

June 30, 2022 Committee meeting

AFFORDABLE HOUSING COMMITTEE
Amendment Summary Form

Legislation: Bill 107 (2022) entitled "A BILL FOR AN ORDINANCE AMENDING CHAPTER 2.96, MAUI COUNTY CODE, RELATING TO AFFORDABLE HOUSING SALES PRICE GUIDELINES."

Proposer: Gabe Johnson, Chair 
Affordable Housing Committee

Description: Substitute the proposed bill attached as Exhibit "1" to specify that sale prices will be calculated for each income range as opposed to being calculated for each individual home.

Motion: Move to amend Section 2.96.060(C), Maui County Code as follows:

- Delete all language that follows "HUD" and replace with: "area median income for Maui County and adjust for very low, low, below moderate, moderate, above moderate and gap income range. The sales price must be calculated based on total housing costs capped at 31% of gross annual income within each range. Total housing costs include principal, interest, taxes, insurance, private mortgage insurance, and homeowner's association dues."

Attachment: Proposed CD1 version of Bill 107 (2022), incorporating amendments referenced above and nonsubstantive revisions.

ah:misc:014(6)aasf01:pmg

ORDINANCE NO. _____

BILL NO. _____ (2022)

A BILL FOR AN ORDINANCE AMENDING CHAPTER 2.96, MAUI COUNTY
CODE, RELATING TO AFFORDABLE HOUSING SALES PRICE GUIDELINES

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

SECTION 1. The purpose of this Ordinance is to establish a new method of determining the sales price for an affordable dwelling unit.

SECTION 2. Section 2.96.060, Maui County Code, is amended by amending Subsection C to read as follows:

“C. Sales price - dwelling units. The sales price of a new dwelling unit [shall] must be established by the department [based on] using the current HUD [price guidelines.] area median income for Maui County and adjusted for very low, low, below moderate, moderate, above moderate, and gap income ranges. The sales price will be calculated based on total housing costs capped at 31 percent of gross annual income within each range. Total housing costs include principal, interest, taxes, insurance, private mortgage insurance, and homeowner’s association dues.”

SECTION 3. Material to be repealed is bracketed. New material is underscored. In printing this bill, the County Clerk need not include the brackets, the bracketed material, or the underscoring.

SECTION 4. This Ordinance takes effect on approval.