



HAWAII COUNTY INCOME SCHEDULE BY FAMILY SIZE

2018

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
\$74,200									
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%	\$5,500	\$6,280	\$7,070	\$7,850	\$8,480	\$9,110	\$9,740	\$10,370
	20%	\$11,000	\$12,560	\$14,140	\$15,700	\$16,960	\$18,220	\$19,480	\$20,740
	30%	\$16,500	\$18,840	\$21,210	\$23,550	\$25,440	\$27,330	\$29,220	\$31,110
	40%	\$22,000	\$25,120	\$28,280	\$31,400	\$33,920	\$36,440	\$38,960	\$41,480
	50%	\$27,500	\$31,400	\$35,350	\$39,250	\$42,400	\$45,550	\$48,700	\$51,850
	60%	\$33,000	\$37,680	\$42,420	\$47,100	\$50,880	\$54,660	\$58,440	\$62,220
	70%	\$38,500	\$43,960	\$49,490	\$54,950	\$59,360	\$63,770	\$68,180	\$72,590
	80%	\$44,000	\$50,240	\$56,560	\$62,800	\$67,840	\$72,880	\$77,920	\$82,960
	90%	\$49,500	\$56,520	\$63,630	\$70,650	\$76,320	\$81,990	\$87,660	\$93,330
	100%	\$55,000	\$62,800	\$70,700	\$78,500	\$84,800	\$91,100	\$97,400	\$103,700
	110%	\$60,500	\$69,080	\$77,770	\$86,350	\$93,280	\$100,210	\$107,140	\$114,070
	120%	\$66,000	\$75,360	\$84,840	\$94,200	\$101,760	\$109,320	\$116,880	\$124,440
130%	\$71,500	\$81,640	\$91,910	\$102,050	\$110,240	\$118,430	\$126,620	\$134,810	
140%	\$77,000	\$87,920	\$98,980	\$109,900	\$118,720	\$127,540	\$136,360	\$145,180	

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 Very Low-Income Limit (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 median family income (based on the U.S. Census Bureau's ACS median family income estimates) 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 "FY2018 Briefing Materials" at <https://www.huduser.gov/portal/datasets/il/il118/IncomeLimitsMethodology-FY18.pdf>

HHFDC uses the HUD income limits for households at the 50% and 60% income levels as calculated for the Multifamily Tax Subsidy Project (MTSP) charts. For HHFDC programs, the 80% income level is calculated as the Multifamily Tax Subsidy Project (MTSP) VLIL (for FY 2018, it is also the HUD Section 8 VLIL) multiplied by 1.6 (or 80/50). The limits for households at other income levels are calculated in the same way. For further information see "Multifamily Tax Subsidy Income Limits" at <https://www.huduser.gov/portal/datasets/mtsp.html>

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



AFFORDABLE RENT GUIDELINES*

2018

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

<u>Area</u>	<u>\$74,200</u>	<u>Studio</u>	<u>1 Bedroom</u>	<u>2 Bedroom</u>	<u>3 Bedroom</u>	<u>4 Bedroom</u>
HAWAII COUNTY						
30% of Median		\$412	\$441	\$530	\$612	\$683
50% of Median		\$687	\$736	\$883	\$1,020	\$1,138
60% of Median		\$825	\$883	\$1,060	\$1,224	\$1,366
80% of Median		\$1,100	\$1,178	\$1,414	\$1,633	\$1,822
100% of Median		\$1,375	\$1,472	\$1,767	\$2,041	\$2,277
120% of Median		\$1,650	\$1,766	\$2,120	\$2,449	\$2,732
140% of Median		\$1,925	\$2,061	\$2,474	\$2,857	\$3,188

*Please note that area 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.



