



HAWAII COUNTY INCOME SCHEDULE BY FAMILY SIZE

2015

THE FOLLOWING TABLE PRESENTS INCOME LIMITS BY FAMILY SIZE AND BY PERCENTAGES OF THE VERY LOW INCOME LEVELS ESTABLISHED BY HUD. THESE INCOME LIMITS SERVE AS GUIDELINES TO ESTABLISH SALES/RENTAL PREFERENCES.

-----LIMITS BY FAMILY SIZE-----									
MEDIAN \$68,200		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Adjustments for family size		0.7000	0.8000	0.9000	1.0000	1.0800	1.1600	1.2400	1.3200
% of Income	10%	\$4,780	\$5,460	\$6,140	\$6,820	\$7,370	\$7,920	\$8,460	\$9,010
	20%	\$9,560	\$10,920	\$12,280	\$13,640	\$14,740	\$15,840	\$16,920	\$18,020
	30%	\$14,340	\$16,380	\$18,420	\$20,460	\$22,110	\$23,760	\$25,380	\$27,030
	40%	\$19,120	\$21,840	\$24,560	\$27,280	\$29,480	\$31,680	\$33,840	\$36,040
	50%	\$23,900	\$27,300	\$30,700	\$34,100	\$36,850	\$39,600	\$42,300	\$45,050
	60%	\$28,680	\$32,760	\$36,840	\$40,920	\$44,220	\$47,520	\$50,760	\$54,060
	70%	\$33,460	\$38,220	\$42,980	\$47,740	\$51,590	\$55,440	\$59,220	\$63,070
	80%	\$38,240	\$43,680	\$49,120	\$54,560	\$58,960	\$63,360	\$67,680	\$72,080
	90%	\$43,020	\$49,140	\$55,260	\$61,380	\$66,330	\$71,280	\$76,140	\$81,090
	100%	\$47,800	\$54,600	\$61,400	\$68,200	\$73,700	\$79,200	\$84,600	\$90,100
	110%	\$52,580	\$60,060	\$67,540	\$75,020	\$81,070	\$87,120	\$93,060	\$99,110
	120%	\$57,360	\$65,520	\$73,680	\$81,840	\$88,440	\$95,040	\$101,520	\$108,120
	130%	\$62,140	\$70,980	\$79,820	\$88,660	\$95,810	\$102,960	\$109,980	\$117,130
	140%	\$66,920	\$76,440	\$85,960	\$95,480	\$103,180	\$110,880	\$118,440	\$126,140

The U.S. Department of Housing and Urban Development (HUD) sets income limits that determine the eligibility of applicants for its assisted housing programs. HUD typically uses the Section 8 very low-income level (VLIL) as the basis for deriving other income limits. The VLIL is calculated by taking the 4-person income limit equal to 50% of the estimated area median family income and making adjustments if this income is outside formula constraints. For example, the VLIL is increased for areas where rental housing costs are unusually high in relation to the median income or if it is less than the relevant State non-metropolitan median family income level. See "FY 2015 HUD Income Limits Briefing Material" http://www.huduser.org/portal/datasets/il/il15/IncomeLimits_BriefingMaterial_FY15.pdf

HHFDC uses the HUD income limits for households at the 50% income level. For the Low Income Housing Tax Credit Program, the 60% income level is calculated as the Multifamily Tax Subsidy Project (MTSP) VLIL (for FY 2015, it is the HUD Section 8 VLIL) multiplied by 1.2 (or 60/50). The limits for households at other income levels are calculated in the same way.

NOTE: This chart is provided as a guide only. You are responsible to ensure the accuracy of the numbers.



AFFORDABLE RENT GUIDELINES*

2015

Affordable rents are based on 30% of income (including utilities)**

Area	\$68,200	<u>Studio</u>	<u>1 Bedroom</u>	<u>2 Bedroom</u>	<u>3 Bedroom</u>	<u>4 Bedroom</u>
HAWAII COUNTY						
30% of Median		\$358	\$384	\$460	\$532	\$594
50% of Median		\$597	\$640	\$767	\$886	\$990
60% of Median		\$717	\$768	\$921	\$1,064	\$1,188
80% of Median		\$956	\$1,024	\$1,228	\$1,419	\$1,584
100% of Median		\$1,195	\$1,280	\$1,535	\$1,773	\$1,980
120% of Median		\$1,434	\$1,536	\$1,842	\$2,128	\$2,376
140% of Median		\$1,673	\$1,792	\$2,149	\$2,483	\$2,772

*Please note that our market rents may be lower than these rent guidelines.

**Monthly rent levels would include the cost of the following utilities: water, sanitary sewage services, electricity and gas (where applicable). Please refer to the Utility Allowance Schedule for each island.

Based on 2015 very low income levels established by HUD.



HAWAII COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2015

COUNTY: **HAWAII** FAMILY SIZE: **1 PERSON**

% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$23,900	\$28,680	\$33,460	\$38,240	\$43,020	\$47,800	\$52,580	\$57,360	\$62,140	\$66,920
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$138,900	\$166,700	\$194,400	\$222,200	\$250,000	\$277,800	\$305,500	\$333,300	\$361,100	\$388,900
3.25%	\$134,500	\$161,500	\$188,400	\$215,300	\$242,200	\$269,100	\$296,000	\$322,900	\$349,800	\$376,700
3.50%	\$130,400	\$156,500	\$182,600	\$208,600	\$234,700	\$260,800	\$286,900	\$313,000	\$339,000	\$365,100
3.75%	\$126,400	\$151,700	\$177,000	\$202,300	\$227,600	\$252,900	\$278,200	\$303,400	\$328,700	\$354,000
4.00%	\$122,700	\$147,200	\$171,700	\$196,200	\$220,800	\$245,300	\$269,800	\$294,400	\$318,900	\$343,400
4.25%	\$119,000	\$142,800	\$166,600	\$190,400	\$214,300	\$238,100	\$261,900	\$285,700	\$309,500	\$333,300
4.50%	\$115,600	\$138,700	\$161,800	\$184,900	\$208,000	\$231,100	\$254,200	\$277,400	\$300,500	\$323,600
4.75%	\$112,300	\$134,700	\$157,200	\$179,600	\$202,100	\$224,500	\$247,000	\$269,400	\$291,900	\$314,300
5.00%	\$109,100	\$130,900	\$152,700	\$174,500	\$196,300	\$218,200	\$240,000	\$261,800	\$283,600	\$305,400
5.25%	\$106,000	\$127,200	\$148,500	\$169,700	\$190,900	\$212,100	\$233,300	\$254,500	\$275,700	\$296,900
5.50%	\$103,100	\$123,800	\$144,400	\$165,000	\$185,600	\$206,300	\$226,900	\$247,500	\$268,100	\$288,800
5.75%	\$100,300	\$120,400	\$140,500	\$160,500	\$180,600	\$200,700	\$220,700	\$240,800	\$260,900	\$280,900
6.00%	\$97,700	\$117,200	\$136,700	\$156,300	\$175,800	\$195,300	\$214,900	\$234,400	\$253,900	\$273,500
6.25%	\$95,100	\$114,100	\$133,100	\$152,200	\$171,200	\$190,200	\$209,200	\$228,200	\$247,300	\$266,300
6.50%	\$92,600	\$111,200	\$129,700	\$148,200	\$166,800	\$185,300	\$203,800	\$222,300	\$240,900	\$259,400

*Please note that market sales prices may be lower than these sales price guidelines.

- Based on **2015** Very low income levels established by HUD for various family sizes. See the "Income Schedule by Family Size" table for a more detailed explanation.
- Mortgage term: **30 years** 360
- Housing P & I Expense **28.00%**
- Down Payment of: **5.00%**



HAWAII COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2015

COUNTY:	HAWAII		FAMILY SIZE:	2 PERSON						
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$27,300	\$32,760	\$38,220	\$43,680	\$49,140	\$54,600	\$60,060	\$65,520	\$70,980	\$76,440
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$158,600	\$190,400	\$222,100	\$253,800	\$285,600	\$317,300	\$349,000	\$380,700	\$412,500	\$444,200
3.25%	\$153,700	\$184,400	\$215,200	\$245,900	\$276,600	\$307,400	\$338,100	\$368,800	\$399,600	\$430,300
3.50%	\$148,900	\$178,700	\$208,500	\$238,300	\$268,100	\$297,900	\$327,700	\$357,500	\$387,300	\$417,100
3.75%	\$144,400	\$173,300	\$202,200	\$231,100	\$260,000	\$288,800	\$317,700	\$346,600	\$375,500	\$404,400
4.00%	\$140,100	\$168,100	\$196,100	\$224,200	\$252,200	\$280,200	\$308,200	\$336,200	\$364,300	\$392,300
4.25%	\$136,000	\$163,200	\$190,300	\$217,500	\$244,700	\$271,900	\$299,100	\$326,300	\$353,500	\$380,700
4.50%	\$132,000	\$158,400	\$184,800	\$211,200	\$237,600	\$264,000	\$290,400	\$316,800	\$343,200	\$369,600
4.75%	\$128,200	\$153,900	\$179,500	\$205,200	\$230,800	\$256,400	\$282,100	\$307,700	\$333,400	\$359,000
5.00%	\$124,600	\$149,500	\$174,400	\$199,400	\$224,300	\$249,200	\$274,100	\$299,000	\$323,900	\$348,900
5.25%	\$121,100	\$145,300	\$169,600	\$193,800	\$218,000	\$242,200	\$266,500	\$290,700	\$314,900	\$339,100
5.50%	\$117,800	\$141,400	\$164,900	\$188,500	\$212,000	\$235,600	\$259,200	\$282,700	\$306,300	\$329,800
5.75%	\$114,600	\$137,500	\$160,500	\$183,400	\$206,300	\$229,200	\$252,100	\$275,100	\$298,000	\$320,900
6.00%	\$111,600	\$133,900	\$156,200	\$178,500	\$200,800	\$223,100	\$245,400	\$267,700	\$290,100	\$312,400
6.25%	\$108,600	\$130,400	\$152,100	\$173,800	\$195,500	\$217,300	\$239,000	\$260,700	\$282,400	\$304,200
6.50%	\$105,800	\$127,000	\$148,100	\$169,300	\$190,500	\$211,600	\$232,800	\$254,000	\$275,100	\$296,300

*Please note that market sales prices may be lower than these sales price guidelines.

1. Based on **2015** Very low income levels established by HUD for various family sizes. See the "Income Schedule by Family Size" table for a more detailed explanation.
2. Mortgage term: **30 years** 360
3. Housing P & I Expense **28.00%**
4. Down Payment of: **5.00%**



HAWAII COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2015

COUNTY: **HAWAII** FAMILY SIZE: **3 PERSON**

% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$30,700	\$36,840	\$42,980	\$49,120	\$55,260	\$61,400	\$67,540	\$73,680	\$79,820	\$85,960
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$178,400	\$214,100	\$249,800	\$285,400	\$321,100	\$356,800	\$392,500	\$428,200	\$463,800	\$499,500
3.25%	\$172,800	\$207,400	\$242,000	\$276,500	\$311,100	\$345,700	\$380,200	\$414,800	\$449,300	\$483,900
3.50%	\$167,500	\$201,000	\$234,500	\$268,000	\$301,500	\$335,000	\$368,500	\$402,000	\$435,500	\$469,000
3.75%	\$162,400	\$194,900	\$227,400	\$259,900	\$292,300	\$324,800	\$357,300	\$389,800	\$422,300	\$454,800
4.00%	\$157,500	\$189,100	\$220,600	\$252,100	\$283,600	\$315,100	\$346,600	\$378,100	\$409,600	\$441,100
4.25%	\$152,900	\$183,500	\$214,100	\$244,600	\$275,200	\$305,800	\$336,400	\$366,900	\$397,500	\$428,100
4.50%	\$148,400	\$178,100	\$207,800	\$237,500	\$267,200	\$296,900	\$326,600	\$356,300	\$386,000	\$415,600
4.75%	\$144,200	\$173,000	\$201,900	\$230,700	\$259,500	\$288,400	\$317,200	\$346,000	\$374,900	\$403,700
5.00%	\$140,100	\$168,100	\$196,200	\$224,200	\$252,200	\$280,200	\$308,200	\$336,300	\$364,300	\$392,300
5.25%	\$136,200	\$163,500	\$190,700	\$217,900	\$245,200	\$272,400	\$299,700	\$326,900	\$354,100	\$381,400
5.50%	\$132,500	\$159,000	\$185,500	\$212,000	\$238,400	\$264,900	\$291,400	\$317,900	\$344,400	\$370,900
5.75%	\$128,900	\$154,700	\$180,400	\$206,200	\$232,000	\$257,800	\$283,600	\$309,300	\$335,100	\$360,900
6.00%	\$125,500	\$150,500	\$175,600	\$200,700	\$225,800	\$250,900	\$276,000	\$301,100	\$326,200	\$351,300
6.25%	\$122,200	\$146,600	\$171,000	\$195,500	\$219,900	\$244,300	\$268,700	\$293,200	\$317,600	\$342,000
6.50%	\$119,000	\$142,800	\$166,600	\$190,400	\$214,200	\$238,000	\$261,800	\$285,600	\$309,400	\$333,200

*Please note that market sales prices may be lower than these sales price guidelines.

