lana'i

India Clark  
North Shore, O'ahu

Christian Zuckerman  
Wai'anae, O'ahu

Rachel LaDrig  
Waimanalo, O'ahu

Vincent Kimura  
Honolulu, O'ahu

Natalie Urminska  
Kauai

Aloha Chair Todd, Vice Chair Takenouchi, and Members of the House Finance Committee,

The Hawai'i Farmers Union is a 501(c)(5) agricultural advocacy nonprofit representing a network of over 2,500 family farmers and their supporters across the Hawaiian Islands. **HFU supports SB3233.**

We appreciate the amendments in HD2 that establish a preference for housing serving workers from multiple independent farm operations and recognize formal partnerships as an alternative to on-site construction. These changes address a core concern that small farmers should not need to become housing developers to remain competitive for state leases. The 50% unit-allocation cap remains an essential safeguard against consolidation of state-subsidized infrastructure by any single operation.

We recommend strengthening the reporting requirement in Section 2, subsection (c). The annual report should specifically track the diversity of scale among housing users, including the number of independent operations under ten acres benefiting from workforce housing preferences, and include a compliance audit to verify that the 50% unit-allocation cap is being maintained across all affiliated entities. We recommend the report required under Section 2(c) include the number and scale of independent farm operations housed within each project, including operations farming fewer than ten acres, and verification that the 50% unit-allocation cap is being maintained.

Mahalo for the opportunity to testify.

Hunter Heavilin  
Advocacy Director  
Hawai'i Farmers Union

**SB-3233-HD-2**

Submitted on: 3/31/2026 8:10:04 PM

Testimony for FIN on 4/2/2026 2:00:00 PM

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

Comments:

STRONG SUPPORT!!! MAHALO!

**SB-3233-HD-2**

Submitted on: 3/31/2026 8:43:56 PM

Testimony for FIN on 4/2/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Randall John Francisco	Individual	Support	Written Testimony Only

Comments:

I am writing in support of this legislation that supports the agriculture and related industries for additional efforts to provide much needed workforce housing and contribute to the economic and workforce well-being of Hawaii's agricultural communities. Mahalo nui loa for the opportunity to submit support.

**JOSH GREEN, M.D.**  
Governor

**SYLVIA LUKE**  
Lt. Governor



**SHARON HURD**  
Chairperson  
Board of Agriculture & Biosecurity

**DEAN M. MATSUKAWA**  
Deputy to the Chairperson

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**TESTIMONY OF SHARON HURD  
CHAIRPERSON, BOARD OF AGRICULTURE AND BIOSECURITY**

**BEFORE THE HOUSE COMMITTEE ON FINANCE**

**THURSDAY, APRIL 2, 2026  
2:00 PM  
CONFERENCE ROOM 308**

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Testimony of Sharon Hurd

April 2, 2026

Page 2

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Thank you for the opportunity to testify on this measure.