HAWAII COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2018

COUNTY:	HAWAII		FAMILY SIZE: 1 PERSON							
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$27,500	\$33,000	\$38,500	\$44,000	\$49,500	\$55,000	\$60,500	\$66,000	\$71,500	\$77,000
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$159,800	\$191,800	\$223,700	\$255,700	\$287,700	\$319,600	\$351,600	\$383,500	\$415,500	\$447,500
3.25%	\$154,800	\$185,800	\$216,700	\$247,700	\$278,700	\$309,600	\$340,600	\$371,500	\$402,500	\$433,500
3.50%	\$150,000	\$180,000	\$210,100	\$240,100	\$270,100	\$300,100	\$330,100	\$360,100	\$390,100	\$420,100
3.75%	\$145,500	\$174,600	\$203,700	\$232,800	\$261,900	\$291,000	\$320,100	\$349,200	\$378,300	\$407,300
4.00%	\$141,100	\$169,300	\$197,600	\$225,800	\$254,000	\$282,200	\$310,500	\$338,700	\$366,900	\$395,100
4.25%	\$137,000	\$164,300	\$191,700	\$219,100	\$246,500	\$273,900	\$301,300	\$328,700	\$356,100	\$383,500
4.50%	\$133,000	\$159,600	\$186,200	\$212,800	\$239,300	\$265,900	\$292,500	\$319,100	\$345,700	\$372,300
4.75%	\$129,200	\$155,000	\$180,800	\$206,700	\$232,500	\$258,300	\$284,100	\$310,000	\$335,800	\$361,600
5.00%	\$125,500	\$150,600	\$175,700	\$200,800	\$225,900	\$251,000	\$276,100	\$301,200	\$326,300	\$351,400
5.25%	\$122,000	\$146,400	\$170,800	\$195,200	\$219,600	\$244,000	\$268,400	\$292,800	\$317,200	\$341,600
5.50%	\$118,700	\$142,400	\$166,100	\$189,900	\$213,600	\$237,300	\$261,100	\$284,800	\$308,500	\$332,300
5.75%	\$115,500	\$138,500	\$161,600	\$184,700	\$207,800	\$230,900	\$254,000	\$277,100	\$300,200	\$323,300
6.00%	\$112,400	\$134,900	\$157,300	\$179,800	\$202,300	\$224,800	\$247,200	\$269,700	\$292,200	\$314,700
6.25%	\$109,400	\$131,300	\$153,200	\$175,100	\$197,000	\$218,900	\$240,700	\$262,600	\$284,500	\$306,400
6.50%	\$106,600	\$127,900	\$149,200	\$170,600	\$191,900	\$213,200	\$234,500	\$255,800	\$277,100	\$298,500

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

- Based on **2018** 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 Monthly Payments.
- Mortgage Expense of: **28.00%** Principal and Interest (P&I) only.
- Down Payment of: **5.00%**
- Max Housing Expense: **38.00%** Max pricing can be affected downward if the sum of the monthly costs of P&I, real property taxes, HOA and/or maintenance fees, private mortgage insurance, homeowner's insurance and lease rent, if any, exceeds this percent of monthly income.