1. Based on **2015** Very low income levels established by HUD for various family sizes. See the "Income Schedule by Family Size" table for a more detailed explanation.
2. Mortgage term: **30 years** 360
3. Housing P & I Expense **28.00%**
4. Down Payment of: **5.00%**



HAWAII COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2015

COUNTY:	HAWAII		FAMILY SIZE:	4 PERSON						
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$34,100	\$40,920	\$47,740	\$54,560	\$61,380	\$68,200	\$75,020	\$81,840	\$88,660	\$95,480
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$198,200	\$237,800	\$277,400	\$317,100	\$356,700	\$396,300	\$436,000	\$475,600	\$515,200	\$554,800
3.25%	\$192,000	\$230,400	\$268,800	\$307,100	\$345,500	\$383,900	\$422,300	\$460,700	\$499,100	\$537,500
3.50%	\$186,100	\$223,300	\$260,500	\$297,700	\$334,900	\$372,100	\$409,300	\$446,500	\$483,700	\$520,900
3.75%	\$180,400	\$216,500	\$252,600	\$288,600	\$324,700	\$360,800	\$396,900	\$433,000	\$469,000	\$505,100
4.00%	\$175,000	\$210,000	\$245,000	\$280,000	\$315,000	\$350,000	\$385,000	\$420,000	\$455,000	\$490,000
4.25%	\$169,800	\$203,800	\$237,800	\$271,700	\$305,700	\$339,700	\$373,600	\$407,600	\$441,600	\$475,500
4.50%	\$164,900	\$197,900	\$230,800	\$263,800	\$296,800	\$329,800	\$362,700	\$395,700	\$428,700	\$461,700
4.75%	\$160,200	\$192,200	\$224,200	\$256,200	\$288,300	\$320,300	\$352,300	\$384,400	\$416,400	\$448,400
5.00%	\$155,600	\$186,800	\$217,900	\$249,000	\$280,100	\$311,300	\$342,400	\$373,500	\$404,600	\$435,800
5.25%	\$151,300	\$181,600	\$211,800	\$242,100	\$272,300	\$302,600	\$332,800	\$363,100	\$393,400	\$423,600
5.50%	\$147,100	\$176,600	\$206,000	\$235,400	\$264,900	\$294,300	\$323,700	\$353,100	\$382,600	\$412,000
5.75%	\$143,200	\$171,800	\$200,400	\$229,100	\$257,700	\$286,300	\$315,000	\$343,600	\$372,200	\$400,900
6.00%	\$139,300	\$167,200	\$195,100	\$223,000	\$250,800	\$278,700	\$306,600	\$334,400	\$362,300	\$390,200
6.25%	\$135,700	\$162,800	\$190,000	\$217,100	\$244,200	\$271,400	\$298,500	\$325,600	\$352,800	\$379,900
6.50%	\$132,200	\$158,600	\$185,000	\$211,500	\$237,900	\$264,400	\$290,800	\$317,200	\$343,700	\$370,100

*Please note that market sales prices may be lower than these sales price guidelines.

1. Based on **2015** Very low income levels established by HUD for various family sizes. See the "Income Schedule by Family Size" table for a more detailed explanation.
2. Mortgage term: **30 years** 360
3. Housing P & I Expense **28.00%**
4. Down Payment of: **5.00%**



HAWAII COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2015

COUNTY:	HAWAII		FAMILY SIZE:	5 PERSON						
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$36,850	\$44,220	\$51,590	\$58,960	\$66,330	\$73,700	\$81,070	\$88,440	\$95,810	\$103,180
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$214,100	\$257,000	\$299,800	\$342,600	\$385,500	\$428,300	\$471,100	\$513,900	\$556,800	\$599,600
3.25%	\$207,400	\$248,900	\$290,400	\$331,900	\$373,400	\$414,900	\$456,400	\$497,900	\$539,400	\$580,900
3.50%	\$201,100	\$241,300	\$281,500	\$321,700	\$361,900	\$402,100	\$442,300	\$482,500	\$522,700	\$563,000
3.75%	\$194,900	\$233,900	\$272,900	\$311,900	\$350,900	\$389,900	\$428,900	\$467,900	\$506,900	\$545,800
4.00%	\$189,100	\$226,900	\$264,700	\$302,600	\$340,400	\$378,200	\$416,000	\$453,900	\$491,700	\$529,500
4.25%	\$183,500	\$220,200	\$256,900	\$293,600	\$330,300	\$367,000	\$403,800	\$440,500	\$477,200	\$513,900
4.50%	\$178,200	\$213,800	\$249,500	\$285,100	\$320,700	\$356,400	\$392,000	\$427,600	\$463,300	\$498,900
4.75%	\$173,100	\$207,700	\$242,300	\$276,900	\$311,500	\$346,100	\$380,800	\$415,400	\$450,000	\$484,600
5.00%	\$168,200	\$201,800	\$235,500	\$269,100	\$302,700	\$336,400	\$370,000	\$403,600	\$437,300	\$470,900
5.25%	\$163,500	\$196,200	\$228,900	\$261,600	\$294,300	\$327,000	\$359,700	\$392,400	\$425,100	\$457,800
5.50%	\$159,000	\$190,800	\$222,600	\$254,400	\$286,200	\$318,000	\$349,800	\$381,600	\$413,400	\$445,200
5.75%	\$154,700	\$185,600	\$216,600	\$247,500	\$278,500	\$309,400	\$340,400	\$371,300	\$402,200	\$433,200
6.00%	\$150,600	\$180,700	\$210,800	\$240,900	\$271,100	\$301,200	\$331,300	\$361,400	\$391,500	\$421,600
6.25%	\$146,600	\$176,000	\$205,300	\$234,600	\$263,900	\$293,300	\$322,600	\$351,900	\$381,200	\$410,600
6.50%	\$142,800	\$171,400	\$200,000	\$228,500	\$257,100	\$285,700	\$314,200	\$342,800	\$371,400	\$399,900

*Please note that market sales prices may be lower than these sales price guidelines.

1. Based on **2015** Very low income levels established by HUD for various family sizes. See the "Income Schedule by Family Size" table for a more detailed explanation.
2. Mortgage term: **30 years** 360
3. Housing P & I Expense **28.00%**
4. Down Payment of: **5.00%**



HAWAII COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2015

COUNTY:	HAWAII		FAMILY SIZE:	6 PERSON						
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$39,600	\$47,520	\$55,440	\$63,360	\$71,280	\$79,200	\$87,120	\$95,040	\$102,960	\$110,880
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$230,100	\$276,100	\$322,200	\$368,200	\$414,200	\$460,200	\$506,300	\$552,300	\$598,300	\$644,300
3.25%	\$222,900	\$267,500	\$312,100	\$356,700	\$401,300	\$445,900	\$490,400	\$535,000	\$579,600	\$624,200
3.50%	\$216,100	\$259,300	\$302,500	\$345,700	\$388,900	\$432,100	\$475,300	\$518,500	\$561,800	\$605,000
3.75%	\$209,500	\$251,400	\$293,300	\$335,200	\$377,100	\$419,000	\$460,900	\$502,800	\$544,700	\$586,600
4.00%	\$203,200	\$243,900	\$284,500	\$325,200	\$365,800	\$406,400	\$447,100	\$487,700	\$528,400	\$569,000
4.25%	\$197,200	\$236,700	\$276,100	\$315,600	\$355,000	\$394,400	\$433,900	\$473,300	\$512,800	\$552,200
4.50%	\$191,500	\$229,800	\$268,100	\$306,400	\$344,700	\$383,000	\$421,300	\$459,600	\$497,800	\$536,100
4.75%	\$186,000	\$223,200	\$260,400	\$297,600	\$334,800	\$372,000	\$409,200	\$446,400	\$483,600	\$520,800
5.00%	\$180,700	\$216,900	\$253,000	\$289,200	\$325,300	\$361,500	\$397,600	\$433,800	\$469,900	\$506,000
5.25%	\$175,700	\$210,800	\$246,000	\$281,100	\$316,300	\$351,400	\$386,500	\$421,700	\$456,800	\$491,900
5.50%	\$170,900	\$205,000	\$239,200	\$273,400	\$307,600	\$341,700	\$375,900	\$410,100	\$444,300	\$478,400
5.75%	\$166,300	\$199,500	\$232,800	\$266,000	\$299,300	\$332,500	\$365,800	\$399,000	\$432,300	\$465,500
6.00%	\$161,800	\$194,200	\$226,500	\$258,900	\$291,300	\$323,600	\$356,000	\$388,400	\$420,700	\$453,100
6.25%	\$157,600	\$189,100	\$220,600	\$252,100	\$283,600	\$315,100	\$346,700	\$378,200	\$409,700	\$441,200
6.50%	\$153,500	\$184,200	\$214,900	\$245,600	\$276,300	\$307,000	\$337,700	\$368,400	\$399,100	\$429,800

*Please note that market sales prices may be lower than these sales price guidelines.

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2. Mortgage term: **30 years** 360
3. Housing P & I Expense **28.00%**
4. Down Payment of: **5.00%**



HAWAII COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2015

COUNTY: **HAWAII** FAMILY SIZE: **7 PERSON**

% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$42,300	\$50,760	\$59,220	\$67,680	\$76,140	\$84,600	\$93,060	\$101,520	\$109,980	\$118,440
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$245,800	\$295,000	\$344,100	\$393,300	\$442,500	\$491,600	\$540,800	\$589,900	\$639,100	\$688,300
3.25%	\$238,100	\$285,800	\$333,400	\$381,000	\$428,600	\$476,300	\$523,900	\$571,500	\$619,100	\$666,800
3.50%	\$230,800	\$276,900	\$323,100	\$369,300	\$415,400	\$461,600	\$507,700	\$553,900	\$600,100	\$646,200
3.75%	\$223,800	\$268,500	\$313,300	\$358,000	\$402,800	\$447,600	\$492,300	\$537,100	\$581,800	\$626,600
4.00%	\$217,100	\$260,500	\$303,900	\$347,300	\$390,700	\$434,200	\$477,600	\$521,000	\$564,400	\$607,800
4.25%	\$210,700	\$252,800	\$294,900	\$337,100	\$379,200	\$421,300	\$463,500	\$505,600	\$547,700	\$589,900
4.50%	\$204,500	\$245,400	\$286,300	\$327,300	\$368,200	\$409,100	\$450,000	\$490,900	\$531,800	\$572,700
4.75%	\$198,700	\$238,400	\$278,100	\$317,900	\$357,600	\$397,300	\$437,100	\$476,800	\$516,500	\$556,300
5.00%	\$193,100	\$231,700	\$270,300	\$308,900	\$347,500	\$386,100	\$424,700	\$463,300	\$501,900	\$540,500
5.25%	\$187,700	\$225,200	\$262,700	\$300,300	\$337,800	\$375,400	\$412,900	\$450,400	\$488,000	\$525,500
5.50%	\$182,500	\$219,000	\$255,500	\$292,000	\$328,500	\$365,000	\$401,600	\$438,100	\$474,600	\$511,100
5.75%	\$177,600	\$213,100	\$248,600	\$284,100	\$319,700	\$355,200	\$390,700	\$426,200	\$461,700	\$497,200
6.00%	\$172,900	\$207,400	\$242,000	\$276,600	\$311,100	\$345,700	\$380,300	\$414,900	\$449,400	\$484,000
6.25%	\$168,300	\$202,000	\$235,600	\$269,300	\$303,000	\$336,600	\$370,300	\$404,000	\$437,600	\$471,300
6.50%	\$164,000	\$196,800	\$229,500	\$262,300	\$295,100	\$327,900	\$360,700	\$393,500	\$426,300	\$459,100

*Please note that market sales prices may be lower than these sales price guidelines.

- Based on **2015** Very low income levels established by HUD for various family sizes. See the "Income Schedule by Family Size" table for a more detailed explanation.
- Mortgage term: **30 years** 360
- Housing P & I Expense **28.00%**
- Down Payment of: **5.00%**



HAWAII COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2015

COUNTY:	HAWAII		FAMILY SIZE:	8 PERSON						
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$45,050	\$54,060	\$63,070	\$72,080	\$81,090	\$90,100	\$99,110	\$108,120	\$117,130	\$126,140
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$261,800	\$314,200	\$366,500	\$418,900	\$471,200	\$523,600	\$575,900	\$628,300	\$680,700	\$733,000
3.25%	\$253,600	\$304,300	\$355,100	\$405,800	\$456,500	\$507,200	\$557,900	\$608,700	\$659,400	\$710,100
3.50%	\$245,800	\$295,000	\$344,100	\$393,300	\$442,400	\$491,600	\$540,700	\$589,900	\$639,100	\$688,200
3.75%	\$238,300	\$286,000	\$333,700	\$381,300	\$429,000	\$476,700	\$524,300	\$572,000	\$619,600	\$667,300
4.00%	\$231,200	\$277,400	\$323,700	\$369,900	\$416,100	\$462,400	\$508,600	\$554,900	\$601,100	\$647,300
4.25%	\$224,400	\$269,200	\$314,100	\$359,000	\$403,900	\$448,700	\$493,600	\$538,500	\$583,300	\$628,200
4.50%	\$217,800	\$261,400	\$305,000	\$348,500	\$392,100	\$435,700	\$479,200	\$522,800	\$566,400	\$609,900
4.75%	\$211,600	\$253,900	\$296,200	\$338,500	\$380,900	\$423,200	\$465,500	\$507,800	\$550,100	\$592,400
5.00%	\$205,600	\$246,700	\$287,800	\$329,000	\$370,100	\$411,200	\$452,300	\$493,400	\$534,600	\$575,700
5.25%	\$199,900	\$239,900	\$279,800	\$319,800	\$359,800	\$399,800	\$439,700	\$479,700	\$519,700	\$559,700
5.50%	\$194,400	\$233,300	\$272,100	\$311,000	\$349,900	\$388,800	\$427,700	\$466,500	\$505,400	\$544,300
5.75%	\$189,100	\$227,000	\$264,800	\$302,600	\$340,400	\$378,300	\$416,100	\$453,900	\$491,700	\$529,600
6.00%	\$184,100	\$220,900	\$257,700	\$294,500	\$331,400	\$368,200	\$405,000	\$441,800	\$478,600	\$515,500
6.25%	\$179,300	\$215,100	\$251,000	\$286,800	\$322,700	\$358,500	\$394,400	\$430,200	\$466,100	\$501,900
6.50%	\$174,600	\$209,500	\$244,500	\$279,400	\$314,300	\$349,200	\$384,200	\$419,100	\$454,000	\$488,900

*Please note that market sales prices may be lower than these sales price guidelines.

- Based on **2015** Very low income levels established by HUD for various family sizes. See the "Income Schedule by Family Size" table for a more detailed explanation.
- Mortgage term: **30 years** 360
- Housing P & I Expense **28.00%**
- Down Payment of: **5.00%**



HONOLULU COUNTY INCOME SCHEDULE BY FAMILY SIZE

2015

THE FOLLOWING TABLE PRESENTS INCOME LIMITS BY FAMILY SIZE AND BY PERCENTAGES OF THE VERY LOW INCOME LEVELS ESTABLISHED BY HUD. THESE INCOME LIMITS SERVE AS GUIDELINES TO ESTABLISH SALES/RENTAL PREFERENCES.

