
A BILL FOR AN ACT

RELATING TO HOUSING.

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

1 SECTION 1. The legislature finds that the closure of Del
2 Monte Fresh Produce will have a significant adverse effect on
3 pineapple workers. Housing ranks among their primary concerns.
4 Currently, many employees, retirees, and their families live in
5 plantation homes owned by the company at the Kunia camp and by
6 Hawaiian Island Homes at the Poamoho camp. With the closure of
7 Del Monte Fresh Produce, many of these families face the
8 possibility of losing their homes. Housing is a fundamental
9 need, to which every person should have access.

10 With the loss of their jobs, many employees and retirees
11 will undergo a transition period as they seek new employment,
12 participate in job training programs, or seek other
13 opportunities. While employee incomes may be greatly
14 diminished, employees and retirees must continue to make their
15 housing payments and meet other living expenses. Many former
16 employees and retirees in transition may find it difficult to
17 qualify for loans under conventional loan-writing standards.



1 The purpose of this Act is to assist Kunia and Poamoho
2 pineapple employees and retirees in danger of losing their homes
3 by:

- 4 (1) Establishing a program of low-interest loans and
5 grants for home acquisition and rehabilitation;
- 6 (2) Establishing a rental assistance program for rental of
7 safe, decent, and sanitary units in the private
8 market; and
- 9 (3) Providing supportive services to prepare current
10 renters for homeownership.

11 PART I

12 SECTION 2. Chapter 201H, Hawaii Revised Statutes, is
13 amended by adding a new section to be appropriately designated
14 and to read as follows:

15 **"§201H-A Pineapple employees and retirees housing**
16 **revolving fund; established.** (a) There is established in the
17 state treasury the pineapple employees and retirees housing
18 revolving fund to provide low-interest loans or grants for:

- 19 (1) The acquisition, rehabilitation, or reconstruction of
20 existing homes in the Kunia and Poamoho camps; and
- 21 (2) Assistance to employees and retirees of Del Monte
22 Fresh Produce acquiring housing elsewhere,



1 who are displaced or affected by the closure of Del Monte Fresh
 2 Produce and who have been denied loans from traditional
 3 financial institutions. The pineapple employees and retirees
 4 housing revolving fund shall be administered by the corporation.

5 (b) Low-interest loans may be made to nonprofit
 6 organizations that assist pineapple workers or retirees
 7 displaced or affected by the closure of Del Monte Fresh Produce.

8 (c) The rate of interest on loans executed pursuant to
 9 this section shall not exceed three per cent per year. Interest
 10 earnings on loans made pursuant to this section may be used for
 11 administrative and other expenses necessary for administering
 12 the loan program. Guidelines shall be established by the
 13 corporation with respect to loan terms and loan qualification
 14 criteria. Moneys appropriated for the purposes of this section
 15 shall be deposited into the pineapple employees and retirees
 16 housing revolving fund; provided that upon fulfillment of the
 17 purposes of this section, all unencumbered moneys shall lapse
 18 into the general fund.

19 (d) The corporation shall adopt rules in accordance with
 20 chapter 91 to effectuate the purposes of this section."

21 SECTION 3. There is appropriated out of the general
 22 revenues of the State of Hawaii the sum of \$, or so much



1 thereof as may be necessary for fiscal year 2007-2008, and the
 2 same sum, or so much thereof as may be necessary for fiscal year
 3 2008-2009, for deposit into the pineapple employees and retirees
 4 housing revolving fund established under section 201H-A, Hawaii
 5 Revised Statutes, to provide low-interest loans or grants for
 6 the acquisition, rehabilitation, or reconstruction of homes in
 7 the Kunia and Poamoho camps and to assist other pineapple
 8 workers or retirees displaced or affected by the closure of Del
 9 Monte Fresh Produce and to fund related activities.

10 The sums appropriated shall be expended by the Hawaii
 11 housing finance and development corporation for the purposes of
 12 this part.