HAWAII COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2018

COUNTY:	HAWAII		FAMILY SIZE:		2 PERSON					
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$31,400	\$37,680	\$43,960	\$50,240	\$56,520	\$62,800	\$69,080	\$75,360	\$81,640	\$87,920
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$182,500	\$219,000	\$255,500	\$292,000	\$328,400	\$364,900	\$401,400	\$437,900	\$474,400	\$510,900
3.25%	\$176,800	\$212,100	\$247,500	\$282,800	\$318,200	\$353,500	\$388,900	\$424,200	\$459,600	\$494,900
3.50%	\$171,300	\$205,600	\$239,800	\$274,100	\$308,400	\$342,600	\$376,900	\$411,200	\$445,400	\$479,700
3.75%	\$166,100	\$199,300	\$232,600	\$265,800	\$299,000	\$332,200	\$365,500	\$398,700	\$431,900	\$465,100
4.00%	\$161,100	\$193,400	\$225,600	\$257,800	\$290,000	\$322,300	\$354,500	\$386,700	\$419,000	\$451,200
4.25%	\$156,400	\$187,700	\$218,900	\$250,200	\$281,500	\$312,800	\$344,000	\$375,300	\$406,600	\$437,900
4.50%	\$151,800	\$182,200	\$212,600	\$242,900	\$273,300	\$303,700	\$334,000	\$364,400	\$394,800	\$425,100
4.75%	\$147,500	\$177,000	\$206,500	\$236,000	\$265,500	\$295,000	\$324,400	\$353,900	\$383,400	\$412,900
5.00%	\$143,300	\$172,000	\$200,600	\$229,300	\$258,000	\$286,600	\$315,300	\$343,900	\$372,600	\$401,300
5.25%	\$139,300	\$167,200	\$195,000	\$222,900	\$250,800	\$278,600	\$306,500	\$334,400	\$362,200	\$390,100
5.50%	\$135,500	\$162,600	\$189,700	\$216,800	\$243,900	\$271,000	\$298,100	\$325,200	\$352,300	\$379,400
5.75%	\$131,800	\$158,200	\$184,600	\$210,900	\$237,300	\$263,700	\$290,000	\$316,400	\$342,700	\$369,100
6.00%	\$128,300	\$154,000	\$179,600	\$205,300	\$231,000	\$256,600	\$282,300	\$308,000	\$333,600	\$359,300
6.25%	\$124,900	\$149,900	\$174,900	\$199,900	\$224,900	\$249,900	\$274,900	\$299,900	\$324,900	\$349,800
6.50%	\$121,700	\$146,100	\$170,400	\$194,700	\$219,100	\$243,400	\$267,800	\$292,100	\$316,500	\$340,800

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4. Down Payment of: **5.00%**
5. Max Housing Expense: **38.00%** Max pricing can be affected downward if the sum of the monthly costs of P&I, real property taxes, HOA and/or maintenance fees, private mortgage insurance, homeowner's insurance and lease rent, if any, exceeds this percent of monthly income.



HAWAII COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2018

COUNTY:	HAWAII		FAMILY SIZE: 3 PERSON							
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$35,350	\$42,420	\$49,490	\$56,560	\$63,630	\$70,700	\$77,770	\$84,840	\$91,910	\$98,980
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$205,400	\$246,500	\$287,600	\$328,700	\$369,800	\$410,800	\$451,900	\$493,000	\$534,100	\$575,200
3.25%	\$199,000	\$238,800	\$278,600	\$318,400	\$358,200	\$398,000	\$437,800	\$477,600	\$517,400	\$557,200
3.50%	\$192,900	\$231,400	\$270,000	\$308,600	\$347,200	\$385,700	\$424,300	\$462,900	\$501,500	\$540,000
3.75%	\$187,000	\$224,400	\$261,800	\$299,200	\$336,600	\$374,000	\$411,400	\$448,800	\$486,200	\$523,600
4.00%	\$181,400	\$217,700	\$254,000	\$290,300	\$326,500	\$362,800	\$399,100	\$435,400	\$471,700	\$507,900
4.25%	\$176,100	\$211,300	\$246,500	\$281,700	\$316,900	\$352,100	\$387,300	\$422,500	\$457,700	\$492,900
4.50%	\$170,900	\$205,100	\$239,300	\$273,500	\$307,700	\$341,900	\$376,000	\$410,200	\$444,400	\$478,600
4.75%	\$166,000	\$199,200	\$232,400	\$265,600	\$298,800	\$332,100	\$365,300	\$398,500	\$431,700	\$464,900
5.00%	\$161,300	\$193,600	\$225,900	\$258,100	\$290,400	\$322,700	\$354,900	\$387,200	\$419,500	\$451,700
5.25%	\$156,800	\$188,200	\$219,600	\$250,900	\$282,300	\$313,700	\$345,000	\$376,400	\$407,800	\$439,200
5.50%	\$152,500	\$183,000	\$213,500	\$244,100	\$274,600	\$305,100	\$335,600	\$366,100	\$396,600	\$427,100
5.75%	\$148,400	\$178,100	\$207,800	\$237,500	\$267,100	\$296,800	\$326,500	\$356,200	\$385,900	\$415,500
6.00%	\$144,500	\$173,300	\$202,200	\$231,100	\$260,000	\$288,900	\$317,800	\$346,700	\$375,600	\$404,500
6.25%	\$140,700	\$168,800	\$196,900	\$225,100	\$253,200	\$281,300	\$309,500	\$337,600	\$365,700	\$393,900
6.50%	\$137,000	\$164,400	\$191,800	\$219,200	\$246,600	\$274,000	\$301,400	\$328,900	\$356,300	\$383,700