-----LIMITS BY FAMILY SIZE-----									
<u>MEDIAN</u>		<u>1 PERSON</u>	<u>2 PERSON</u>	<u>3 PERSON</u>	<u>4 PERSON</u>	<u>5 PERSON</u>	<u>6 PERSON</u>	<u>7 PERSON</u>	<u>8 PERSON</u>
\$95,800									
Adjustments for family size		<u>0.7000</u>	<u>0.8000</u>	<u>0.9000</u>	<u>1.0000</u>	<u>1.0800</u>	<u>1.1600</u>	<u>1.2400</u>	<u>1.3200</u>
% of Income	10%	\$6,710	\$7,670	\$8,630	\$9,580	\$10,350	\$11,120	\$11,880	\$12,650
	20%	\$13,420	\$15,340	\$17,260	\$19,160	\$20,700	\$22,240	\$23,760	\$25,300
	30%	\$20,130	\$23,010	\$25,890	\$28,740	\$31,050	\$33,360	\$35,640	\$37,950
	40%	\$26,840	\$30,680	\$34,520	\$38,320	\$41,400	\$44,480	\$47,520	\$50,600
	50%	\$33,550	\$38,350	\$43,150	\$47,900	\$51,750	\$55,600	\$59,400	\$63,250
	60%	\$40,260	\$46,020	\$51,780	\$57,480	\$62,100	\$66,720	\$71,280	\$75,900
	70%	\$46,970	\$53,690	\$60,410	\$67,060	\$72,450	\$77,840	\$83,160	\$88,550
	80%	\$53,680	\$61,360	\$69,040	\$76,640	\$82,800	\$88,960	\$95,040	\$101,200
	90%	\$60,390	\$69,030	\$77,670	\$86,220	\$93,150	\$100,080	\$106,920	\$113,850
	100%	\$67,100	\$76,700	\$86,300	\$95,800	\$103,500	\$111,200	\$118,800	\$126,500
	110%	\$73,810	\$84,370	\$94,930	\$105,380	\$113,850	\$122,320	\$130,680	\$139,150
	120%	\$80,520	\$92,040	\$103,560	\$114,960	\$124,200	\$133,440	\$142,560	\$151,800
	130%	\$87,230	\$99,710	\$112,190	\$124,540	\$134,550	\$144,560	\$154,440	\$164,450
	140%	\$93,940	\$107,380	\$120,820	\$134,120	\$144,900	\$155,680	\$166,320	\$177,100

The U.S. Department of Housing and Urban Development (HUD) sets income limits that determine the eligibility of applicants for its assisted housing programs. HUD typically uses the Section 8 very low-income level (VLIL) as the basis for deriving other income limits. The VLIL is calculated by taking the 4-person income limit equal to 50% of the estimated area median family income and making adjustments if this income is outside formula constraints. For example, the VLIL is increased for areas where rental housing costs are unusually high in relation to the median income or if it is less than the relevant State non-metropolitan median family income level. See "FY 2015 HUD Income Limits Briefing Material" [http://www.huduser.org/portal/datasets/il/il15/IncomeLimits BriefingMaterial_FY15.pdf](http://www.huduser.org/portal/datasets/il/il15/IncomeLimits%20BriefingMaterial_FY15.pdf)

HHFDC uses the HUD income limits for households at the 50% income level. For the Low Income Housing Tax Credit Program, the 60% income level is calculated as the Multifamily Tax Subsidy Project (MTSP) VLIL (for FY 2015, it is the HUD Section 8 VLIL) multiplied by 1.2 (or 60/50). The limits for households at other income levels are calculated in the same way.

NOTE: This chart is provided as a guide only. You are responsible to ensure the accuracy of the numbers.



AFFORDABLE RENT GUIDELINES*

2015

Affordable rents are based on 30% of income (including utilities)**

Area	\$95,800	<u>Studio</u>	<u>1 Bedroom</u>	<u>2 Bedroom</u>	<u>3 Bedroom</u>	<u>4 Bedroom</u>
HONOLULU COUNTY						
30% of Median		\$503	\$539	\$647	\$747	\$834
50% of Median		\$838	\$898	\$1,078	\$1,245	\$1,390
60% of Median		\$1,006	\$1,078	\$1,294	\$1,494	\$1,668
80% of Median		\$1,342	\$1,438	\$1,726	\$1,993	\$2,224
100% of Median		\$1,677	\$1,797	\$2,157	\$2,491	\$2,780
120% of Median		\$2,012	\$2,156	\$2,588	\$2,989	\$3,336
140% of Median		\$2,348	\$2,516	\$3,020	\$3,487	\$3,892

*Please note that are market rents may be lower than these rent guidelines.

**Monthly rent levels would include the cost of the following utilities: water, sanitary sewage services, electricity and gas (where applicable). Please refer to the Utility Allowance Schedule for each island.

Based on 2015 very low income levels established by HUD.



HONOLULU COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2015

COUNTY: **HONOLULU** FAMILY SIZE: **1 PERSON**

% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$33,550	\$40,260	\$46,970	\$53,680	\$60,390	\$67,100	\$73,810	\$80,520	\$87,230	\$93,940
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$195,000	\$234,000	\$272,900	\$311,900	\$350,900	\$389,900	\$428,900	\$467,900	\$506,900	\$545,900
3.58%	\$181,200	\$217,500	\$253,700	\$290,000	\$326,200	\$362,500	\$398,700	\$435,000	\$471,200	\$507,500
3.50%	\$183,000	\$219,700	\$256,300	\$292,900	\$329,500	\$366,100	\$402,700	\$439,300	\$475,900	\$512,500
3.75%	\$177,500	\$213,000	\$248,500	\$284,000	\$319,500	\$355,000	\$390,500	\$426,000	\$461,500	\$497,000
4.00%	\$172,200	\$206,600	\$241,000	\$275,500	\$309,900	\$344,300	\$378,800	\$413,200	\$447,600	\$482,100
4.25%	\$167,100	\$200,500	\$233,900	\$267,300	\$300,800	\$334,200	\$367,600	\$401,000	\$434,400	\$467,800
4.50%	\$162,200	\$194,700	\$227,100	\$259,600	\$292,000	\$324,500	\$356,900	\$389,300	\$421,800	\$454,200
4.75%	\$157,600	\$189,100	\$220,600	\$252,100	\$283,600	\$315,100	\$346,700	\$378,200	\$409,700	\$441,200
5.00%	\$153,100	\$183,700	\$214,400	\$245,000	\$275,600	\$306,200	\$336,900	\$367,500	\$398,100	\$428,700
5.25%	\$148,900	\$178,600	\$208,400	\$238,200	\$267,900	\$297,700	\$327,500	\$357,200	\$387,000	\$416,800
5.50%	\$144,800	\$173,700	\$202,700	\$231,600	\$260,600	\$289,500	\$318,500	\$347,400	\$376,400	\$405,300
5.75%	\$140,900	\$169,000	\$197,200	\$225,400	\$253,500	\$281,700	\$309,900	\$338,000	\$366,200	\$394,400
6.00%	\$137,100	\$164,500	\$191,900	\$219,400	\$246,800	\$274,200	\$301,600	\$329,000	\$356,500	\$383,900
6.25%	\$133,500	\$160,200	\$186,900	\$213,600	\$240,300	\$267,000	\$293,700	\$320,400	\$347,100	\$373,800
6.50%	\$130,000	\$156,100	\$182,100	\$208,100	\$234,100	\$260,100	\$286,100	\$312,100	\$338,100	\$364,100

*Please note that market sales prices may be lower than these sales price guidelines.

- Based on **2015** Very low income levels established by HUD for various family sizes. See the "Income Schedule by Family Size" table for a more detailed explanation.
- Mortgage term: **30 years** 360
- Housing P & I Expense **28.00%**
- Down Payment of: **5.00%**



HONOLULU COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2015

COUNTY: **HONOLULU** FAMILY SIZE: **2 PERSON**

% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$38,350	\$46,020	\$53,690	\$61,360	\$69,030	\$76,700	\$84,370	\$92,040	\$99,710	\$107,380
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$222,900	\$267,400	\$312,000	\$356,600	\$401,100	\$445,700	\$490,300	\$534,900	\$579,400	\$624,000
3.58%	\$207,200	\$248,600	\$290,000	\$331,500	\$372,900	\$414,300	\$455,800	\$497,200	\$538,600	\$580,100
3.50%	\$209,200	\$251,100	\$292,900	\$334,800	\$376,600	\$418,500	\$460,300	\$502,200	\$544,000	\$585,900
3.75%	\$202,900	\$243,500	\$284,000	\$324,600	\$365,200	\$405,800	\$446,300	\$486,900	\$527,500	\$568,100
4.00%	\$196,800	\$236,200	\$275,500	\$314,900	\$354,200	\$393,600	\$433,000	\$472,300	\$511,700	\$551,100
4.25%	\$191,000	\$229,200	\$267,400	\$305,600	\$343,800	\$382,000	\$420,200	\$458,400	\$496,600	\$534,800
4.50%	\$185,400	\$222,500	\$259,600	\$296,700	\$333,800	\$370,900	\$408,000	\$445,000	\$482,100	\$519,200
4.75%	\$180,100	\$216,100	\$252,200	\$288,200	\$324,200	\$360,200	\$396,300	\$432,300	\$468,300	\$504,300
5.00%	\$175,000	\$210,000	\$245,000	\$280,000	\$315,000	\$350,100	\$385,100	\$420,100	\$455,100	\$490,100
5.25%	\$170,200	\$204,200	\$238,200	\$272,200	\$306,300	\$340,300	\$374,300	\$408,400	\$442,400	\$476,400
5.50%	\$165,500	\$198,600	\$231,700	\$264,800	\$297,900	\$331,000	\$364,100	\$397,200	\$430,200	\$463,300
5.75%	\$161,000	\$193,200	\$225,400	\$257,600	\$289,800	\$322,000	\$354,200	\$386,400	\$418,600	\$450,800
6.00%	\$156,700	\$188,100	\$219,400	\$250,700	\$282,100	\$313,400	\$344,800	\$376,100	\$407,500	\$438,800
6.25%	\$152,600	\$183,100	\$213,600	\$244,200	\$274,700	\$305,200	\$335,700	\$366,200	\$396,800	\$427,300
6.50%	\$148,700	\$178,400	\$208,100	\$237,800	\$267,600	\$297,300	\$327,000	\$356,800	\$386,500	\$416,200

*Please note that market sales prices may be lower than these sales price guidelines.

1. Based on **2015** Very low income levels established by HUD for various family sizes. See the "Income Schedule by Family Size" table for a more detailed explanation.
2. Mortgage term: **30 years** 360
3. Housing P & I Expense **28.00%**
4. Down Payment of: **5.00%**



HONOLULU COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2015

COUNTY: **HONOLULU** FAMILY SIZE: **3 PERSON**

% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$43,150	\$51,780	\$60,410	\$69,040	\$77,670	\$86,300	\$94,930	\$103,560	\$112,190	\$120,820
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$250,800	\$300,900	\$351,100	\$401,200	\$451,400	\$501,500	\$551,700	\$601,800	\$652,000	\$702,100
3.58%	\$233,100	\$279,700	\$326,300	\$373,000	\$419,600	\$466,200	\$512,800	\$559,400	\$606,100	\$652,700
3.50%	\$235,400	\$282,500	\$329,600	\$376,700	\$423,800	\$470,900	\$517,900	\$565,000	\$612,100	\$659,200
3.75%	\$228,300	\$273,900	\$319,600	\$365,200	\$410,900	\$456,500	\$502,200	\$547,900	\$593,500	\$639,200
4.00%	\$221,400	\$265,700	\$310,000	\$354,300	\$398,600	\$442,900	\$487,200	\$531,400	\$575,700	\$620,000
4.25%	\$214,900	\$257,900	\$300,900	\$343,800	\$386,800	\$429,800	\$472,800	\$515,800	\$558,700	\$601,700
4.50%	\$208,600	\$250,400	\$292,100	\$333,800	\$375,600	\$417,300	\$459,000	\$500,700	\$542,500	\$584,200
4.75%	\$202,700	\$243,200	\$283,700	\$324,300	\$364,800	\$405,300	\$445,900	\$486,400	\$526,900	\$567,500
5.00%	\$196,900	\$236,300	\$275,700	\$315,100	\$354,500	\$393,900	\$433,300	\$472,600	\$512,000	\$551,400
5.25%	\$191,400	\$229,700	\$268,000	\$306,300	\$344,600	\$382,900	\$421,200	\$459,500	\$497,800	\$536,100
5.50%	\$186,200	\$223,400	\$260,700	\$297,900	\$335,100	\$372,400	\$409,600	\$446,900	\$484,100	\$521,300
5.75%	\$181,200	\$217,400	\$253,600	\$289,800	\$326,100	\$362,300	\$398,500	\$434,800	\$471,000	\$507,200
6.00%	\$176,300	\$211,600	\$246,900	\$282,100	\$317,400	\$352,700	\$387,900	\$423,200	\$458,500	\$493,700
6.25%	\$171,700	\$206,000	\$240,400	\$274,700	\$309,100	\$343,400	\$377,700	\$412,100	\$446,400	\$480,800
6.50%	\$167,300	\$200,700	\$234,200	\$267,600	\$301,100	\$334,500	\$368,000	\$401,400	\$434,900	\$468,300

*Please note that market sales prices may be lower than these sales price guidelines.

