

Honolulu, Hawaii

MAR 27 2015

RE: H.B. No. 283
H.D. 1
S.D. 1

Honorable Donna Mercado Kim
President of the Senate
Twenty-Eighth State Legislature
Regular Session of 2015
State of Hawaii

Madam:

Your Committee on Human Services and Housing, to which was referred H.B. No. 283, H.D. 1, entitled:

"A BILL FOR AN ACT RELATING TO A GENERAL EXCISE TAX EXEMPTION FOR MIXED-USE HOUSING PROJECTS,"

begs leave to report as follows:

The purpose and intent of this measure is to establish an exemption from general excise taxes for the development of mixed-use projects incorporating affordable housing units on state or county lands near an existing or proposed mass transit station.

Your Committee received testimony in support of this measure from the Hawaii Housing Finance and Development Corporation, Hawai'i Association of REALTORS, Land Use Research Foundation of Hawaii, and one individual. Your Committee received comments on this measure from the Department of Taxation, Tax Foundation of Hawaii, and one individual.

Your Committee finds that plans for growth outside the urban core and development of corresponding amenities generally increase nearby land and housing values. Market forces have historically failed to generate affordable housing in these areas, making it incumbent upon the government to intervene where market forces fail to create the desired solution. Location-efficient housing on state or county land requires that affordable housing units consist of high-density vertical housing within mixed-use environments to ensure that the greatest number of potential

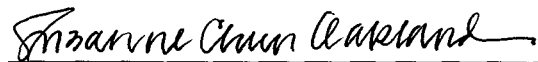


tenants and purchasers can avail themselves of its conveniences and cost savings.

Your Committee has amended this measure by making technical, nonsubstantive amendments for the purposes of clarity and consistency.

As affirmed by the record of votes of the members of your Committee on Human Services and Housing that is attached to this report, your Committee is in accord with the intent and purpose of H.B. No. 283, H.D. 1, as amended herein, and recommends that it pass Second Reading in the form attached hereto as H.B. No. 283, H.D. 1, S.D. 1, and be referred to the Committee on Ways and Means.

Respectfully submitted on
behalf of the members of the
Committee on Human Services and
Housing,

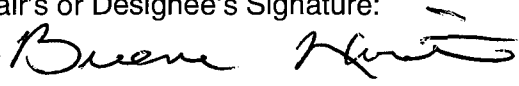


SUZANNE CHUN OAKLAND, Chair



The Senate
 Twenty-Eighth Legislature
 State of Hawai'i

Record of Votes
Committee on Human Services and Housing
HSH

Bill / Resolution No.:*	Committee Referral:	Date:		
HB 2903 HD1	HSH, WAM	3/24/13		
<input type="checkbox"/> The Committee is reconsidering its previous decision on this measure. If so, then the previous decision was to: _____				
The Recommendation is:				
<input type="checkbox"/> Pass, unamended 2312	<input checked="" type="checkbox"/> Pass, with amendments 2311	<input type="checkbox"/> Hold 2310		
<input type="checkbox"/> Recommit 2313				
Members	Aye	Aye (WR)	Nay	Excused
CHUN OAKLAND, Suzanne (C)	✓			
GREEN, Josh (VC)				✓
HARIMOTO, Breene	✓			
RIVIERE, Gil	✓			
SLOM, Sam				✓
TOTAL	3			2
Recommendation:				
<input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted				
Chair's or Designee's Signature:				
				
Distribution:				
Original File with Committee Report	Yellow Clerk's Office	Pink Drafting Agency	Goldenrod Committee File Copy	

*Only one measure per Record of Votes