

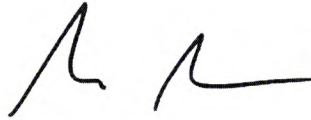
August 18, 2022

AH-14(6)

AFFORDABLE HOUSING COMMITTEE  
Amendment Summary Form

Legislation: Bill 107, CD2 (2022).

Proposer: Committee Chair Gabe Johnson.



Description: Add language to specify that funds may be committed to a project immediately following project approval by Council when County subsidies are being awarded to qualified buyers of workforce housing and nonsubstantive revisions.

Motion: Move to amend Bill 107, CD1 (2022) Section 2.96.060 Subsection (C)(3) as follows:

Insert “qualified” between “subsidize” and “buyers” in the second sentence; and

Replace “must” with “may” in the third sentence; and

Insert the following sentence at the end of Subsection (C)(3):

“The council may commit funds to subsidize qualified buyers in a project immediately following the project’s approval by the council.”

Effect: The attached proposed Bill 107, CD2 (2022) shows how the bill will read if the proposed amendments are approved.

Attachments: Proposed Bill 107, CD2 (2022).

ah:ltr:014(6)aasf04

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OFFICE OF THE  
COUNTY CLERK

RECEIVED

ORDINANCE NO. \_\_\_\_\_

BILL NO. 107, CD2 (2022)

A BILL FOR AN ORDINANCE AMENDING SECTION 2.96.060, 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.

1. 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 must be calculated using estimated total housing costs capped at 31 percent of gross annual income within each range when a developer receives direct County subsidies in accordance with section 3.35.040. Total housing costs include principal, interest, real property taxes, homeowner’s insurance, mortgage insurance, and homeowner’s association dues.

2. The sales price must be calculated using only principal and interest capped at 28 percent of gross annual income within each range when a developer does not receive direct County subsidies.

3. The department must create a program within the home acquisition and ownership programs revolving fund to ensure affordability of units for buyers of workforce housing in projects that have been priced according to section 2.96.060(C)(2). Subsidies from this program must be used to subsidize qualified buyers in an amount necessary such that a recipient’s final estimated total housing cost does not exceed 31 percent of their household income. Subsidies from this program may be in the form of loans, grants, deferred mortgage payments, or any other mechanism the council finds



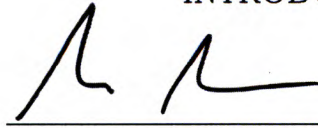
appropriate. Any proposed subsidy to a homebuyer from this program must be administered in accordance with chapter 3.34. This program is subject to budget appropriation and availability of funding. The council may commit funds to subsidize qualified buyers in a project immediately following the project's approval by the council."

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 the thirtieth calendar day following publication of the 2023 HUD area median income guidelines.

ah:misc:014(6)abill06

INTRODUCED BY:

A handwritten signature in black ink, consisting of a stylized 'G' followed by a horizontal line and a small flourish.

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GABE JOHNSON