1. Based on **2015** Very low income levels established by HUD for various family sizes. See the "Income Schedule by Family Size" table for a more detailed explanation.
2. Mortgage term: **30 years** 360
3. Housing P & I Expense **28.00%**
4. Down Payment of: **5.00%**



HONOLULU COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2015

COUNTY: **HONOLULU** FAMILY SIZE: **4 PERSON**

% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$47,900	\$57,480	\$67,060	\$76,640	\$86,220	\$95,800	\$105,380	\$114,960	\$124,540	\$134,120
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$278,400	\$334,000	\$389,700	\$445,400	\$501,000	\$556,700	\$612,400	\$668,000	\$723,700	\$779,400
3.58%	\$258,800	\$310,500	\$362,300	\$414,000	\$465,800	\$517,500	\$569,300	\$621,000	\$672,800	\$724,500
3.50%	\$261,300	\$313,600	\$365,900	\$418,100	\$470,400	\$522,700	\$575,000	\$627,200	\$679,500	\$731,800
3.75%	\$253,400	\$304,100	\$354,800	\$405,400	\$456,100	\$506,800	\$557,500	\$608,200	\$658,800	\$709,500
4.00%	\$245,800	\$295,000	\$344,100	\$393,300	\$442,500	\$491,600	\$540,800	\$590,000	\$639,100	\$688,300
4.25%	\$238,600	\$286,300	\$334,000	\$381,700	\$429,400	\$477,100	\$524,800	\$572,500	\$620,200	\$668,000
4.50%	\$231,600	\$277,900	\$324,300	\$370,600	\$416,900	\$463,200	\$509,500	\$555,900	\$602,200	\$648,500
4.75%	\$225,000	\$270,000	\$315,000	\$360,000	\$404,900	\$449,900	\$494,900	\$539,900	\$584,900	\$629,900
5.00%	\$218,600	\$262,300	\$306,100	\$349,800	\$393,500	\$437,200	\$480,900	\$524,700	\$568,400	\$612,100
5.25%	\$212,500	\$255,000	\$297,500	\$340,000	\$382,500	\$425,000	\$467,500	\$510,100	\$552,600	\$595,100
5.50%	\$206,700	\$248,000	\$289,400	\$330,700	\$372,000	\$413,400	\$454,700	\$496,100	\$537,400	\$578,700
5.75%	\$201,100	\$241,300	\$281,500	\$321,800	\$362,000	\$402,200	\$442,400	\$482,600	\$522,900	\$563,100
6.00%	\$195,700	\$234,900	\$274,000	\$313,200	\$352,300	\$391,500	\$430,600	\$469,800	\$508,900	\$548,100
6.25%	\$190,600	\$228,700	\$266,800	\$305,000	\$343,100	\$381,200	\$419,300	\$457,400	\$495,600	\$533,700
6.50%	\$185,700	\$222,800	\$259,900	\$297,100	\$334,200	\$371,300	\$408,500	\$445,600	\$482,700	\$519,900

*Please note that market sales prices may be lower than these sales price guidelines.

1. Based on **2015** Very low income levels established by HUD for various family sizes. See the "Income Schedule by Family Size" table for a more detailed explanation.
2. Mortgage term: **30 years** 360
3. Housing P & I Expense **28.00%**
4. Down Payment of: **5.00%**



HONOLULU COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2015

COUNTY: **HONOLULU** FAMILY SIZE: **5 PERSON**

% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$51,750	\$62,100	\$72,450	\$82,800	\$93,150	\$103,500	\$113,850	\$124,200	\$134,550	\$144,900
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$300,700	\$360,900	\$421,000	\$481,200	\$541,300	\$601,500	\$661,600	\$721,700	\$781,900	\$842,000
3.58%	\$279,600	\$335,500	\$391,400	\$447,300	\$503,200	\$559,100	\$615,000	\$670,900	\$726,900	\$782,800
3.50%	\$282,300	\$338,800	\$395,300	\$451,800	\$508,200	\$564,700	\$621,200	\$677,600	\$734,100	\$790,600
3.75%	\$273,800	\$328,500	\$383,300	\$438,000	\$492,800	\$547,500	\$602,300	\$657,000	\$711,800	\$766,600
4.00%	\$265,600	\$318,700	\$371,800	\$424,900	\$478,000	\$531,100	\$584,300	\$637,400	\$690,500	\$743,600
4.25%	\$257,700	\$309,300	\$360,800	\$412,400	\$463,900	\$515,500	\$567,000	\$618,600	\$670,100	\$721,600
4.50%	\$250,200	\$300,300	\$350,300	\$400,400	\$450,400	\$500,500	\$550,500	\$600,600	\$650,600	\$700,600
4.75%	\$243,100	\$291,700	\$340,300	\$388,900	\$437,500	\$486,100	\$534,700	\$583,300	\$631,900	\$680,500
5.00%	\$236,200	\$283,400	\$330,700	\$377,900	\$425,100	\$472,400	\$519,600	\$566,800	\$614,100	\$661,300
5.25%	\$229,600	\$275,500	\$321,400	\$367,400	\$413,300	\$459,200	\$505,100	\$551,000	\$597,000	\$642,900
5.50%	\$223,300	\$268,000	\$312,600	\$357,300	\$401,900	\$446,600	\$491,300	\$535,900	\$580,600	\$625,200
5.75%	\$217,300	\$260,700	\$304,200	\$347,600	\$391,100	\$434,500	\$478,000	\$521,400	\$564,900	\$608,300
6.00%	\$211,500	\$253,800	\$296,100	\$338,400	\$380,600	\$422,900	\$465,200	\$507,500	\$549,800	\$592,100
6.25%	\$205,900	\$247,100	\$288,300	\$329,500	\$370,700	\$411,800	\$453,000	\$494,200	\$535,400	\$576,600
6.50%	\$200,600	\$240,700	\$280,800	\$320,900	\$361,100	\$401,200	\$441,300	\$481,400	\$521,500	\$561,700

*Please note that market sales prices may be lower than these sales price guidelines.

1. Based on **2015** Very low income levels established by HUD for various family sizes. See the "Income Schedule by Family Size" table for a more detailed explanation.
2. Mortgage term: **30 years** 360
3. Housing P & I Expense **28.00%**
4. Down Payment of: **5.00%**



HONOLULU COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2015

COUNTY: **HONOLULU** FAMILY SIZE: **6 PERSON**

% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$55,600	\$66,720	\$77,840	\$88,960	\$100,080	\$111,200	\$122,320	\$133,440	\$144,560	\$155,680
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$323,100	\$387,700	\$452,300	\$517,000	\$581,600	\$646,200	\$710,800	\$775,400	\$840,100	\$904,700
3.58%	\$300,400	\$360,400	\$420,500	\$480,600	\$540,600	\$600,700	\$660,800	\$720,900	\$780,900	\$841,000
3.50%	\$303,400	\$364,000	\$424,700	\$485,400	\$546,000	\$606,700	\$667,400	\$728,100	\$788,700	\$849,400
3.75%	\$294,100	\$353,000	\$411,800	\$470,600	\$529,400	\$588,300	\$647,100	\$705,900	\$764,800	\$823,600
4.00%	\$285,300	\$342,400	\$399,500	\$456,500	\$513,600	\$570,700	\$627,700	\$684,800	\$741,900	\$798,900
4.25%	\$276,900	\$332,300	\$387,700	\$443,000	\$498,400	\$553,800	\$609,200	\$664,600	\$719,900	\$775,300
4.50%	\$268,800	\$322,600	\$376,400	\$430,200	\$483,900	\$537,700	\$591,500	\$645,200	\$699,000	\$752,800
4.75%	\$261,100	\$313,400	\$365,600	\$417,800	\$470,000	\$522,300	\$574,500	\$626,700	\$678,900	\$731,200
5.00%	\$253,800	\$304,500	\$355,300	\$406,000	\$456,800	\$507,500	\$558,300	\$609,000	\$659,800	\$710,500
5.25%	\$246,700	\$296,000	\$345,400	\$394,700	\$444,000	\$493,400	\$542,700	\$592,000	\$641,400	\$690,700
5.50%	\$239,900	\$287,900	\$335,900	\$383,900	\$431,800	\$479,800	\$527,800	\$575,800	\$623,800	\$671,800
5.75%	\$233,400	\$280,100	\$326,800	\$373,500	\$420,200	\$466,800	\$513,500	\$560,200	\$606,900	\$653,600
6.00%	\$227,200	\$272,600	\$318,100	\$363,500	\$409,000	\$454,400	\$499,800	\$545,300	\$590,700	\$636,200
6.25%	\$221,200	\$265,500	\$309,700	\$354,000	\$398,200	\$442,500	\$486,700	\$531,000	\$575,200	\$619,500
6.50%	\$215,500	\$258,600	\$301,700	\$344,800	\$387,900	\$431,000	\$474,100	\$517,200	\$560,300	\$603,400

*Please note that market sales prices may be lower than these sales price guidelines.

1. Based on **2015** Very low income levels established by HUD for various family sizes. See the "Income Schedule by Family Size" table for a more detailed explanation.
2. Mortgage term: **30 years** 360
3. Housing P & I Expense **28.00%**
4. Down Payment of: **5.00%**



HONOLULU COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2015

COUNTY: **HONOLULU** FAMILY SIZE: **7 PERSON**

% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$59,400	\$71,280	\$83,160	\$95,040	\$106,920	\$118,800	\$130,680	\$142,560	\$154,440	\$166,320
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$345,200	\$414,200	\$483,300	\$552,300	\$621,300	\$690,400	\$759,400	\$828,400	\$897,500	\$966,500
3.58%	\$320,900	\$385,100	\$449,200	\$513,400	\$577,600	\$641,800	\$706,000	\$770,100	\$834,300	\$898,500
3.50%	\$324,100	\$388,900	\$453,700	\$518,500	\$583,400	\$648,200	\$713,000	\$777,800	\$842,600	\$907,400
3.75%	\$314,200	\$377,100	\$439,900	\$502,800	\$565,600	\$628,500	\$691,300	\$754,200	\$817,000	\$879,900
4.00%	\$304,800	\$365,800	\$426,800	\$487,700	\$548,700	\$609,700	\$670,600	\$731,600	\$792,600	\$853,500
4.25%	\$295,800	\$355,000	\$414,200	\$473,300	\$532,500	\$591,700	\$650,800	\$710,000	\$769,200	\$828,300
4.50%	\$287,200	\$344,700	\$402,100	\$459,600	\$517,000	\$574,400	\$631,900	\$689,300	\$746,800	\$804,200
4.75%	\$279,000	\$334,800	\$390,600	\$446,400	\$502,200	\$558,000	\$613,800	\$669,600	\$725,400	\$781,100
5.00%	\$271,100	\$325,300	\$379,500	\$433,800	\$488,000	\$542,200	\$596,400	\$650,600	\$704,800	\$759,100
5.25%	\$263,500	\$316,300	\$369,000	\$421,700	\$474,400	\$527,100	\$579,800	\$632,500	\$685,200	\$737,900
5.50%	\$256,300	\$307,600	\$358,800	\$410,100	\$461,400	\$512,600	\$563,900	\$615,100	\$666,400	\$717,700
5.75%	\$249,400	\$299,300	\$349,100	\$399,000	\$448,900	\$498,800	\$548,600	\$598,500	\$648,400	\$698,300
6.00%	\$242,700	\$291,300	\$339,800	\$388,400	\$436,900	\$485,500	\$534,000	\$582,600	\$631,100	\$679,600
6.25%	\$236,400	\$283,600	\$330,900	\$378,200	\$425,400	\$472,700	\$520,000	\$567,300	\$614,500	\$661,800
6.50%	\$230,200	\$276,300	\$322,300	\$368,400	\$414,400	\$460,500	\$506,500	\$552,600	\$598,600	\$644,700

*Please note that market sales prices may be lower than these sales price guidelines.

1. Based on **2015** Very low income levels established by HUD for various family sizes. See the "Income Schedule by Family Size" table for a more detailed explanation.
2. Mortgage term: **30 years** 360
3. Housing P & I Expense **28.00%**
4. Down Payment of: **5.00%**



HONOLULU COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2015

COUNTY: **HONOLULU** FAMILY SIZE: **8 PERSON**

% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$63,250	\$75,900	\$88,550	\$101,200	\$113,850	\$126,500	\$139,150	\$151,800	\$164,450	\$177,100
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$367,600	\$441,100	\$514,600	\$588,100	\$661,600	\$735,100	\$808,600	\$882,100	\$955,600	\$1,029,200
3.58%	\$341,700	\$410,000	\$478,400	\$546,700	\$615,000	\$683,400	\$751,700	\$820,000	\$888,400	\$956,700
3.50%	\$345,100	\$414,100	\$483,100	\$552,100	\$621,200	\$690,200	\$759,200	\$828,200	\$897,200	\$966,300
3.75%	\$334,600	\$401,500	\$468,500	\$535,400	\$602,300	\$669,200	\$736,100	\$803,100	\$870,000	\$936,900
4.00%	\$324,600	\$389,500	\$454,400	\$519,300	\$584,300	\$649,200	\$714,100	\$779,000	\$843,900	\$908,800
4.25%	\$315,000	\$378,000	\$441,000	\$504,000	\$567,000	\$630,000	\$693,000	\$756,000	\$819,000	\$882,000
4.50%	\$305,800	\$367,000	\$428,200	\$489,300	\$550,500	\$611,700	\$672,800	\$734,000	\$795,200	\$856,300
4.75%	\$297,100	\$356,500	\$415,900	\$475,300	\$534,700	\$594,100	\$653,500	\$713,000	\$772,400	\$831,800
5.00%	\$288,700	\$346,400	\$404,100	\$461,900	\$519,600	\$577,300	\$635,100	\$692,800	\$750,500	\$808,300
5.25%	\$280,600	\$336,800	\$392,900	\$449,000	\$505,100	\$561,300	\$617,400	\$673,500	\$729,600	\$785,800
5.50%	\$272,900	\$327,500	\$382,100	\$436,700	\$491,300	\$545,800	\$600,400	\$655,000	\$709,600	\$764,200
5.75%	\$265,500	\$318,600	\$371,800	\$424,900	\$478,000	\$531,100	\$584,200	\$637,300	\$690,400	\$743,500
6.00%	\$258,500	\$310,200	\$361,900	\$413,500	\$465,200	\$516,900	\$568,600	\$620,300	\$672,000	\$723,700
6.25%	\$251,700	\$302,000	\$352,300	\$402,700	\$453,000	\$503,400	\$553,700	\$604,000	\$654,400	\$704,700
6.50%	\$245,200	\$294,200	\$343,200	\$392,300	\$441,300	\$490,300	\$539,400	\$588,400	\$637,400	\$686,500

*Please note that market sales prices may be lower than these sales price guidelines.