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- Mortgage Expense of: **28.00%** Principal and Interest (P&I) only.
- Down Payment of: **5.00%**
- Max Housing Expense: **38.00%** Max pricing can be affected downward if the sum of the monthly costs of P&I, real property taxes, HOA and/or maintenance fees, private mortgage insurance, homeowner's insurance and lease rent, if any, exceeds this percent of monthly income.



HAWAII COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2018

COUNTY:	HAWAII		FAMILY SIZE: 4 PERSON							
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$39,250	\$47,100	\$54,950	\$62,800	\$70,650	\$78,500	\$86,350	\$94,200	\$102,050	\$109,900
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$228,100	\$273,700	\$319,300	\$364,900	\$410,600	\$456,200	\$501,800	\$547,400	\$593,000	\$638,600
3.25%	\$221,000	\$265,200	\$309,300	\$353,500	\$397,700	\$441,900	\$486,100	\$530,300	\$574,500	\$618,700
3.50%	\$214,100	\$257,000	\$299,800	\$342,600	\$385,500	\$428,300	\$471,100	\$514,000	\$556,800	\$599,600
3.75%	\$207,600	\$249,200	\$290,700	\$332,200	\$373,800	\$415,300	\$456,800	\$498,300	\$539,900	\$581,400
4.00%	\$201,400	\$241,700	\$282,000	\$322,300	\$362,600	\$402,800	\$443,100	\$483,400	\$523,700	\$564,000
4.25%	\$195,500	\$234,600	\$273,700	\$312,800	\$351,900	\$391,000	\$430,000	\$469,100	\$508,200	\$547,300
4.50%	\$189,800	\$227,700	\$265,700	\$303,700	\$341,600	\$379,600	\$417,500	\$455,500	\$493,400	\$531,400
4.75%	\$184,300	\$221,200	\$258,100	\$295,000	\$331,800	\$368,700	\$405,600	\$442,400	\$479,300	\$516,200
5.00%	\$179,100	\$215,000	\$250,800	\$286,600	\$322,400	\$358,300	\$394,100	\$429,900	\$465,700	\$501,600
5.25%	\$174,100	\$209,000	\$243,800	\$278,600	\$313,500	\$348,300	\$383,100	\$417,900	\$452,800	\$487,600
5.50%	\$169,400	\$203,200	\$237,100	\$271,000	\$304,900	\$338,700	\$372,600	\$406,500	\$440,300	\$474,200
5.75%	\$164,800	\$197,700	\$230,700	\$263,700	\$296,600	\$329,600	\$362,500	\$395,500	\$428,400	\$461,400
6.00%	\$160,400	\$192,500	\$224,500	\$256,600	\$288,700	\$320,800	\$352,900	\$384,900	\$417,000	\$449,100
6.25%	\$156,200	\$187,400	\$218,700	\$249,900	\$281,100	\$312,400	\$343,600	\$374,800	\$406,100	\$437,300
6.50%	\$152,100	\$182,600	\$213,000	\$243,400	\$273,900	\$304,300	\$334,700	\$365,100	\$395,600	\$426,000

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3. Mortgage Expense of: **28.00%** Principal and Interest (P&I) only.
4. Down Payment of: **5.00%**
5. Max Housing Expense: **38.00%** Max pricing can be affected downward if the sum of the monthly costs of P&I, real property taxes, HOA and/or maintenance fees, private mortgage insurance, homeowner's insurance and lease rent, if any, exceeds this percent of monthly income.



