
A BILL FOR AN ACT

RELATING TO HOUSING AFFORDABILITY.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:

1 PART I

2 SECTION 1. The legislature finds that affordable housing
3 is a serious concern for many Hawaii residents. As the
4 population of the State continues to grow, the State must
5 develop innovative means of ensuring that residents are able to
6 find and pay for housing.

7 The legislature also finds that amendments to the state tax
8 code could be used to assist low-income wage earners in
9 affording housing without significant negative impact on the
10 State's fiscal status. First, increasing the existing
11 refundable income tax credit for low-income household renters
12 and converting the state earned income tax credit into a
13 refundable tax credit could provide low- to moderate-income
14 working families with immediate access to additional funds that
15 may be used to help pay their rent. Also, the distribution of
16 conveyance tax revenues could be amended to provide a dedicated



1 source of funding for the rental assistance revolving fund to
2 provide assistance to low-income residents.

3 The purpose of this Act is to:

- 4 (1) Allocate a portion of the conveyance tax revenues to
5 the rental assistance revolving fund to be used to
6 subsidize rents for persons who meet certain income
7 requirements;
- 8 (2) Increase the income tax credit for low-income
9 household renters to an unspecified amount; and
- 10 (3) Convert the state earned income tax credit into a
11 refundable tax credit and change the amount of the
12 credit to an unspecified percentage of the federal
13 earned income tax credit.

14 PART II

15 SECTION 2. Section 201H-123, Hawaii Revised Statutes, is
16 amended by amending subsections (b) and (c) to read as follows:

17 "(b) The rental assistance revolving fund may include sums
18 made available from any government program or grant, from
19 private grants or contributions, from the proceeds of any bond
20 issue, conveyance tax revenues pursuant to section 247-7(3), or
21 from appropriations to the fund. The aggregate principal in the



1 fund shall be invested by the corporation in a manner that [~~will~~
2 ~~maximize~~] maximizes the rate of return on investment of the
3 fund; provided that any investment made shall be consistent with
4 section 201H-77 but need not comply with section 36-21.

5 (c) The corporation may use, as needed, the aggregate
6 principal sum and the accumulated earnings in the rental
7 assistance revolving fund to make payments under rental
8 assistance contracts or to subsidize tenants' rents in eligible
9 projects developed under this part; provided that [~~the~~]:

10 (1) The corporation shall use up to \$25,000,000 plus any
11 bond proceeds to provide interim construction
12 financing to:

13 [~~1~~] (A) Qualified sponsors who are private nonprofit
14 or for-profit entities; or

15 [~~2~~] (B) The corporation, for the development of
16 affordable rental housing;

17 (2) [~~provided further that the~~] The corporation, in
18 allotting interim construction financing moneys
19 pursuant to this subpart, shall give preference to
20 rental housing projects developed by qualified



1 sponsors who are private nonprofit or for-profit
2 entities[-]; and
3 (3) Conveyance tax revenues deposited into the rental
4 assistance revolving fund pursuant to section 247-7(3)
5 may only be used to subsidize rents for individuals or
6 families whose income does not exceed thirty per cent
7 of the area median income as determined by the United
8 States Department of Housing and Urban Development."

9 SECTION 3. Section 247-7, Hawaii Revised Statutes, is
10 amended to read as follows:

11 "§247-7 **Disposition of taxes.** All taxes collected under
12 this chapter shall be paid into the state treasury to the credit
13 of the general fund of the State, to be used and expended for
14 the purposes for which the general fund was created and exists
15 by law; provided that of the taxes collected each fiscal year:

16 (1) Ten per cent or \$6,800,000, whichever is less, shall
17 be paid into the land conservation fund established
18 pursuant to section 173A-5; [and]

19 (2) Fifty per cent or \$38,000,000, whichever is less,
20 shall be paid into the rental housing revolving fund
21 established by section 201H-202[-]; and



1 (3) _____ per cent or _____, whichever is less, shall
 2 be paid into the rental assistance revolving fund
 3 established by section 201H-123."

PART III

5 SECTION 4. Section 235-55.7, Hawaii Revised Statutes, is
 6 amended by amending subsection (c) to read as follows:

7 "(c) Each taxpayer with an adjusted gross income of less
 8 than \$30,000 who has paid more than \$1,000 in rent during the
 9 taxable year for which the credit is claimed may claim a tax
 10 credit of [~~\$50~~] \$ _____ multiplied by the number of qualified
 11 exemptions to which the taxpayer is entitled; provided each
 12 taxpayer sixty-five years of age or over may claim double the
 13 tax credit; and provided that a resident individual who has no
 14 income or no income taxable under this chapter may also claim
 15 the tax credit as set forth in this section."

PART IV

17 SECTION 5. Section 235-55.75, Hawaii Revised Statutes, is
 18 amended as follows:

19 1. By amending subsection (a) to read:

20 "(a) Each qualifying individual taxpayer may claim a
 21 [~~nonrefundable~~] refundable earned income tax credit. The tax



1 credit, for the appropriate taxable year, shall be [twenty]
2 _____ per cent of the federal earned income tax credit allowed
3 and properly claimed under section 32 of the Internal Revenue
4 Code and reported as such on the individual's federal income tax
5 return."

6 2. By amending subsection (d) to read:

7 "(d) The credit allowed under this section shall be
8 claimed against the net income tax liability for the taxable
9 year. If the tax credit under this section exceeds the
10 taxpayer's income tax liability, the excess of the tax credit
11 over liability [~~may be used as a credit against the taxpayer's~~
12 ~~net income tax liability in subsequent years until exhausted.~~]
13 shall be refunded to the taxpayer; provided that the tax credit
14 claimed by a taxpayer who has no income tax liability shall be
15 paid to the taxpayer; and provided that no refunds or payment on
16 account of the tax credit allowed by this section shall be made
17 for amounts less than \$1. All claims, including amended claims,
18 for a tax credit under this section shall be filed on or before
19 the end of the twelfth month following the close of the taxable
20 year for which the credit may be claimed. Failure to comply with



1 the foregoing provision shall constitute a waiver of the right
2 to claim the credit."


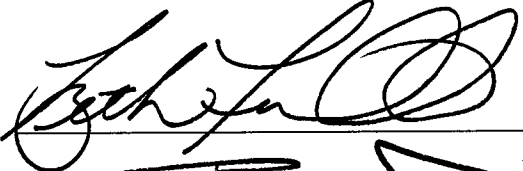
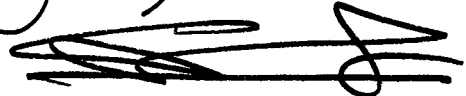



3 PART V

4 SECTION 6. Statutory material to be repealed is bracketed
5 and stricken. New statutory material is underscored.

6 SECTION 7. This Act shall take effect upon its approval;
7 provided that:

- 8 (1) Part II shall take effect on July 1, 2018; and
- 9 (2) Parts III and IV shall apply to taxable years
- 10 beginning after December 31, 2017.

11 INTRODUCED BY:

	
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JAN 24 2018



H.B. NO. 2703

Report Title:

Conveyance Tax; Rental Assistance Revolving Fund; Earned Income Tax Credit; Income Tax Credit for Low-Income Household Renters

Description:

(1) Allocates a portion of the conveyance tax revenues to the rental assistance revolving fund to be used to subsidize rents for persons who meet certain income requirements; (2) Increases the income tax credit for low-income household renters to an unspecified amount; and (3) Makes the state earned income tax credit refundable and changes the amount of the credit to an unspecified percentage of the federal earned income tax credit.

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