May 28, 2008

S 2042. MIGRANT FARM LABOR HOUSING PILOT PROGRAM. Filed 5/27/08. *TO ESTABLISH A PILOT PROGRAM TO PROVIDE FINANCING FOR THE IMPROVEMENT AND DEVELOPMENT OF MIGRANT FARM LABOR HOUSING*.

Directs the North Carolina Housing Finance Agency (NCHFA) to develop, in consultation with the Department of Labor and the Department of Agriculture and Consumer Services, a pilot program to provide financing for migrant farm laborer housing to employers who employ migrant farm workers. Directs that the NCHFA is to administer the Pilot program.

Directs the NCHFA to develop procedures, criteria, and priorities for selecting the loan recipients. Requires the NCHFA to submit a report by April 1, 2009, and annually thereafter to the Joint Legislative Commission on Governmental Operations reviewing and summarizing the operations of the pilot program. Provides that the NCHFA is exempt from the requirements of GS Chapter 150B, Article 2A (regarding rulemaking) with respect to adopting procedures for the pilot program.

Imposes a duty on the agricultural employer housing owners who receive financing under the program to (1) maintain the migrant farm labor housing in good repair, (2) register the housing with the NC Department of Labor, (3) certify annually that the housing continues to be used for migrant farm laborers, and (4) verify that each migrant worker residing in housing funded in whole or part through the pilot program is either a U.S. citizen or a documented worker.

Appropriates $2 million for 2008-09 from the General Fund to the North Carolina Housing Trust Fund as the title indicates. Provides that eligible properties must be (1) used to house migrant farm laborers for a minimum of 10 years, and (2) located on land to which the agricultural employer has title and the employer will be the owner of the housing.

Directs that loans under the pilot program are to be amortized or deferred loans, not be more than $100,000, and have repayment terms not to exceed 30 years. Delineates guidelines for how funds may be used in either rehabilitation of existing properties or construction of new properties.

Effective July 1, 2008.

Intro. by Albertson. APPROP