

From: [Eric Takach](#)
To: [Planning WPC Testimony](#)
Subject: Testimony
Date: Tuesday, June 2, 2026 2:35:37 PM

Aloha Chair, Vice Chair, and Planning Commissioners,

My name is Eric Takach, and I am a Hawai'i Island resident, coffee farmer, small business owner, and hosted vacation rental operator. Mahalo for the opportunity to provide testimony on Bill 147.

I appreciate the County's efforts to address housing concerns and create a clearer framework for vacation rentals. However, I am concerned that Bill 147 may unintentionally impact local families like mine who live on and actively manage their agricultural properties.

My family and I operate a legitimate coffee farm on agricultural land and have hosted visitors on our property for approximately four years. We live on-site, personally manage our accommodations, and have welcomed hundreds of guests during that time. Our guests come to experience Hawai'i, learn about local agriculture, and support the many small businesses that make our community unique.

As a young family, the income generated from our hosted vacation rental is not supplemental—it is essential. Farming is our passion and an important part of our livelihood, but coffee production alone is not enough to cover the rising costs of living, farming, insurance, property taxes, and maintaining our land. The ability to host visitors has allowed us to continue farming, raise our family here, and invest in our property and community.

I respectfully ask that the County recognize the important distinction between resident-operated agricultural properties and absentee-owned investment rentals. A one-size-fits-all approach may have unintended consequences for working farms and local families who are doing everything possible to remain on the land and contribute to Hawai'i's agricultural future.

I also urge the Council to clearly protect existing lawful operators and provide certainty for those who have invested significant time, resources, and effort into building compliant businesses under the current rules. Families need confidence that they can continue operating without the constant fear that changing regulations will make their businesses unsustainable.

Working farms across Hawai'i are repeatedly encouraged to diversify income, strengthen local agriculture, and contribute to food security. Hosted accommodations often make that possible. Without that revenue, many small agricultural operations would struggle to survive.

I respectfully ask that Bill 147 be amended to ensure that resident-owned agricultural operations are protected and that existing lawful operators are clearly grandfathered as the County moves forward with any new regulatory framework.

Mahalo for your time, consideration, and service to our community.

Sent from my iPad