

JAN 23 2025

A BILL FOR AN ACT

RELATING TO COMMUNITY COLLABORATIVE CAPITAL IMPROVEMENT
PROJECTS.

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

1 SECTION 1. The legislature finds that community
2 collaborative capital improvement projects can significantly
3 benefit local communities by addressing infrastructure needs and
4 fostering community engagement. However, the regulatory process
5 can often delay these projects, hindering their timely
6 completion.

7 Accordingly, the purpose of this Act is to establish a
8 program to authorize the formation of community collaborative
9 capital improvement projects eligible for state grants, which
10 may be exempted from certain state and county regulatory
11 requirements under specific circumstances.

12 SECTION 2. Chapter 42F, Hawaii Revised Statutes, is
13 amended by adding a new section to be appropriately designated
14 and to read as follows:

15 "§42F- Community collaborative capital improvement
16 projects. (a) There is established within the office of



1 community services a program to authorize the formation of
2 eligible community collaborative capital improvement projects
3 eligible for grants under this chapter.

4 (b) Notwithstanding any other law to the contrary,
5 eligible community collaborative capital improvement projects
6 may be exempt from state and county regulatory requirements,
7 including but not limited to zoning, permitting, and
8 environmental review; provided that:

9 (1) The project has received written consent from the
10 affected community and the developer;

11 (2) The project complies with all applicable health and
12 safety standards; and

13 (3) The project provides documented community benefits,
14 including:

15 (A) Affordable housing units;

16 (B) Public amenities, including parks, community
17 centers, and recreational facilities;

18 (C) Environmental improvements, including green
19 spaces, renewable energy installations, and
20 pollution reduction measures;



- 1 (D) Economic development opportunities, including job
- 2 creation and support for local businesses; and
- 3 (E) Educational and cultural programs for the
- 4 community.

5 (c) The office of community services shall establish
6 criteria for project eligibility, application procedures, and
7 guidelines for community consent and benefits documentation;
8 provided that:

9 (1) Projects shall not be eligible unless the community
10 and developer mutually agree on the project's site,
11 size, scope, and community benefits; and

12 (2) The process for obtaining community consent shall
13 include:

14 (A) A minimum of two public hearings held within the
15 affected community, with adequate notice provided
16 to community members;

17 (B) Documentation of community feedback and concerns,
18 and a formal response from the developer
19 addressing them; and

20 (C) A signed agreement between the community
21 representatives and the developer outlining the



1 agreed-upon project details and community
2 benefits.

3 (d) To ensure proper oversight, the office of community
4 services shall:

5 (1) Establish a project oversight committee composed of
6 representatives from the community, the developer, and
7 relevant state and county agencies;

8 (2) Conduct quarterly site visits and inspections to
9 monitor compliance with project plans and community
10 benefits agreements; and

11 (3) Provide a mechanism for community members to report
12 concerns or violations, which shall be investigated
13 promptly by the project oversight committee.

14 (e) To ensure transparency and accountability, the office
15 of community services shall:

16 (1) Require regular progress reports from the developer,
17 detailing project milestones, expenditures, and any
18 issues encountered;

19 (2) Ensure public access to project documentation and
20 reports through an online portal; and

S.B. NO. 1554

Report Title:

OCS; Grants; Program; Community Collaborative Capital
Improvement Projects; Regulatory Exemptions; Rules; Reports

Description:

Establishes a program within the Office of Community Services to authorize the formation of community collaborative capital improvement projects eligible for state grants, which may be exempted from certain state and county regulatory requirements under specific circumstances. Requires the Office to adopt rules and submit annual reports to the Legislature. Repeals 6/30/2030.

The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.

