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# 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 result in significant negative impacts  
3 to Kunia pineapple workers. Housing ranks among their primary  
4 concerns. Currently, many employees and their families live in  
5 plantation homes owned by the company at Kunia Camp. With the  
6 closure of Del Monte Fresh Produce, many of these families face  
7 the possibility of losing their homes. Housing is a fundamental  
8 need, to which every person should have access.

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

16           The purpose of this Act is to assist Kunia pineapple  
17 workers in danger of losing their homes by:



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

PART I

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

12 **"§201H-A Kunia camp housing revolving fund; established.**

13 (a) There is established in the state treasury the Kunia camp  
 14 housing revolving fund to provide low interest loans or grants  
 15 for the acquisition, rehabilitation, or reconstruction of  
 16 existing homes in Kunia camp by pineapple workers who are  
 17 displaced by the closure of Del Monte Fresh Produce and who have  
 18 been denied loans from traditional financial institutions. The  
 19 Kunia camp housing revolving fund shall be administered by the  
 20 administration.



1        (b) Low interest loans may be made to nonprofit  
2 organizations that assist pineapple workers displaced by the  
3 closure of Del Monte Fresh Produce.

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

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

16        SECTION 3. There is appropriated out of the general  
17 revenues of the State of Hawaii the sum of \$                    , or so  
18 much thereof as may be necessary for fiscal year 2006-2007, for  
19 deposit into the Kunia camp housing revolving fund established  
20 under section 201H-A, Hawaii Revised Statutes, to provide low  
21 interest loans or grants for the acquisition, rehabilitation, or  
22 reconstruction of homes in Kunia camp for pineapple workers

1 displaced by the closure of Del Monte Fresh Produce and to fund  
2 related activities.

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

6 PART II

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

10 **"§201H-B Kunia camp rental housing fund; established. (a)**

11 There is established in the state treasury the Kunia camp rental  
12 housing fund to make annual payments to a landlord to provide  
13 rent subsidies for eligible Del Monte pineapple workers and  
14 their families seeking safe, decent, and sanitary housing in the  
15 private market. The Kunia camp rental housing fund shall be  
16 administered by the administration.

17 (b) Moneys appropriated for the purposes of this section  
18 shall be deposited into the Kunia camp rental housing fund;  
19 provided that upon fulfillment of the purposes of this section,  
20 all unencumbered moneys shall lapse into the state general fund.  
21 Guidelines shall be established by the administration with



1 respect to eligible Del Monte pineapple workers and rental  
2 assistance payments under this section.

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

5 SECTION 5. There is appropriated out of the general  
6 revenues of the State of Hawaii the sum of \$ , or so  
7 much thereof as may be necessary for fiscal year 2006-2007, for  
8 deposit into the Kunia camp rental housing fund established  
9 under section 201H-B, Hawaii Revised Statutes, to provide rent  
10 subsidies for eligible Del Monte pineapple workers and their  
11 families seeking safe, decent, and sanitary housing in the  
12 private market.

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

16 PART III

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

20 "§201H-C Kunia camp homeownership counseling program;  
21 established. (a) There is established within the  
22 administration a homeownership counseling program known as the



1 "Kunia camp homeownership counseling program" to provide  
2 displaced pineapple workers with homebuyer education and  
3 counseling.

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

6 SECTION 7. There is appropriated out of the general  
7 revenues of the State of Hawaii the sum of \$ , or so  
8 much thereof as may be necessary for fiscal year 2006-2007, to  
9 effectuate the Kunia camp homeownership counseling program.

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

13 PART IV

14 SECTION 8. In codifying the new sections added by this  
15 Act, the revisor of statutes shall substitute appropriate  
16 section numbers for the letters used in designating the new  
17 sections in this Act.

18 SECTION 9. New statutory material is underscored.

19 SECTION 10. This Act shall take effect on July 1, 2006.



**Report Title:**

Housing Assistance; Kunia; Omnibus

**Description:**

Establishes a program for low interest loans and grants for home acquisition and rehabilitation for displaced pineapple workers at Kunia, Oahu; establishes a rental assistance program for rental of safe, decent, and sanitary units in the private market; and provides supportive services to prepare displaced workers for homeownership. (SD3)