1. Based on **2015** Very low income levels established by HUD for various family sizes. See the "Income Schedule by Family Size" table for a more detailed explanation.
2. Mortgage term: **30 years** 360
3. Housing P & I Expense **28.00%**
4. Down Payment of: **5.00%**

THE FOLLOWING TABLE PRESENTS INCOME LIMITS BY FAMILY SIZE AND BY PERCENTAGES OF THE VERY LOW INCOME LEVELS ESTABLISHED BY HUD. THESE INCOME LIMITS SERVE AS GUIDELINES TO ESTABLISH SALES/RENTAL PREFERENCES.

-----LIMITS BY FAMILY SIZE-----									
<u>MEDIAN</u>		<u>1 PERSON</u>	<u>2 PERSON</u>	<u>3 PERSON</u>	<u>4 PERSON</u>	<u>5 PERSON</u>	<u>6 PERSON</u>	<u>7 PERSON</u>	<u>8 PERSON</u>
\$86,300									
Adjustments		<u>0.7000</u>	<u>0.8000</u>	<u>0.9000</u>	<u>1.0000</u>	<u>1.0800</u>	<u>1.1600</u>	<u>1.2400</u>	<u>1.3200</u>
for family size									
% of Income	10%	\$6,050	\$6,910	\$7,770	\$8,630	\$9,330	\$10,020	\$10,710	\$11,400
	20%	\$12,100	\$13,820	\$15,540	\$17,260	\$18,660	\$20,040	\$21,420	\$22,800
	30%	\$18,150	\$20,730	\$23,310	\$25,890	\$27,990	\$30,060	\$32,130	\$34,200
	40%	\$24,200	\$27,640	\$31,080	\$34,520	\$37,320	\$40,080	\$42,840	\$45,600
	50%	\$30,250	\$34,550	\$38,850	\$43,150	\$46,650	\$50,100	\$53,550	\$57,000
	60%	\$36,300	\$41,460	\$46,620	\$51,780	\$55,980	\$60,120	\$64,260	\$68,400
	70%	\$42,350	\$48,370	\$54,390	\$60,410	\$65,310	\$70,140	\$74,970	\$79,800
	80%	\$48,400	\$55,280	\$62,160	\$69,040	\$74,640	\$80,160	\$85,680	\$91,200
	90%	\$54,450	\$62,190	\$69,930	\$77,670	\$83,970	\$90,180	\$96,390	\$102,600
	100%	\$60,500	\$69,100	\$77,700	\$86,300	\$93,300	\$100,200	\$107,100	\$114,000
	110%	\$66,550	\$76,010	\$85,470	\$94,930	\$102,630	\$110,220	\$117,810	\$125,400
	120%	\$72,600	\$82,920	\$93,240	\$103,560	\$111,960	\$120,240	\$128,520	\$136,800
	130%	\$78,650	\$89,830	\$101,010	\$112,190	\$121,290	\$130,260	\$139,230	\$148,200
	140%	\$84,700	\$96,740	\$108,780	\$120,820	\$130,620	\$140,280	\$149,940	\$159,600

The U.S. Department of Housing and Urban Development (HUD) sets income limits that determine the eligibility of applicants for its assisted housing programs. HUD typically uses the Section 8 very low-income level (VLIL) as the basis for deriving other income limits. The VLIL is calculated by taking the 4-person income limit equal to 50% of the estimated area median family income and making adjustments if this income is outside formula constraints. For example, the VLIL is increased for areas where rental housing costs are unusually high in relation to the median income or if it is less than the relevant State non-metropolitan median family income level. See "FY 2015 HUD Income Limits Briefing Material" http://www.huduser.org/portal/datasets/il/il15/IncomeLimits_BriefingMaterial_FY15.pdf

HHFDC uses the HUD income limits for households at the 50% income level. For the Low Income Housing Tax Credit Program, the 60% income level is calculated as the Multifamily Tax Subsidy Project (MTSP) VLIL (for FY 2015, it is the HUD Section 8 VLIL) multiplied by 1.2 (or 60/50). The limits for households at other income levels are calculated in the same way.

NOTE: This chart is provided as a guide only. You are responsible to ensure the accuracy of the numbers.



AFFORDABLE RENT GUIDELINES*

2015

Affordable rents are based on 30% of income (including utilities)**

Area	\$86,300	<u>Studio</u>	<u>1 Bedroom</u>	<u>2 Bedroom</u>	<u>3 Bedroom</u>	<u>4 Bedroom</u>
KAUAI						
30% of Median		\$453	\$486	\$582	\$673	\$751
50% of Median		\$756	\$810	\$971	\$1,122	\$1,252
60% of Median		\$907	\$972	\$1,165	\$1,347	\$1,503
80% of Median		\$1,210	\$1,296	\$1,554	\$1,796	\$2,004
100% of Median		\$1,512	\$1,620	\$1,942	\$2,245	\$2,505
120% of Median		\$1,814	\$1,944	\$2,330	\$2,694	\$3,006
140% of Median		\$2,117	\$2,268	\$2,719	\$3,143	\$3,507

*Please note that are market rents may be lower than these rent guidelines.

**Monthly rent levels would include the cost of the following utilities: water, sanitary sewage services, electricity and gas (where applicable). Please refer to the Utility Allowance Schedule for each island.

Based on 2015 very low income levels established by HUD.



KAUAI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2015

COUNTY:	KAUAI		FAMILY SIZE:	1 PERSON						
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$30,250	\$36,300	\$42,350	\$48,400	\$54,450	\$60,500	\$66,550	\$72,600	\$78,650	\$84,700
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$175,800	\$210,900	\$246,100	\$281,300	\$316,400	\$351,600	\$386,700	\$421,900	\$457,000	\$492,200
3.25%	\$170,300	\$204,400	\$238,400	\$272,500	\$306,500	\$340,600	\$374,600	\$408,700	\$442,800	\$476,800
3.50%	\$165,000	\$198,100	\$231,100	\$264,100	\$297,100	\$330,100	\$363,100	\$396,100	\$429,100	\$462,100
3.75%	\$160,000	\$192,000	\$224,000	\$256,000	\$288,100	\$320,100	\$352,100	\$384,100	\$416,100	\$448,100
4.00%	\$155,200	\$186,300	\$217,300	\$248,400	\$279,400	\$310,500	\$341,500	\$372,600	\$403,600	\$434,700
4.25%	\$150,700	\$180,800	\$210,900	\$241,000	\$271,200	\$301,300	\$331,400	\$361,600	\$391,700	\$421,800
4.50%	\$146,300	\$175,500	\$204,800	\$234,000	\$263,300	\$292,500	\$321,800	\$351,000	\$380,300	\$409,600
4.75%	\$142,100	\$170,500	\$198,900	\$227,300	\$255,700	\$284,100	\$312,600	\$341,000	\$369,400	\$397,800
5.00%	\$138,100	\$165,700	\$193,300	\$220,900	\$248,500	\$276,100	\$303,700	\$331,300	\$359,000	\$386,600
5.25%	\$134,200	\$161,100	\$187,900	\$214,700	\$241,600	\$268,400	\$295,300	\$322,100	\$349,000	\$375,800
5.50%	\$130,500	\$156,600	\$182,700	\$208,800	\$235,000	\$261,100	\$287,200	\$313,300	\$339,400	\$365,500
5.75%	\$127,000	\$152,400	\$177,800	\$203,200	\$228,600	\$254,000	\$279,400	\$304,800	\$330,200	\$355,600
6.00%	\$123,600	\$148,300	\$173,100	\$197,800	\$222,500	\$247,200	\$271,900	\$296,700	\$321,400	\$346,100
6.25%	\$120,400	\$144,400	\$168,500	\$192,600	\$216,700	\$240,700	\$264,800	\$288,900	\$313,000	\$337,000
6.50%	\$117,300	\$140,700	\$164,200	\$187,600	\$211,100	\$234,500	\$258,000	\$281,400	\$304,900	\$328,300

*Please note that market sales prices may be lower than these sales price guidelines.

1. Based on **2015** Very low income levels established by HUD for various family sizes. See the "Income Schedule by Family Size" table for a more detailed explanation.
2. Mortgage term: **30 years** 360
3. Housing P & I Expense **28.00%**
4. Down Payment of: **5.00%**



KAUAI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2015

COUNTY:	KAUAI		FAMILY SIZE:	2 PERSON						
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$34,550	\$41,460	\$48,370	\$55,280	\$62,190	\$69,100	\$76,010	\$82,920	\$89,830	\$96,740
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$200,800	\$240,900	\$281,100	\$321,200	\$361,400	\$401,500	\$441,700	\$481,900	\$522,000	\$562,200
3.25%	\$194,500	\$233,400	\$272,300	\$311,200	\$350,100	\$389,000	\$427,900	\$466,800	\$505,700	\$544,600
3.50%	\$188,500	\$226,200	\$263,900	\$301,600	\$339,300	\$377,000	\$414,700	\$452,400	\$490,100	\$527,800
3.75%	\$182,800	\$219,300	\$255,900	\$292,400	\$329,000	\$365,600	\$402,100	\$438,700	\$475,200	\$511,800
4.00%	\$177,300	\$212,800	\$248,200	\$283,700	\$319,100	\$354,600	\$390,100	\$425,500	\$461,000	\$496,500
4.25%	\$172,100	\$206,500	\$240,900	\$275,300	\$309,700	\$344,100	\$378,600	\$413,000	\$447,400	\$481,800
4.50%	\$167,100	\$200,500	\$233,900	\$267,300	\$300,700	\$334,100	\$367,500	\$400,900	\$434,400	\$467,800
4.75%	\$162,300	\$194,700	\$227,200	\$259,600	\$292,100	\$324,500	\$357,000	\$389,400	\$421,900	\$454,400
5.00%	\$157,700	\$189,200	\$220,800	\$252,300	\$283,800	\$315,400	\$346,900	\$378,400	\$410,000	\$441,500
5.25%	\$153,300	\$183,900	\$214,600	\$245,300	\$275,900	\$306,600	\$337,200	\$367,900	\$398,600	\$429,200
5.50%	\$149,100	\$178,900	\$208,700	\$238,500	\$268,300	\$298,200	\$328,000	\$357,800	\$387,600	\$417,400
5.75%	\$145,100	\$174,100	\$203,100	\$232,100	\$261,100	\$290,100	\$319,100	\$348,100	\$377,100	\$406,100
6.00%	\$141,200	\$169,400	\$197,700	\$225,900	\$254,100	\$282,400	\$310,600	\$338,800	\$367,100	\$395,300
6.25%	\$137,500	\$165,000	\$192,500	\$220,000	\$247,500	\$275,000	\$302,500	\$329,900	\$357,400	\$384,900
6.50%	\$133,900	\$160,700	\$187,500	\$214,300	\$241,100	\$267,800	\$294,600	\$321,400	\$348,200	\$375,000

*Please note that market sales prices may be lower than these sales price guidelines.

1. Based on **2015** Very low income levels established by HUD for various family sizes. See the "Income Schedule by Family Size" table for a more detailed explanation.
2. Mortgage term: **30 years** 360
3. Housing P & I Expense **28.00%**
4. Down Payment of: **5.00%**



KAUAI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2015

COUNTY: **KAUAI** FAMILY SIZE: **3 PERSON**

% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$38,850	\$46,620	\$54,390	\$62,160	\$69,930	\$77,700	\$85,470	\$93,240	\$101,010	\$108,780
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$225,800	\$270,900	\$316,100	\$361,200	\$406,400	\$451,500	\$496,700	\$541,800	\$587,000	\$632,100
3.25%	\$218,700	\$262,400	\$306,200	\$349,900	\$393,700	\$437,400	\$481,200	\$524,900	\$568,600	\$612,400
3.50%	\$212,000	\$254,400	\$296,800	\$339,100	\$381,500	\$423,900	\$466,300	\$508,700	\$551,100	\$593,500
3.75%	\$205,500	\$246,600	\$287,700	\$328,800	\$369,900	\$411,100	\$452,200	\$493,300	\$534,400	\$575,500
4.00%	\$199,400	\$239,200	\$279,100	\$319,000	\$358,900	\$398,700	\$438,600	\$478,500	\$518,400	\$558,200
4.25%	\$193,500	\$232,200	\$270,900	\$309,600	\$348,300	\$387,000	\$425,700	\$464,400	\$503,100	\$541,800
4.50%	\$187,900	\$225,400	\$263,000	\$300,600	\$338,100	\$375,700	\$413,300	\$450,800	\$488,400	\$526,000
4.75%	\$182,500	\$219,000	\$255,500	\$291,900	\$328,400	\$364,900	\$401,400	\$437,900	\$474,400	\$510,900
5.00%	\$177,300	\$212,800	\$248,200	\$283,700	\$319,200	\$354,600	\$390,100	\$425,500	\$461,000	\$496,500
5.25%	\$172,400	\$206,800	\$241,300	\$275,800	\$310,300	\$344,700	\$379,200	\$413,700	\$448,200	\$482,600
5.50%	\$167,600	\$201,200	\$234,700	\$268,200	\$301,700	\$335,300	\$368,800	\$402,300	\$435,900	\$469,400
5.75%	\$163,100	\$195,700	\$228,300	\$261,000	\$293,600	\$326,200	\$358,800	\$391,400	\$424,100	\$456,700
6.00%	\$158,800	\$190,500	\$222,300	\$254,000	\$285,800	\$317,500	\$349,300	\$381,000	\$412,800	\$444,500
6.25%	\$154,600	\$185,500	\$216,400	\$247,300	\$278,300	\$309,200	\$340,100	\$371,000	\$401,900	\$432,800
6.50%	\$150,600	\$180,700	\$210,800	\$240,900	\$271,100	\$301,200	\$331,300	\$361,400	\$391,500	\$421,600

*Please note that market sales prices may be lower than these sales price guidelines.

