

Testimony of
Colette Sakoda

LATE

Senate Committee on Ways and Means
Monday, February 25, 2008
10:30 a.m.
Conference Room 211

IN SUPPORT OF S.B. 3165, S.D. 1 - Relating to Taxation

I am Colette Sakoda, Principal and owner of Environmental Planning Solutions, LLC a city and regional land use and environmental planning consulting firm in Honolulu. I strongly support S.B. 3165, SD1, which provides mechanisms and opportunities to support communities affected by development arising out of construction of the transit project.

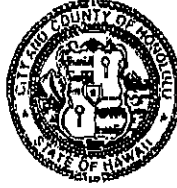
We have witnessed significant land use changes in urban Honolulu's older neighborhoods between downtown Honolulu and Waikiki with developments such as the Victoria Ward Complex, Ala Moana Center and Keeaumoku WalMart. As we foresee more changes coming with transit development traversing through these aging Honolulu neighborhoods, SB 3165, SD1, offers creative tax incentives to developers and providers of facilities and services such as moderate and low income housing, community health care facilities and related services.

S.B. 3165, SD1 creatively addresses the diverse needs of our communities in transition; and, in particular, those who are most likely to be adversely affected and disrupted by development, including transit development.

Because of this, I support S.B. 3165, SD1 and urge its passage by the Committee.

OFFICE OF THE MAYOR
CITY AND COUNTY OF HONOLULU

530 SOUTH KING STREET ROOM 300 • HONOLULU, HAWAII 96813
PHONE (808) 523-4141 • FAX (808) 527-5562 • INTERNET www.honolulu.gov



MUFI HANNEMANN
Mayor

WAYNE M. HASHIRO, P.L.
Managing Director

TRUDI S. SAITO
Deputy Managing Director

February 22, 2008

The Honorable Carol Fukunaga
The Senate
Hawaii State Legislature
State Capitol, Room 216
Honolulu, Hawaii 96813

SUBJECT: S.B. No. 3165, S.D. 1: Relating to Taxation

Dear Senator Fukunaga,

We have been in opposition to S.B. No. 3165, S.D. 1, as we believe it is premature. However, having said this, based on our meeting with you regarding this bill, we appreciate your desire to promote walkable communities with affordable housing and conveniences, including healthcare facilities, which accommodate the needs of the elderly and those residents at large around transit stations.

Consequently, should this bill move forward, we would want it to be amended to provide for a General Excise Tax exemption, excluding the County's surcharge, that is limited specifically and only for the development of affordable and elderly housing, including mixed use affordable and elderly housing, and community healthcare facilities around the transit stations. All other provisions of the legislation should be eliminated, including provisions relating to the operator of the county's fixed guideway transportation system and the county's budget and budgeting process.

We appreciate your allowing us to comment on this bill.

Sincerely,

A handwritten signature in black ink, appearing to read "Trudi S. Saito", with a long horizontal flourish extending to the right.

Trudi S. Saito
Deputy Managing Director

cc: The Honorable Rosalyn H. Baker, Chair
and Members, Senate Committee on Ways and Means
The Honorable Karl Rhoads