HAWAII COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2018

COUNTY:	HAWAII		FAMILY SIZE: 5 PERSON							
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$42,400	\$50,880	\$59,360	\$67,840	\$76,320	\$84,800	\$93,280	\$101,760	\$110,240	\$118,720
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$246,400	\$295,700	\$344,900	\$394,200	\$443,500	\$492,800	\$542,100	\$591,300	\$640,600	\$689,900
3.25%	\$238,700	\$286,400	\$334,200	\$381,900	\$429,600	\$477,400	\$525,100	\$572,900	\$620,600	\$668,300
3.50%	\$231,300	\$277,600	\$323,900	\$370,100	\$416,400	\$462,700	\$508,900	\$555,200	\$601,500	\$647,700
3.75%	\$224,300	\$269,200	\$314,000	\$358,900	\$403,800	\$448,600	\$493,500	\$538,300	\$583,200	\$628,100
4.00%	\$217,600	\$261,100	\$304,600	\$348,100	\$391,700	\$435,200	\$478,700	\$522,200	\$565,700	\$609,200
4.25%	\$211,200	\$253,400	\$295,600	\$337,900	\$380,100	\$422,300	\$464,600	\$506,800	\$549,000	\$591,300
4.50%	\$205,000	\$246,000	\$287,000	\$328,000	\$369,000	\$410,000	\$451,000	\$492,000	\$533,000	\$574,100
4.75%	\$199,100	\$239,000	\$278,800	\$318,600	\$358,400	\$398,300	\$438,100	\$477,900	\$517,800	\$557,600
5.00%	\$193,500	\$232,200	\$270,900	\$309,600	\$348,300	\$387,000	\$425,700	\$464,400	\$503,100	\$541,800
5.25%	\$188,100	\$225,700	\$263,400	\$301,000	\$338,600	\$376,200	\$413,900	\$451,500	\$489,100	\$526,700
5.50%	\$183,000	\$219,500	\$256,100	\$292,700	\$329,300	\$365,900	\$402,500	\$439,100	\$475,700	\$512,300
5.75%	\$178,000	\$213,600	\$249,200	\$284,800	\$320,400	\$356,000	\$391,600	\$427,200	\$462,800	\$498,400
6.00%	\$173,300	\$207,900	\$242,600	\$277,200	\$311,900	\$346,500	\$381,200	\$415,800	\$450,500	\$485,100
6.25%	\$168,700	\$202,500	\$236,200	\$269,900	\$303,700	\$337,400	\$371,200	\$404,900	\$438,700	\$472,400
6.50%	\$164,300	\$197,200	\$230,100	\$263,000	\$295,800	\$328,700	\$361,600	\$394,400	\$427,300	\$460,200

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2. Mortgage term: **30 years** 360 Monthly Payments.
3. Mortgage Expense of: **28.00%** Principal and Interest (P&I) only.
4. Down Payment of: **5.00%**
5. Max Housing Expense: **38.00%** Max pricing can be affected downward if the sum of the monthly costs of P&I, real property taxes, HOA and/or maintenance fees, private mortgage insurance, homeowner's insurance and lease rent, if any, exceeds this percent of monthly income.