1. Based on **2015** Very low income levels established by HUD for various family sizes. See the "Income Schedule by Family Size" table for a more detailed explanation.
2. Mortgage term: **30 years** 360
3. Housing P & I Expense **28.00%**
4. Down Payment of: **5.00%**



KAUAI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2015

COUNTY: **KAUAI** FAMILY SIZE: **4 PERSON**

% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$43,150	\$51,780	\$60,410	\$69,040	\$77,670	\$86,300	\$94,930	\$103,560	\$112,190	\$120,820
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$250,800	\$300,900	\$351,100	\$401,200	\$451,400	\$501,500	\$551,700	\$601,800	\$652,000	\$702,100
3.25%	\$242,900	\$291,500	\$340,100	\$388,700	\$437,200	\$485,800	\$534,400	\$583,000	\$631,600	\$680,200
3.50%	\$235,400	\$282,500	\$329,600	\$376,700	\$423,800	\$470,900	\$517,900	\$565,000	\$612,100	\$659,200
3.75%	\$228,300	\$273,900	\$319,600	\$365,200	\$410,900	\$456,500	\$502,200	\$547,900	\$593,500	\$639,200
4.00%	\$221,400	\$265,700	\$310,000	\$354,300	\$398,600	\$442,900	\$487,200	\$531,400	\$575,700	\$620,000
4.25%	\$214,900	\$257,900	\$300,900	\$343,800	\$386,800	\$429,800	\$472,800	\$515,800	\$558,700	\$601,700
4.50%	\$208,600	\$250,400	\$292,100	\$333,800	\$375,600	\$417,300	\$459,000	\$500,700	\$542,500	\$584,200
4.75%	\$202,700	\$243,200	\$283,700	\$324,300	\$364,800	\$405,300	\$445,900	\$486,400	\$526,900	\$567,500
5.00%	\$196,900	\$236,300	\$275,700	\$315,100	\$354,500	\$393,900	\$433,300	\$472,600	\$512,000	\$551,400
5.25%	\$191,400	\$229,700	\$268,000	\$306,300	\$344,600	\$382,900	\$421,200	\$459,500	\$497,800	\$536,100
5.50%	\$186,200	\$223,400	\$260,700	\$297,900	\$335,100	\$372,400	\$409,600	\$446,900	\$484,100	\$521,300
5.75%	\$181,200	\$217,400	\$253,600	\$289,800	\$326,100	\$362,300	\$398,500	\$434,800	\$471,000	\$507,200
6.00%	\$176,300	\$211,600	\$246,900	\$282,100	\$317,400	\$352,700	\$387,900	\$423,200	\$458,500	\$493,700
6.25%	\$171,700	\$206,000	\$240,400	\$274,700	\$309,100	\$343,400	\$377,700	\$412,100	\$446,400	\$480,800
6.50%	\$167,300	\$200,700	\$234,200	\$267,600	\$301,100	\$334,500	\$368,000	\$401,400	\$434,900	\$468,300

*Please note that market sales prices may be lower than these sales price guidelines.

1. Based on **2015** Very low income levels established by HUD for various family sizes. See the "Income Schedule by Family Size" table for a more detailed explanation.
2. Mortgage term: **30 years** 360
3. Housing P & I Expense **28.00%**
4. Down Payment of: **5.00%**



KAUAI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2015

COUNTY:	KAUAI		FAMILY SIZE:	5 PERSON						
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$46,650	\$55,980	\$65,310	\$74,640	\$83,970	\$93,300	\$102,630	\$111,960	\$121,290	\$130,620
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$271,100	\$325,300	\$379,500	\$433,700	\$488,000	\$542,200	\$596,400	\$650,600	\$704,800	\$759,100
3.25%	\$262,600	\$315,100	\$367,700	\$420,200	\$472,700	\$525,200	\$577,800	\$630,300	\$682,800	\$735,300
3.50%	\$254,500	\$305,400	\$356,300	\$407,200	\$458,100	\$509,000	\$560,000	\$610,900	\$661,800	\$712,700
3.75%	\$246,800	\$296,100	\$345,500	\$394,900	\$444,200	\$493,600	\$542,900	\$592,300	\$641,700	\$691,000
4.00%	\$239,400	\$287,300	\$335,200	\$383,000	\$430,900	\$478,800	\$526,700	\$574,600	\$622,400	\$670,300
4.25%	\$232,300	\$278,800	\$325,300	\$371,700	\$418,200	\$464,700	\$511,100	\$557,600	\$604,100	\$650,500
4.50%	\$225,600	\$270,700	\$315,800	\$360,900	\$406,000	\$451,100	\$496,300	\$541,400	\$586,500	\$631,600
4.75%	\$219,100	\$262,900	\$306,700	\$350,600	\$394,400	\$438,200	\$482,000	\$525,800	\$569,700	\$613,500
5.00%	\$212,900	\$255,500	\$298,100	\$340,600	\$383,200	\$425,800	\$468,400	\$511,000	\$553,600	\$596,100
5.25%	\$207,000	\$248,400	\$289,800	\$331,200	\$372,600	\$414,000	\$455,300	\$496,700	\$538,100	\$579,500
5.50%	\$201,300	\$241,600	\$281,800	\$322,100	\$362,300	\$402,600	\$442,800	\$483,100	\$523,400	\$563,600
5.75%	\$195,800	\$235,000	\$274,200	\$313,400	\$352,500	\$391,700	\$430,900	\$470,000	\$509,200	\$548,400
6.00%	\$190,600	\$228,800	\$266,900	\$305,000	\$343,100	\$381,300	\$419,400	\$457,500	\$495,600	\$533,800
6.25%	\$185,600	\$222,700	\$259,900	\$297,000	\$334,100	\$371,200	\$408,400	\$445,500	\$482,600	\$519,700
6.50%	\$180,800	\$217,000	\$253,200	\$289,300	\$325,500	\$361,600	\$397,800	\$434,000	\$470,100	\$506,300

*Please note that market sales prices may be lower than these sales price guidelines.

1. Based on **2015** Very low income levels established by HUD for various family sizes. See the "Income Schedule by Family Size" table for a more detailed explanation.
2. Mortgage term: **30 years** 360
3. Housing P & I Expense **28.00%**
4. Down Payment of: **5.00%**



KAUAI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2015

COUNTY: **KAUAI** FAMILY SIZE: **6 PERSON**

% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$50,100	\$60,120	\$70,140	\$80,160	\$90,180	\$100,200	\$110,220	\$120,240	\$130,260	\$140,280
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$291,100	\$349,400	\$407,600	\$465,800	\$524,000	\$582,300	\$640,500	\$698,700	\$757,000	\$815,200
3.25%	\$282,000	\$338,400	\$394,900	\$451,300	\$507,700	\$564,100	\$620,500	\$676,900	\$733,300	\$789,700
3.50%	\$273,300	\$328,000	\$382,700	\$437,400	\$492,000	\$546,700	\$601,400	\$656,000	\$710,700	\$765,400
3.75%	\$265,000	\$318,100	\$371,100	\$424,100	\$477,100	\$530,100	\$583,100	\$636,100	\$689,100	\$742,100
4.00%	\$257,100	\$308,500	\$359,900	\$411,400	\$462,800	\$514,200	\$565,600	\$617,000	\$668,500	\$719,900
4.25%	\$249,500	\$299,400	\$349,300	\$399,200	\$449,100	\$499,000	\$548,900	\$598,800	\$648,700	\$698,600
4.50%	\$242,300	\$290,700	\$339,200	\$387,600	\$436,100	\$484,500	\$533,000	\$581,400	\$629,900	\$678,300
4.75%	\$235,300	\$282,400	\$329,400	\$376,500	\$423,500	\$470,600	\$517,700	\$564,700	\$611,800	\$658,800
5.00%	\$228,700	\$274,400	\$320,100	\$365,800	\$411,600	\$457,300	\$503,000	\$548,800	\$594,500	\$640,200
5.25%	\$222,300	\$266,700	\$311,200	\$355,700	\$400,100	\$444,600	\$489,000	\$533,500	\$577,900	\$622,400
5.50%	\$216,200	\$259,400	\$302,700	\$345,900	\$389,100	\$432,400	\$475,600	\$518,800	\$562,100	\$605,300
5.75%	\$210,300	\$252,400	\$294,500	\$336,500	\$378,600	\$420,700	\$462,700	\$504,800	\$546,900	\$588,900
6.00%	\$204,700	\$245,700	\$286,600	\$327,600	\$368,500	\$409,500	\$450,400	\$491,300	\$532,300	\$573,200
6.25%	\$199,400	\$239,200	\$279,100	\$319,000	\$358,800	\$398,700	\$438,600	\$478,400	\$518,300	\$558,200
6.50%	\$194,200	\$233,000	\$271,900	\$310,700	\$349,600	\$388,400	\$427,200	\$466,100	\$504,900	\$543,700

*Please note that market sales prices may be lower than these sales price guidelines.

1. Based on **2015** Very low income levels established by HUD for various family sizes. See the "Income Schedule by Family Size" table for a more detailed explanation.
2. Mortgage term: **30 years** 360
3. Housing P & I Expense **28.00%**
4. Down Payment of: **5.00%**



KAUAI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2015

COUNTY: **KAUAI** FAMILY SIZE: **7 PERSON**

% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$53,550	\$64,260	\$74,970	\$85,680	\$96,390	\$107,100	\$117,810	\$128,520	\$139,230	\$149,940
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$311,200	\$373,400	\$435,700	\$497,900	\$560,100	\$622,400	\$684,600	\$746,800	\$809,100	\$871,300
3.25%	\$301,500	\$361,800	\$422,000	\$482,300	\$542,600	\$602,900	\$663,200	\$723,500	\$783,800	\$844,100
3.50%	\$292,200	\$350,600	\$409,000	\$467,500	\$525,900	\$584,300	\$642,800	\$701,200	\$759,600	\$818,100
3.75%	\$283,300	\$340,000	\$396,600	\$453,300	\$509,900	\$566,600	\$623,200	\$679,900	\$736,600	\$793,200
4.00%	\$274,800	\$329,800	\$384,700	\$439,700	\$494,700	\$549,600	\$604,600	\$659,500	\$714,500	\$769,500
4.25%	\$266,700	\$320,000	\$373,400	\$426,700	\$480,000	\$533,400	\$586,700	\$640,100	\$693,400	\$746,700
4.50%	\$258,900	\$310,700	\$362,500	\$414,300	\$466,100	\$517,900	\$569,700	\$621,400	\$673,200	\$725,000
4.75%	\$251,500	\$301,800	\$352,100	\$402,400	\$452,700	\$503,000	\$553,300	\$603,600	\$653,900	\$704,200
5.00%	\$244,400	\$293,300	\$342,200	\$391,000	\$439,900	\$488,800	\$537,700	\$586,600	\$635,400	\$684,300
5.25%	\$237,600	\$285,100	\$332,600	\$380,100	\$427,700	\$475,200	\$522,700	\$570,200	\$617,700	\$665,200
5.50%	\$231,100	\$277,300	\$323,500	\$369,700	\$415,900	\$462,100	\$508,300	\$554,600	\$600,800	\$647,000
5.75%	\$224,800	\$269,800	\$314,700	\$359,700	\$404,700	\$449,600	\$494,600	\$539,600	\$584,500	\$629,500
6.00%	\$218,800	\$262,600	\$306,400	\$350,100	\$393,900	\$437,700	\$481,400	\$525,200	\$568,900	\$612,700
6.25%	\$213,100	\$255,700	\$298,300	\$340,900	\$383,500	\$426,200	\$468,800	\$511,400	\$554,000	\$596,600
6.50%	\$207,600	\$249,100	\$290,600	\$332,100	\$373,600	\$415,100	\$456,700	\$498,200	\$539,700	\$581,200

*Please note that market sales prices may be lower than these sales price guidelines.

1. Based on **2015** Very low income levels established by HUD for various family sizes. See the "Income Schedule by Family Size" table for a more detailed explanation.
2. Mortgage term: **30 years** 360
3. Housing P & I Expense **28.00%**
4. Down Payment of: **5.00%**



KAUAI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2015

COUNTY:	KAUAI		FAMILY SIZE:	8 PERSON						
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$57,000	\$68,400	\$79,800	\$91,200	\$102,600	\$114,000	\$125,400	\$136,800	\$148,200	\$159,600
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$331,200	\$397,500	\$463,700	\$530,000	\$596,200	\$662,500	\$728,700	\$795,000	\$861,200	\$927,500
3.25%	\$320,900	\$385,100	\$449,200	\$513,400	\$577,600	\$641,800	\$705,900	\$770,100	\$834,300	\$898,500
3.50%	\$311,000	\$373,200	\$435,400	\$497,600	\$559,800	\$622,000	\$684,200	\$746,400	\$808,600	\$870,800
3.75%	\$301,500	\$361,900	\$422,200	\$482,500	\$542,800	\$603,100	\$663,400	\$723,700	\$784,000	\$844,300
4.00%	\$292,500	\$351,000	\$409,500	\$468,000	\$526,500	\$585,000	\$643,500	\$702,000	\$760,500	\$819,000
4.25%	\$283,900	\$340,700	\$397,400	\$454,200	\$511,000	\$567,800	\$624,500	\$681,300	\$738,100	\$794,900
4.50%	\$275,600	\$330,700	\$385,900	\$441,000	\$496,100	\$551,200	\$606,400	\$661,500	\$716,600	\$771,700
4.75%	\$267,700	\$321,300	\$374,800	\$428,300	\$481,900	\$535,400	\$589,000	\$642,500	\$696,000	\$749,600
5.00%	\$260,100	\$312,200	\$364,200	\$416,200	\$468,300	\$520,300	\$572,300	\$624,300	\$676,400	\$728,400
5.25%	\$252,900	\$303,500	\$354,100	\$404,600	\$455,200	\$505,800	\$556,400	\$606,900	\$657,500	\$708,100
5.50%	\$246,000	\$295,100	\$344,300	\$393,500	\$442,700	\$491,900	\$541,100	\$590,300	\$639,500	\$688,700
5.75%	\$239,300	\$287,200	\$335,000	\$382,900	\$430,700	\$478,600	\$526,500	\$574,300	\$622,200	\$670,000
6.00%	\$232,900	\$279,500	\$326,100	\$372,700	\$419,300	\$465,800	\$512,400	\$559,000	\$605,600	\$652,200
6.25%	\$226,800	\$272,200	\$317,500	\$362,900	\$408,300	\$453,600	\$499,000	\$544,300	\$589,700	\$635,100
6.50%	\$220,900	\$265,100	\$309,300	\$353,500	\$397,700	\$441,900	\$486,100	\$530,300	\$574,400	\$618,600

*Please note that market sales prices may be lower than these sales price guidelines.

