
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 significantly 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 and Poamoho
6 camps. With the closure of Del Monte Fresh Produce, many of
7 these families face the possibility of losing their homes.
8 Housing is a fundamental need, to which every person should have
9 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 workers 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 Kunia-Poamoho housing revolving fund;**
 16 **established.** (a) There is established in the state treasury
 17 the Kunia-Poamoho housing revolving fund to provide low-interest
 18 loans or grants for the acquisition, rehabilitation, or
 19 reconstruction of existing homes in the Kunia and Poamoho camps
 20 by pineapple workers and retirees who are displaced by the
 21 closure of Del Monte Fresh Produce and who have been denied
 22 loans from traditional financial institutions. The Kunia-

1 Poamoho housing revolving fund shall be administered by the
2 administration.

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

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

17 (d) The administration shall adopt rules in accordance
18 with chapter 91 to effectuate the purposes of this section."

19 SECTION 3. There is appropriated out of the general
20 revenues of the State of Hawaii the sum of \$ or so
21 much thereof as may be necessary for fiscal year 2006-2007 for
22 deposit into the Kunia-Poamoho housing revolving fund

1 established under section 201H-A, Hawaii Revised Statutes, to
2 provide low-interest loans or grants for the acquisition,
3 rehabilitation, or reconstruction of homes in the Kunia and
4 Poamoho camps for pineapple workers or retirees displaced by the
5 closure of Del Monte Fresh Produce and to fund related
6 activities.

7 The sum appropriated shall be expended by the Hawaii
8 housing finance and development administration for the purposes
9 of this part.

10 PART II

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

14 **"§201H-B Kunia-Poamoho rental housing fund; established.**

15 (a) There is established in the state treasury the Kunia-
16 Poamoho rental housing fund to make annual payments to a
17 landlord to provide rent subsidies for eligible Del Monte Fresh
18 Produce pineapple workers and retirees and their families who
19 are displaced by the closure of Del Monte Fresh Produce and are
20 seeking safe, decent, and sanitary housing in the private
21 market. The Kunia-Poamoho rental housing fund shall be
22 administered by the administration.



1 (b) Moneys appropriated for the purposes of this section
2 shall be deposited into the Kunia-Poamoho rental housing fund;
3 provided that upon fulfillment of the purposes of this section,
4 all unencumbered moneys shall lapse into the general fund.
5 Guidelines shall be established by the administration with
6 respect to eligible Del Monte Fresh Produce pineapple workers
7 and retirees and rental assistance payments under this section.

8 (c) The administration shall adopt rules in accordance
9 with chapter 91 to effectuate the purposes of this section."

10 SECTION 5. There is appropriated out of the general
11 revenues of the State of Hawaii the sum of \$ or so
12 much thereof as may be necessary for fiscal year 2006-2007 for
13 deposit into the Kunia-Poamoho rental housing fund established
14 under section 201H-B, Hawaii Revised Statutes, to provide rent
15 subsidies for eligible Del Monte Fresh Produce pineapple workers
16 and retirees and their families who are displaced by the closure
17 of Del Monte Fresh Produce and are seeking safe, decent, and
18 sanitary housing in the private market.

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



PART III

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

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

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

SECTION 7. 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 2006-2007 to effectuate the Kunia-Poamoho homeownership counseling program established under section 201H-C, Hawaii Revised Statutes.

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



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PART IV

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SECTION 8. 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 9. New statutory material is underscored.

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SECTION 10. This Act shall take effect on July 1, 2020.



SB 2773 HD2

Report Title:

Housing Assistance; Kunia and Poamoho; Omnibus

Description:

Establishes a program for low-interest loans and grants for home acquisition and rehabilitation for displaced pineapple plantation workers at Kunia and Poamoho, Oahu. Establishes a rental assistance program for rental of safe, decent, and sanitary units in the private market. Provides supportive services to prepare displaced workers for homeownership. Effective date July 1, 2020. (SB2773 HD2)

