

ORDINANCE NO. _____

BILL NO. 109 (2022)

A BILL FOR AN ORDINANCE ESTABLISHING CHAPTER 3.31, MAUI COUNTY CODE, RELATING TO GRANTS FOR HOME RESTORATION

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. Title 3, Maui County Code, is amended by adding a new chapter to be appropriately designated and to read as follows:

“Chapter 3.31

GRANTS FOR HOME RESTORATION

Sections:

- 3.31.010 Grants for home restoration program.
- 3.31.020 Definitions.
- 3.31.030 Administration.
- 3.31.040 Grant requirements and restrictions.
- 3.31.050 Annual report.

3.31.010 Grants for home restoration program. The grants for home restoration program is established in the department of housing and human concerns. The department of housing and human concerns is authorized to provide grants for home restoration to make dwellings safe for human habitation, consistent with the general plan, the annual budget, and this chapter.

3.31.020 Definitions. Whenever used in this chapter the following definitions apply:

“Very low income,” “low income,” “below-moderate income,” “moderate income,” and “above-moderate income” mean the same as in chapter 2.96.

3.31.030 Administration. A. The director of finance must establish a separate fund to record revenues and supplemental transfers credited to and expenses incurred by the program.

B. Any unencumbered balance in the fund at the end of each fiscal year will not lapse but will remain in the fund, accumulating from year to year.

C. The department of housing and human concerns will administer the fund.

D. The director of housing and human concerns may adopt administrative rules necessary to carry out the purposes of this chapter.

E. The County must expedite the review of permit applications for permits that are necessary for home restoration when the permit applicant has received a grant for home restoration within the last one hundred twenty days.

F. The County must waive fees for permits that are necessary for home restoration when the permit applicant has received a grant for home restoration within the last one hundred twenty days.

3.31.040 Grant requirements and restrictions. A. To qualify for a grant for home restoration of a dwelling, an applicant must:

1. Be the owner of the dwelling for at least ten years or be a lineal descendant of someone who has owned the dwelling for at least ten years.

2. Reside in the dwelling or intend to reside in the dwelling once it is safe for human habitation.

3. Possess less than \$75,000 in assets, not including the value of the dwelling or retirement plan assets.

4. Not be delinquent on real property tax for the dwelling.

5. Establish that the dwelling is at least thirty years old and is unsafe for human habitation or is likely to become unsafe for human habitation within twelve months without home restoration.

B. A recipient of a grant for home restoration must not use the dwelling for transient accommodations for ten years after the grant is provided.

C. A recipient of a grant for home restoration must not sell the dwelling in the twelve months after which the grant is provided.

D. Resale of a dwelling for which a grant for home restriction is provided is restricted as follows:

1. If the dwelling is sold within two years after the grant is provided, the buyer's income must not exceed very low income.

2. If the dwelling is sold more than two years and up to four years after the grant is provided, the buyer's income must not exceed low income.

3. If the dwelling is sold more than four years and up to six years after the grant is provided, the buyer's income must not exceed below-moderate income.

4. If the dwelling is sold more than six years and up to eight years after the grant is provided, the buyer's income must not exceed moderate income.

5. If the dwelling is sold more than eight years and up to nine years after the grant is provided, the buyer's income must not exceed above-moderate income.

E. A recipient of a grant for home restoration must reimburse the County for the total grant amount if the recipient violates this section.

3.31.050 Annual report. A. The director of housing and human concerns must prepare and submit an annual report to the council on expenditures and accomplishments resulting from grants for home restoration.

B. The annual report must provide the following:

1. The number and value of grants for home restoration.

2. Statistical data on livability home inspections.

3. An overview of how the grants for home restoration program has fulfilled the County's objectives as established in the general plan, the annual budget, and this chapter."

SECTION 2. This Ordinance takes effect on approval.

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INTRODUCED BY:

A handwritten signature in black ink, reading "Michael J. Molina". The signature is written in a cursive style with a prominent initial "M".

MICHAEL J. MOLINA