1. Based on **2015** Very low income levels established by HUD for various family sizes. See the "Income Schedule by Family Size" table for a more detailed explanation.
2. Mortgage term: **30 years** 360
3. Housing P & I Expense **28.00%**
4. Down Payment of: **5.00%**



MAUI COUNTY INCOME SCHEDULE BY FAMILY SIZE

2015

THE FOLLOWING TABLE PRESENTS INCOME LIMITS BY FAMILY SIZE AND BY PERCENTAGES OF THE VERY LOW INCOME LEVELS ESTABLISHED BY HUD. THESE INCOME LIMITS SERVE AS GUIDELINES TO ESTABLISH SALES/RENTAL PREFERENCES.

-----LIMITS BY FAMILY SIZE-----									
MEDIAN		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
\$76,700									
Adjustments		0.7000	0.8000	0.9000	1.0000	1.0800	1.1600	1.2400	1.3200
for family size									
% of Income	10%	\$5,370	\$6,140	\$6,910	\$7,670	\$8,290	\$8,900	\$9,520	\$10,130
	20%	\$10,740	\$12,280	\$13,820	\$15,340	\$16,580	\$17,800	\$19,040	\$20,260
	30%	\$16,110	\$18,420	\$20,730	\$23,010	\$24,870	\$26,700	\$28,560	\$30,390
	40%	\$21,480	\$24,560	\$27,640	\$30,680	\$33,160	\$35,600	\$38,080	\$40,520
	50%	\$26,850	\$30,700	\$34,550	\$38,350	\$41,450	\$44,500	\$47,600	\$50,650
	60%	\$32,220	\$36,840	\$41,460	\$46,020	\$49,740	\$53,400	\$57,120	\$60,780
	70%	\$37,590	\$42,980	\$48,370	\$53,690	\$58,030	\$62,300	\$66,640	\$70,910
	80%	\$42,960	\$49,120	\$55,280	\$61,360	\$66,320	\$71,200	\$76,160	\$81,040
	90%	\$48,330	\$55,260	\$62,190	\$69,030	\$74,610	\$80,100	\$85,680	\$91,170
	100%	\$53,700	\$61,400	\$69,100	\$76,700	\$82,900	\$89,000	\$95,200	\$101,300
	110%	\$59,070	\$67,540	\$76,010	\$84,370	\$91,190	\$97,900	\$104,720	\$111,430
	120%	\$64,440	\$73,680	\$82,920	\$92,040	\$99,480	\$106,800	\$114,240	\$121,560
	130%	\$69,810	\$79,820	\$89,830	\$99,710	\$107,770	\$115,700	\$123,760	\$131,690
	140%	\$75,180	\$85,960	\$96,740	\$107,380	\$116,060	\$124,600	\$133,280	\$141,820

The U.S. Department of Housing and Urban Development (HUD) sets income limits that determine the eligibility of applicants for its assisted housing programs. HUD typically uses the Section 8 very low-income level (VLIL) as the basis for deriving other income limits. The VLIL is calculated by taking the 4-person income limit equal to 50% of the estimated area median family income and making adjustments if this income is outside formula constraints. For example, the VLIL is increased for areas where rental housing costs are unusually high in relation to the median income or if it is less than the relevant State non-metropolitan median family income level. See "FY 2015 HUD Income Limits Briefing Material" http://www.huduser.org/portal/datasets/il/il15/IncomeLimits_BriefingMaterial_FY15.pdf

HHFDC uses the HUD income limits for households at the 50% income level. For the Low Income Housing Tax Credit Program, the 60% income level is calculated as the Multifamily Tax Subsidy Project (MTSP) VLIL (for FY 2015, it is the HUD Section 8 VLIL) multiplied by 1.2 (or 60/50). The limits for households at other income levels are calculated in the same way.

NOTE: This chart is provided as a guide only. You are responsible to ensure the accuracy of the numbers.



AFFORDABLE RENT GUIDELINES*

2015

Affordable rents are based on 30% of income (including utilities)**

<u>Area</u>	<u>\$76,700</u>	<u>Studio</u>	<u>1 Bedroom</u>	<u>2 Bedroom</u>	<u>3 Bedroom</u>	<u>4 Bedroom</u>
MAUI						
30% of Median		\$402	\$431	\$518	\$598	\$667
50% of Median		\$671	\$719	\$863	\$997	\$1,112
60% of Median		\$805	\$863	\$1,036	\$1,197	\$1,335
80% of Median		\$1,074	\$1,151	\$1,382	\$1,596	\$1,780
100% of Median		\$1,342	\$1,438	\$1,727	\$1,995	\$2,225
120% of Median		\$1,610	\$1,726	\$2,072	\$2,394	\$2,670
140% of Median		\$1,879	\$2,014	\$2,418	\$2,793	\$3,115

*Please note that are market rents may be lower than these rent guidelines.

**Monthly rent levels would include the cost of the following utilities: water, sanitary sewage services, electricity and gas (where applicable). Please refer to the Utility Allowance Schedule for each island.

Based on 2015 very low income levels established by HUD.



MAUI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2015

COUNTY:	MAUI		FAMILY SIZE:		1 PERSON					
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$26,850	\$32,220	\$37,590	\$42,960	\$48,330	\$53,700	\$59,070	\$64,440	\$69,810	\$75,180
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$156,000	\$187,200	\$218,400	\$249,600	\$280,900	\$312,100	\$343,300	\$374,500	\$405,700	\$436,900
3.25%	\$151,200	\$181,400	\$211,600	\$241,800	\$272,100	\$302,300	\$332,500	\$362,800	\$393,000	\$423,200
3.50%	\$146,500	\$175,800	\$205,100	\$234,400	\$263,700	\$293,000	\$322,300	\$351,600	\$380,900	\$410,200
3.75%	\$142,000	\$170,500	\$198,900	\$227,300	\$255,700	\$284,100	\$312,500	\$340,900	\$369,300	\$397,700
4.00%	\$137,800	\$165,300	\$192,900	\$220,500	\$248,000	\$275,600	\$303,100	\$330,700	\$358,300	\$385,800
4.25%	\$133,700	\$160,500	\$187,200	\$214,000	\$240,700	\$267,400	\$294,200	\$320,900	\$347,700	\$374,400
4.50%	\$129,800	\$155,800	\$181,800	\$207,700	\$233,700	\$259,700	\$285,600	\$311,600	\$337,600	\$363,500
4.75%	\$126,100	\$151,300	\$176,500	\$201,800	\$227,000	\$252,200	\$277,400	\$302,700	\$327,900	\$353,100
5.00%	\$122,500	\$147,000	\$171,600	\$196,100	\$220,600	\$245,100	\$269,600	\$294,100	\$318,600	\$343,100
5.25%	\$119,100	\$143,000	\$166,800	\$190,600	\$214,400	\$238,300	\$262,100	\$285,900	\$309,700	\$333,600
5.50%	\$115,900	\$139,000	\$162,200	\$185,400	\$208,500	\$231,700	\$254,900	\$278,100	\$301,200	\$324,400
5.75%	\$112,700	\$135,300	\$157,800	\$180,400	\$202,900	\$225,400	\$248,000	\$270,500	\$293,100	\$315,600
6.00%	\$109,700	\$131,700	\$153,600	\$175,600	\$197,500	\$219,400	\$241,400	\$263,300	\$285,300	\$307,200
6.25%	\$106,800	\$128,200	\$149,600	\$170,900	\$192,300	\$213,700	\$235,000	\$256,400	\$277,800	\$299,100
6.50%	\$104,100	\$124,900	\$145,700	\$166,500	\$187,300	\$208,200	\$229,000	\$249,800	\$270,600	\$291,400

*Please note that market sales prices may be lower than these sales price guidelines.

1. Based on **2015** Very low income levels established by HUD for various family sizes. See the "Income Schedule by Family Size" table for a more detailed explanation.
2. Mortgage term: **30 years** 360
3. Housing P & I Expense **28.00%**
4. Down Payment of: **5.00%**



MAUI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2015

COUNTY:	MAUI		FAMILY SIZE:		2 PERSON					
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$30,700	\$36,840	\$42,980	\$49,120	\$55,260	\$61,400	\$67,540	\$73,680	\$79,820	\$85,960
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$178,400	\$214,100	\$249,800	\$285,400	\$321,100	\$356,800	\$392,500	\$428,200	\$463,800	\$499,500
3.25%	\$172,800	\$207,400	\$242,000	\$276,500	\$311,100	\$345,700	\$380,200	\$414,800	\$449,300	\$483,900
3.50%	\$167,500	\$201,000	\$234,500	\$268,000	\$301,500	\$335,000	\$368,500	\$402,000	\$435,500	\$469,000
3.75%	\$162,400	\$194,900	\$227,400	\$259,900	\$292,300	\$324,800	\$357,300	\$389,800	\$422,300	\$454,800
4.00%	\$157,500	\$189,100	\$220,600	\$252,100	\$283,600	\$315,100	\$346,600	\$378,100	\$409,600	\$441,100
4.25%	\$152,900	\$183,500	\$214,100	\$244,600	\$275,200	\$305,800	\$336,400	\$366,900	\$397,500	\$428,100
4.50%	\$148,400	\$178,100	\$207,800	\$237,500	\$267,200	\$296,900	\$326,600	\$356,300	\$386,000	\$415,600
4.75%	\$144,200	\$173,000	\$201,900	\$230,700	\$259,500	\$288,400	\$317,200	\$346,000	\$374,900	\$403,700
5.00%	\$140,100	\$168,100	\$196,200	\$224,200	\$252,200	\$280,200	\$308,200	\$336,300	\$364,300	\$392,300
5.25%	\$136,200	\$163,500	\$190,700	\$217,900	\$245,200	\$272,400	\$299,700	\$326,900	\$354,100	\$381,400
5.50%	\$132,500	\$159,000	\$185,500	\$212,000	\$238,400	\$264,900	\$291,400	\$317,900	\$344,400	\$370,900
5.75%	\$128,900	\$154,700	\$180,400	\$206,200	\$232,000	\$257,800	\$283,600	\$309,300	\$335,100	\$360,900
6.00%	\$125,500	\$150,500	\$175,600	\$200,700	\$225,800	\$250,900	\$276,000	\$301,100	\$326,200	\$351,300
6.25%	\$122,200	\$146,600	\$171,000	\$195,500	\$219,900	\$244,300	\$268,700	\$293,200	\$317,600	\$342,000
6.50%	\$119,000	\$142,800	\$166,600	\$190,400	\$214,200	\$238,000	\$261,800	\$285,600	\$309,400	\$333,200

*Please note that market sales prices may be lower than these sales price guidelines.

1. Based on **2015** Very low income levels established by HUD for various family sizes. See the "Income Schedule by Family Size" table for a more detailed explanation.
2. Mortgage term: **30 years** 360
3. Housing P & I Expense **28.00%**
4. Down Payment of: **5.00%**



MAUI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2015

COUNTY:	MAUI		FAMILY SIZE:		3 PERSON					
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$34,550	\$41,460	\$48,370	\$55,280	\$62,190	\$69,100	\$76,010	\$82,920	\$89,830	\$96,740
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$200,800	\$240,900	\$281,100	\$321,200	\$361,400	\$401,500	\$441,700	\$481,900	\$522,000	\$562,200
3.25%	\$194,500	\$233,400	\$272,300	\$311,200	\$350,100	\$389,000	\$427,900	\$466,800	\$505,700	\$544,600
3.50%	\$188,500	\$226,200	\$263,900	\$301,600	\$339,300	\$377,000	\$414,700	\$452,400	\$490,100	\$527,800
3.75%	\$182,800	\$219,300	\$255,900	\$292,400	\$329,000	\$365,600	\$402,100	\$438,700	\$475,200	\$511,800
4.00%	\$177,300	\$212,800	\$248,200	\$283,700	\$319,100	\$354,600	\$390,100	\$425,500	\$461,000	\$496,500
4.25%	\$172,100	\$206,500	\$240,900	\$275,300	\$309,700	\$344,100	\$378,600	\$413,000	\$447,400	\$481,800
4.50%	\$167,100	\$200,500	\$233,900	\$267,300	\$300,700	\$334,100	\$367,500	\$400,900	\$434,400	\$467,800
4.75%	\$162,300	\$194,700	\$227,200	\$259,600	\$292,100	\$324,500	\$357,000	\$389,400	\$421,900	\$454,400
5.00%	\$157,700	\$189,200	\$220,800	\$252,300	\$283,800	\$315,400	\$346,900	\$378,400	\$410,000	\$441,500
5.25%	\$153,300	\$183,900	\$214,600	\$245,300	\$275,900	\$306,600	\$337,200	\$367,900	\$398,600	\$429,200
5.50%	\$149,100	\$178,900	\$208,700	\$238,500	\$268,300	\$298,200	\$328,000	\$357,800	\$387,600	\$417,400
5.75%	\$145,100	\$174,100	\$203,100	\$232,100	\$261,100	\$290,100	\$319,100	\$348,100	\$377,100	\$406,100
6.00%	\$141,200	\$169,400	\$197,700	\$225,900	\$254,100	\$282,400	\$310,600	\$338,800	\$367,100	\$395,300
6.25%	\$137,500	\$165,000	\$192,500	\$220,000	\$247,500	\$275,000	\$302,500	\$329,900	\$357,400	\$384,900
6.50%	\$133,900	\$160,700	\$187,500	\$214,300	\$241,100	\$267,800	\$294,600	\$321,400	\$348,200	\$375,000

*Please note that market sales prices may be lower than these sales price guidelines.