PART II

13 SECTION 4. Chapter 201H, Hawaii Revised Statutes, is
 14 amended by adding a new section to be appropriately designated
 15 and to read as follows:

17 **"§201H-B Pineapple employees and retirees rental housing**
 18 **fund; established.** (a) There is established in the state
 19 treasury the pineapple employees and retirees rental housing
 20 fund to make annual payments to a landlord to provide rent
 21 subsidies for eligible Del Monte Fresh Produce pineapple workers
 22 and retirees and their families who are displaced or affected by



1 the closure of Del Monte Fresh Produce and are seeking safe,
 2 decent, and sanitary housing in the private market. The
 3 pineapple employees and retirees rental housing fund shall be
 4 administered by the corporation.

5 (b) Moneys appropriated for the purposes of this section
 6 shall be deposited into the pineapple employees and retirees
 7 rental housing fund; provided that upon fulfillment of the
 8 purposes of this section, all unencumbered moneys shall lapse
 9 into the general fund. Guidelines shall be established by the
 10 corporation with respect to eligible Del Monte Fresh Produce
 11 pineapple workers and retirees and rental assistance payments
 12 under this section.

13 (c) The corporation shall adopt rules in accordance with
 14 chapter 91 to effectuate the purposes of this section."

15 SECTION 5. There is appropriated out of the general
 16 revenues of the State of Hawaii the sum of \$, or so much
 17 thereof as may be necessary for fiscal year 2007-2008, and the
 18 same sum, or so much thereof as may be necessary for fiscal year
 19 2008-2009, for deposit into the pineapple employees and retirees
 20 rental housing fund established under section 201H-B, Hawaii
 21 Revised Statutes, to provide rent subsidies for eligible Del
 22 Monte Fresh Produce pineapple workers and retirees and their



1 families who are displaced or affected by the closure of Del
2 Monte Fresh Produce and are seeking safe, decent, and sanitary
3 housing in the private market.

4 The sums appropriated shall be expended by the Hawaii
5 housing finance and development corporation for the purposes of
6 this part.

7 PART III

8 SECTION 6. Chapter 201H, Hawaii Revised Statutes, is
9 amended by adding a new section to be appropriately designated
10 and to read as follows:

11 **"§201H-C Pineapple employees and retirees homeownership**
12 **counseling program; established.** (a) There is established
13 within the corporation the pineapple employees and retirees
14 homeownership counseling program to provide pineapple workers
15 and retirees who are displaced or affected by the closure of Del
16 Monte Fresh Produce with homebuyer education and counseling.

17 (b) The corporation may secure the services of a public or
18 private entity to carry out the purposes of this section."

19 SECTION 7. There is appropriated out of the general
20 revenues of the State of Hawaii the sum of \$, or so much
21 thereof as may be necessary for fiscal year 2007-2008, and the
22 same sum, or so much thereof as may be necessary for fiscal year



1 2008-2009, to effectuate the pineapple employee and retirees
 2 homeownership counseling program established under section
 3 201H-C, Hawaii Revised Statutes.

4 The sums appropriated shall be expended by the Hawaii
 5 housing finance and development corporation for the purposes of
 6 this part.

PART IV

8 SECTION 8. In codifying the new sections added by this
 9 Act, the revisor of statutes shall substitute appropriate
 10 section numbers for the letters used in designating the new
 11 sections in this Act.

12 SECTION 9. New statutory material is underscored.

13 SECTION 10. This Act shall take effect on July 1, 2007.

14

INTRODUCED BY:

Rick T. R. Cabanilla Mahaul Y. Mizoguchi
Juanaban Lyla B. Berg
K. L. John M. Mappo
J. Kili-Karameter Ronald D. Gentry II
 Alfonso
 Z. R.
 Alex n. Sun

JAN 19 2007



Report Title:

Housing; Pineapple Employees and Retirees

Description:

Establishes a program for low interest loans and grants for home acquisition and rehabilitation for displaced or affected pineapple plantation workers caused by the closure of Del Monte Fresh Produce. Establishes a rental assistance program for rental of safe, decent, and sanitary units for the displaced or affected workers in the private market. Provides supportive services to prepare displaced or affected workers for homeownership. Makes appropriations.

