
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 (1) The acquisition, rehabilitation, or reconstruction of
2 existing homes in the Kunia and Poamoho camps; and
3 (2) Assistance to employees and retirees of Del Monte
4 Fresh Produce acquiring housing elsewhere,
5 who are displaced or affected by the closure of Del Monte Fresh
6 Produce and who have been denied loans from traditional
7 financial institutions. The pineapple employees and retirees
8 housing revolving fund shall be administered by the corporation.

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

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



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

3 SECTION 3. There is appropriated out of the general
4 revenues of the State of Hawaii the sum of \$ or so much
5 thereof as may be necessary for fiscal year 2007-2008 and the
6 same sum or so much thereof as may be necessary for fiscal year
7 2008-2009 for deposit into the pineapple employees and retirees
8 housing revolving fund established under section 201H-A, Hawaii
9 Revised Statutes.

10 SECTION 4. There is appropriated out of the pineapple
11 employees and retirees housing revolving fund the sum of \$
12 or so much thereof as may be necessary for fiscal year 2007-2008
13 and the same sum or so much thereof as may be necessary for
14 fiscal year 2008-2009 to provide low-interest loans or grants
15 for the acquisition, rehabilitation, or reconstruction of homes
16 in the Kunia and Poamoho camps and to assist other pineapple
17 workers or retirees displaced or affected by the closure of Del
18 Monte Fresh Produce and to fund related activities.

19 The sums appropriated shall be expended by the Hawaii
20 housing finance and development corporation for the purposes of
21 this part.



PART II

SECTION 5. Chapter 201H, Hawaii Revised Statutes, is amended by adding a new section to be appropriately designated and to read as follows:

"§201H-B Pineapple employees and retirees rental housing

fund; established. (a) There is established in the state treasury the pineapple employees and retirees rental housing fund to make annual payments to a landlord to provide rent subsidies for eligible Del Monte Fresh Produce pineapple workers and retirees and their families who are displaced or affected by the closure of Del Monte Fresh Produce and are seeking safe, decent, and sanitary housing in the private market. The pineapple employees and retirees rental housing fund shall be administered by the corporation.

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



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

3 SECTION 6. There is appropriated out of the general
4 revenues of the State of Hawaii the sum of \$ or so much
5 thereof as may be necessary for fiscal year 2007-2008 and the
6 same sum or so much thereof as may be necessary for fiscal year
7 2008-2009 for deposit into the pineapple employees and retirees
8 rental housing fund established under section 201H-B, Hawaii
9 Revised Statutes.

10 SECTION 7. There is appropriated out of the pineapple
11 employees and retirees rental housing fund the sum of \$ or
12 so much thereof as may be necessary for fiscal year 2007-2008
13 and the same sum or so much thereof as may be necessary for
14 fiscal year 2008-2009 to provide rent subsidies for eligible Del
15 Monte Fresh Produce pineapple employees and retirees and their
16 families who are displaced or affected by the closure of Del
17 Monte Fresh Produce and are seeking safe, decent, and sanitary
18 housing in the private market.

19 The sums appropriated shall be expended by the Hawaii
20 housing finance and development corporation for the purposes of
21 this part.



PART III

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

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

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

SECTION 9. There is appropriated out of the general revenues of the State of Hawaii the sum of \$ or so much thereof as may be necessary for fiscal year 2007-2008 and the same sum or so much thereof as may be necessary for fiscal year 2008-2009 to effectuate the pineapple employees and retirees homeownership counseling program established under section 201H-C, Hawaii Revised Statutes.

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



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PART IV

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SECTION 10. In codifying the new sections added by this

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Act, the revisor of statutes shall substitute appropriate

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section numbers for the letters used in designating the new

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sections in this Act.

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SECTION 11. New statutory material is underscored.

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SECTION 12. This Act shall take effect on July 1, 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. Establishes a rental assistance program for displaced or affected workers. Provides supportive services to prepare displaced or affected workers for homeownership. Appropriates funds. (HB835 HD1)