- Based on **2015** Very low income levels established by HUD for various family sizes. See the "Income Schedule by Family Size" table for a more detailed explanation.
- Mortgage term: **30 years** 360
- Housing P & I Expense **28.00%**
- Down Payment of: **5.00%**



MAUI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2015

COUNTY:	MAUI		FAMILY SIZE:		4 PERSON					
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$38,350	\$46,020	\$53,690	\$61,360	\$69,030	\$76,700	\$84,370	\$92,040	\$99,710	\$107,380
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$222,900	\$267,400	\$312,000	\$356,600	\$401,100	\$445,700	\$490,300	\$534,900	\$579,400	\$624,000
3.25%	\$215,900	\$259,100	\$302,200	\$345,400	\$388,600	\$431,800	\$475,000	\$518,100	\$561,300	\$604,500
3.50%	\$209,200	\$251,100	\$292,900	\$334,800	\$376,600	\$418,500	\$460,300	\$502,200	\$544,000	\$585,900
3.75%	\$202,900	\$243,500	\$284,000	\$324,600	\$365,200	\$405,800	\$446,300	\$486,900	\$527,500	\$568,100
4.00%	\$196,800	\$236,200	\$275,500	\$314,900	\$354,200	\$393,600	\$433,000	\$472,300	\$511,700	\$551,100
4.25%	\$191,000	\$229,200	\$267,400	\$305,600	\$343,800	\$382,000	\$420,200	\$458,400	\$496,600	\$534,800
4.50%	\$185,400	\$222,500	\$259,600	\$296,700	\$333,800	\$370,900	\$408,000	\$445,000	\$482,100	\$519,200
4.75%	\$180,100	\$216,100	\$252,200	\$288,200	\$324,200	\$360,200	\$396,300	\$432,300	\$468,300	\$504,300
5.00%	\$175,000	\$210,000	\$245,000	\$280,000	\$315,000	\$350,100	\$385,100	\$420,100	\$455,100	\$490,100
5.25%	\$170,200	\$204,200	\$238,200	\$272,200	\$306,300	\$340,300	\$374,300	\$408,400	\$442,400	\$476,400
5.50%	\$165,500	\$198,600	\$231,700	\$264,800	\$297,900	\$331,000	\$364,100	\$397,200	\$430,200	\$463,300
5.75%	\$161,000	\$193,200	\$225,400	\$257,600	\$289,800	\$322,000	\$354,200	\$386,400	\$418,600	\$450,800
6.00%	\$156,700	\$188,100	\$219,400	\$250,700	\$282,100	\$313,400	\$344,800	\$376,100	\$407,500	\$438,800
6.25%	\$152,600	\$183,100	\$213,600	\$244,200	\$274,700	\$305,200	\$335,700	\$366,200	\$396,800	\$427,300
6.50%	\$148,700	\$178,400	\$208,100	\$237,800	\$267,600	\$297,300	\$327,000	\$356,800	\$386,500	\$416,200

*Please note that market sales prices may be lower than these sales price guidelines.

- Based on **2015** Very low income levels established by HUD for various family sizes. See the "Income Schedule by Family Size" table for a more detailed explanation.
- Mortgage term: **30 years** 360
- Housing P & I Expense **28.00%**
- Down Payment of: **5.00%**



MAUI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2015

COUNTY:	MAUI		FAMILY SIZE:	5 PERSON						
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$41,450	\$49,740	\$58,030	\$66,320	\$74,610	\$82,900	\$91,190	\$99,480	\$107,770	\$116,060
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$240,900	\$289,000	\$337,200	\$385,400	\$433,600	\$481,700	\$529,900	\$578,100	\$626,300	\$674,400
3.25%	\$233,300	\$280,000	\$326,700	\$373,300	\$420,000	\$466,700	\$513,400	\$560,000	\$606,700	\$653,400
3.50%	\$226,200	\$271,400	\$316,600	\$361,800	\$407,100	\$452,300	\$497,500	\$542,800	\$588,000	\$633,200
3.75%	\$219,300	\$263,100	\$307,000	\$350,800	\$394,700	\$438,600	\$482,400	\$526,300	\$570,100	\$614,000
4.00%	\$212,700	\$255,300	\$297,800	\$340,300	\$382,900	\$425,400	\$468,000	\$510,500	\$553,100	\$595,600
4.25%	\$206,400	\$247,700	\$289,000	\$330,300	\$371,600	\$412,900	\$454,200	\$495,400	\$536,700	\$578,000
4.50%	\$200,400	\$240,500	\$280,600	\$320,700	\$360,800	\$400,900	\$440,900	\$481,000	\$521,100	\$561,200
4.75%	\$194,700	\$233,600	\$272,500	\$311,500	\$350,400	\$389,400	\$428,300	\$467,200	\$506,200	\$545,100
5.00%	\$189,200	\$227,000	\$264,800	\$302,700	\$340,500	\$378,300	\$416,200	\$454,000	\$491,900	\$529,700
5.25%	\$183,900	\$220,700	\$257,500	\$294,200	\$331,000	\$367,800	\$404,600	\$441,400	\$478,200	\$514,900
5.50%	\$178,900	\$214,600	\$250,400	\$286,200	\$321,900	\$357,700	\$393,500	\$429,300	\$465,000	\$500,800
5.75%	\$174,000	\$208,800	\$243,600	\$278,400	\$313,200	\$348,000	\$382,800	\$417,600	\$452,400	\$487,300
6.00%	\$169,400	\$203,300	\$237,100	\$271,000	\$304,900	\$338,800	\$372,600	\$406,500	\$440,400	\$474,300
6.25%	\$164,900	\$197,900	\$230,900	\$263,900	\$296,900	\$329,900	\$362,900	\$395,800	\$428,800	\$461,800
6.50%	\$160,700	\$192,800	\$224,900	\$257,100	\$289,200	\$321,300	\$353,500	\$385,600	\$417,700	\$449,900

*Please note that market sales prices may be lower than these sales price guidelines.

- Based on **2015** Very low income levels established by HUD for various family sizes. See the "Income Schedule by Family Size" table for a more detailed explanation.
- Mortgage term: **30 years** 360
- Housing P & I Expense **28.00%**
- Down Payment of: **5.00%**



MAUI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2015

COUNTY:	MAUI		FAMILY SIZE:		6 PERSON					
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$44,500	\$53,400	\$62,300	\$71,200	\$80,100	\$89,000	\$97,900	\$106,800	\$115,700	\$124,600
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$258,600	\$310,300	\$362,000	\$413,800	\$465,500	\$517,200	\$568,900	\$620,600	\$672,300	\$724,100
3.25%	\$250,500	\$300,600	\$350,700	\$400,800	\$450,900	\$501,000	\$551,100	\$601,200	\$651,300	\$701,400
3.50%	\$242,800	\$291,400	\$339,900	\$388,500	\$437,000	\$485,600	\$534,100	\$582,700	\$631,300	\$679,800
3.75%	\$235,400	\$282,500	\$329,600	\$376,700	\$423,700	\$470,800	\$517,900	\$565,000	\$612,100	\$659,200
4.00%	\$228,400	\$274,000	\$319,700	\$365,400	\$411,100	\$456,700	\$502,400	\$548,100	\$593,700	\$639,400
4.25%	\$221,600	\$265,900	\$310,300	\$354,600	\$398,900	\$443,200	\$487,600	\$531,900	\$576,200	\$620,500
4.50%	\$215,200	\$258,200	\$301,200	\$344,300	\$387,300	\$430,300	\$473,400	\$516,400	\$559,400	\$602,500
4.75%	\$209,000	\$250,800	\$292,600	\$334,400	\$376,200	\$418,000	\$459,800	\$501,600	\$543,400	\$585,200
5.00%	\$203,100	\$243,700	\$284,300	\$324,900	\$365,600	\$406,200	\$446,800	\$487,400	\$528,000	\$568,700
5.25%	\$197,400	\$236,900	\$276,400	\$315,900	\$355,400	\$394,900	\$434,400	\$473,800	\$513,300	\$552,800
5.50%	\$192,000	\$230,400	\$268,800	\$307,200	\$345,600	\$384,000	\$422,400	\$460,800	\$499,200	\$537,600
5.75%	\$186,800	\$224,200	\$261,600	\$298,900	\$336,300	\$373,600	\$411,000	\$448,400	\$485,700	\$523,100
6.00%	\$181,800	\$218,200	\$254,600	\$291,000	\$327,300	\$363,700	\$400,100	\$436,400	\$472,800	\$509,200
6.25%	\$177,100	\$212,500	\$247,900	\$283,300	\$318,700	\$354,100	\$389,600	\$425,000	\$460,400	\$495,800
6.50%	\$172,500	\$207,000	\$241,500	\$276,000	\$310,500	\$345,000	\$379,500	\$414,000	\$448,500	\$483,000

*Please note that market sales prices may be lower than these sales price guidelines.

1. Based on **2015** Very low income levels established by HUD for various family sizes. See the "Income Schedule by Family Size" table for a more detailed explanation.
2. Mortgage term: **30 years** 360
3. Housing P & I Expense **28.00%**
4. Down Payment of: **5.00%**



MAUI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2015

COUNTY:	MAUI		FAMILY SIZE:		7 PERSON					
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$47,600	\$57,120	\$66,640	\$76,160	\$85,680	\$95,200	\$104,720	\$114,240	\$123,760	\$133,280
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$276,600	\$331,900	\$387,300	\$442,600	\$497,900	\$553,200	\$608,500	\$663,900	\$719,200	\$774,500
3.25%	\$268,000	\$321,600	\$375,200	\$428,700	\$482,300	\$535,900	\$589,500	\$643,100	\$696,700	\$750,300
3.50%	\$259,700	\$311,600	\$363,600	\$415,500	\$467,500	\$519,400	\$571,400	\$623,300	\$675,200	\$727,200
3.75%	\$251,800	\$302,200	\$352,500	\$402,900	\$453,300	\$503,600	\$554,000	\$604,400	\$654,700	\$705,100
4.00%	\$244,300	\$293,100	\$342,000	\$390,800	\$439,700	\$488,500	\$537,400	\$586,300	\$635,100	\$684,000
4.25%	\$237,100	\$284,500	\$331,900	\$379,300	\$426,700	\$474,100	\$521,500	\$568,900	\$616,400	\$663,800
4.50%	\$230,200	\$276,200	\$322,200	\$368,300	\$414,300	\$460,300	\$506,400	\$552,400	\$598,400	\$644,500
4.75%	\$223,600	\$268,300	\$313,000	\$357,700	\$402,400	\$447,100	\$491,800	\$536,500	\$581,300	\$626,000
5.00%	\$217,200	\$260,700	\$304,100	\$347,600	\$391,000	\$434,500	\$477,900	\$521,400	\$564,800	\$608,300
5.25%	\$211,200	\$253,400	\$295,700	\$337,900	\$380,100	\$422,400	\$464,600	\$506,900	\$549,100	\$591,300
5.50%	\$205,400	\$246,500	\$287,600	\$328,600	\$369,700	\$410,800	\$451,900	\$492,900	\$534,000	\$575,100
5.75%	\$199,800	\$239,800	\$279,800	\$319,700	\$359,700	\$399,700	\$439,600	\$479,600	\$519,600	\$559,500
6.00%	\$194,500	\$233,400	\$272,300	\$311,200	\$350,100	\$389,000	\$427,900	\$466,800	\$505,700	\$544,600
6.25%	\$189,400	\$227,300	\$265,200	\$303,000	\$340,900	\$378,800	\$416,700	\$454,600	\$492,500	\$530,300
6.50%	\$184,500	\$221,400	\$258,300	\$295,200	\$332,100	\$369,000	\$405,900	\$442,800	\$479,700	\$516,600

*Please note that market sales prices may be lower than these sales price guidelines.

1. Based on **2015** Very low income levels established by HUD for various family sizes. See the "Income Schedule by Family Size" table for a more detailed explanation.
2. Mortgage term: **30 years** 360
3. Housing P & I Expense **28.00%**
4. Down Payment of: **5.00%**



MAUI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2015

COUNTY:	MAUI		FAMILY SIZE:		8 PERSON					
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$50,650	\$60,780	\$70,910	\$81,040	\$91,170	\$101,300	\$111,430	\$121,560	\$131,690	\$141,820
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$294,300	\$353,200	\$412,100	\$470,900	\$529,800	\$588,700	\$647,500	\$706,400	\$765,300	\$824,100
3.25%	\$285,100	\$342,200	\$399,200	\$456,200	\$513,200	\$570,300	\$627,300	\$684,300	\$741,400	\$798,400
3.50%	\$276,300	\$331,600	\$386,900	\$442,200	\$497,400	\$552,700	\$608,000	\$663,200	\$718,500	\$773,800
3.75%	\$268,000	\$321,500	\$375,100	\$428,700	\$482,300	\$535,900	\$589,500	\$643,100	\$696,700	\$750,300
4.00%	\$259,900	\$311,900	\$363,900	\$415,900	\$467,900	\$519,900	\$571,800	\$623,800	\$675,800	\$727,800
4.25%	\$252,300	\$302,700	\$353,200	\$403,600	\$454,100	\$504,500	\$555,000	\$605,400	\$655,900	\$706,300
4.50%	\$244,900	\$293,900	\$342,900	\$391,900	\$440,800	\$489,800	\$538,800	\$587,800	\$636,800	\$685,700
4.75%	\$237,900	\$285,500	\$333,000	\$380,600	\$428,200	\$475,800	\$523,300	\$570,900	\$618,500	\$666,100
5.00%	\$231,200	\$277,400	\$323,600	\$369,900	\$416,100	\$462,300	\$508,600	\$554,800	\$601,000	\$647,300
5.25%	\$224,700	\$269,700	\$314,600	\$359,600	\$404,500	\$449,400	\$494,400	\$539,300	\$584,300	\$629,200
5.50%	\$218,600	\$262,300	\$306,000	\$349,700	\$393,400	\$437,100	\$480,800	\$524,500	\$568,200	\$612,000
5.75%	\$212,600	\$255,200	\$297,700	\$340,200	\$382,800	\$425,300	\$467,800	\$510,300	\$552,900	\$595,400
6.00%	\$207,000	\$248,400	\$289,800	\$331,200	\$372,600	\$414,000	\$455,300	\$496,700	\$538,100	\$579,500
6.25%	\$201,500	\$241,800	\$282,200	\$322,500	\$362,800	\$403,100	\$443,400	\$483,700	\$524,000	\$564,300
6.50%	\$196,300	\$235,600	\$274,900	\$314,100	\$353,400	\$392,700	\$431,900	\$471,200	\$510,500	\$549,700

*Please note that market sales prices may be lower than these sales price guidelines.

- Based on **2015** Very low income levels established by HUD for various family sizes. See the "Income Schedule by Family Size" table for a more detailed explanation.
- Mortgage term: **30 years** 360
- Housing P & I Expense **28.00%**
- Down Payment of: **5.00%**