
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 pineapple workers and
11 retirees will undergo a transition period as they seek new
12 employment, participate in job training programs, or seek other
13 opportunities. While employee incomes may be greatly
14 diminished, workers 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 legislature finds that providing assistance to these
2 workers, retirees, and their families is for the benefit of the
3 public health, safety, and welfare of the state.

4 The purpose of this Act is to assist Kunia and Poamoho
5 pineapple workers and retirees in danger of losing their homes
6 by:

7 (1) Establishing a program of low-interest loans and
8 grants for home acquisition and rehabilitation;

9 (2) Establishing a rental assistance program for rental of
10 safe, decent, and sanitary units in the private
11 market; and

12 (3) Providing supportive services to prepare current
13 renters for homeownership.

14 PART I

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

18 **"§201H-A Pineapple workers and retirees housing revolving**

19 **fund; established.** (a) There is established in the state
20 treasury the pineapple workers and retirees housing revolving

21 fund to provide low-interest loans or grants to workers and

22 retirees of Del Monte Fresh Produce who are displaced or



1 affected by the closure of Del Monte Fresh Produce and who have
2 been denied loans from traditional financial institutions for:

3 (1) The acquisition, rehabilitation, or reconstruction of
4 existing homes in the Kunia and Poamoho camps; and

5 (2) Assistance in acquiring housing elsewhere.

6 The pineapple workers and retirees housing revolving fund shall
7 be administered by the corporation.

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

11 (c) The rate of interest on loans executed pursuant to
12 this section shall not exceed three per cent per year. Interest
13 earnings on loans made pursuant to this section may be used for
14 administrative and other expenses necessary for administering
15 the loan program. The corporation shall establish guidelines
16 with respect to loan terms and loan qualification criteria.

17 Moneys appropriated for the purposes of this section shall be
18 deposited into the pineapple workers and retirees housing
19 revolving fund; provided that upon fulfillment of the purposes
20 of this section, all unencumbered moneys shall lapse into the
21 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 \$ for fiscal
5 year 2007-2008 and the same sum for fiscal year 2008-2009 for
6 deposit into the pineapple workers and retirees housing
7 revolving fund established under section 201H-A, Hawaii Revised
8 Statutes.

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

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



1 PART II

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

5 "§201H-B Pineapple workers and retirees rental housing
6 fund; established. (a) There is established in the state
7 treasury the pineapple workers and retirees rental housing fund
8 to make annual payments to a landlord to provide rent subsidies
9 for eligible Del Monte Fresh Produce pineapple workers and
10 retirees and their families who are displaced or affected by the
11 closure of Del Monte Fresh Produce and are seeking safe, decent,
12 and sanitary housing in the private market. The pineapple
13 workers and retirees rental housing fund shall be administered
14 by the corporation.

15 (b) Moneys appropriated for the purposes of this section
16 shall be deposited into the pineapple workers and retirees
17 rental housing fund; provided that upon fulfillment of the
18 purposes of this section, all unencumbered moneys shall lapse
19 into the general fund. The corporation shall establish
20 guidelines with respect to eligible Del Monte Fresh Produce
21 pineapple workers and retirees and rental assistance payments
22 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 \$ for fiscal
5 year 2007-2008 and the same sum for fiscal year 2008-2009 for
6 deposit into the pineapple workers and retirees rental housing
7 fund established under section 201H-B, Hawaii Revised Statutes.

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

17 The sums appropriated shall be expended by the Hawaii
18 housing finance and development corporation for the purposes of
19 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 workers and retirees homeownership counseling program; established. (a) There is established within the corporation the pineapple workers and retirees homeownership counseling program to provide pineapple workers 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 workers 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.



1 PART IV

2 SECTION 10. In codifying the new sections added by this
3 Act, the revisor of statutes shall substitute appropriate
4 section numbers for the letters used in designating the new
5 sections in this Act.

6 SECTION 11. New statutory material is underscored.

7 SECTION 12. This Act shall take effect on July 1, 2020.



Report Title:

Housing; Pineapple Workers 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 HD2)