HAWAII COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2018

COUNTY:	HAWAII		FAMILY SIZE: 6 PERSON							
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$45,550	\$54,660	\$63,770	\$72,880	\$81,990	\$91,100	\$100,210	\$109,320	\$118,430	\$127,540
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$264,700	\$317,600	\$370,600	\$423,500	\$476,500	\$529,400	\$582,300	\$635,300	\$688,200	\$741,200
3.25%	\$256,400	\$307,700	\$359,000	\$410,300	\$461,600	\$512,800	\$564,100	\$615,400	\$666,700	\$718,000
3.50%	\$248,500	\$298,200	\$347,900	\$397,600	\$447,300	\$497,000	\$546,700	\$596,500	\$646,200	\$695,900
3.75%	\$241,000	\$289,200	\$337,400	\$385,600	\$433,700	\$481,900	\$530,100	\$578,300	\$626,500	\$674,700
4.00%	\$233,800	\$280,500	\$327,300	\$374,000	\$420,800	\$467,500	\$514,300	\$561,000	\$607,800	\$654,500
4.25%	\$226,900	\$272,200	\$317,600	\$363,000	\$408,300	\$453,700	\$499,100	\$544,400	\$589,800	\$635,200
4.50%	\$220,300	\$264,300	\$308,400	\$352,400	\$396,500	\$440,500	\$484,600	\$528,600	\$572,700	\$616,700
4.75%	\$213,900	\$256,700	\$299,500	\$342,300	\$385,100	\$427,900	\$470,700	\$513,400	\$556,200	\$599,000
5.00%	\$207,900	\$249,500	\$291,000	\$332,600	\$374,200	\$415,800	\$457,300	\$498,900	\$540,500	\$582,100
5.25%	\$202,100	\$242,500	\$282,900	\$323,400	\$363,800	\$404,200	\$444,600	\$485,000	\$525,400	\$565,900
5.50%	\$196,500	\$235,900	\$275,200	\$314,500	\$353,800	\$393,100	\$432,400	\$471,700	\$511,000	\$550,300
5.75%	\$191,200	\$229,500	\$267,700	\$306,000	\$344,200	\$382,500	\$420,700	\$459,000	\$497,200	\$535,400
6.00%	\$186,100	\$223,400	\$260,600	\$297,800	\$335,000	\$372,300	\$409,500	\$446,700	\$484,000	\$521,200
6.25%	\$181,200	\$217,500	\$253,700	\$290,000	\$326,200	\$362,500	\$398,700	\$435,000	\$471,200	\$507,500
6.50%	\$176,600	\$211,900	\$247,200	\$282,500	\$317,800	\$353,100	\$388,400	\$423,700	\$459,100	\$494,400

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

1. Based on **2018** 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 Monthly Payments.
3. Mortgage Expense of: **28.00%** Principal and Interest (P&I) only.
4. Down Payment of: **5.00%**
5. Max Housing Expense: **38.00%** Max pricing can be affected downward if the sum of the monthly costs of P&I, real property taxes, HOA and/or maintenance fees, private mortgage insurance, homeowner's insurance and lease rent, if any, exceeds this percent of monthly income.



HAWAII COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2018

COUNTY:	HAWAII		FAMILY SIZE: 7 PERSON							
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$48,700	\$58,440	\$68,180	\$77,920	\$87,660	\$97,400	\$107,140	\$116,880	\$126,620	\$136,360
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$283,000	\$339,600	\$396,200	\$452,800	\$509,400	\$566,000	\$622,600	\$679,200	\$735,800	\$792,400
3.25%	\$274,200	\$329,000	\$383,800	\$438,700	\$493,500	\$548,300	\$603,100	\$658,000	\$712,800	\$767,600
3.50%	\$265,700	\$318,900	\$372,000	\$425,100	\$478,300	\$531,400	\$584,600	\$637,700	\$690,800	\$744,000
3.75%	\$257,600	\$309,200	\$360,700	\$412,200	\$463,700	\$515,300	\$566,800	\$618,300	\$669,900	\$721,400
4.00%	\$249,900	\$299,900	\$349,900	\$399,900	\$449,900	\$499,800	\$549,800	\$599,800	\$649,800	\$699,800
4.25%	\$242,500	\$291,000	\$339,600	\$388,100	\$436,600	\$485,100	\$533,600	\$582,100	\$630,600	\$679,100
4.50%	\$235,500	\$282,600	\$329,700	\$376,800	\$423,900	\$471,000	\$518,100	\$565,200	\$612,300	\$659,300
4.75%	\$228,700	\$274,500	\$320,200	\$366,000	\$411,700	\$457,500	\$503,200	\$548,900	\$594,700	\$640,400
5.00%	\$222,300	\$266,700	\$311,200	\$355,600	\$400,100	\$444,500	\$489,000	\$533,400	\$577,900	\$622,300
5.25%	\$216,100	\$259,300	\$302,500	\$345,700	\$388,900	\$432,100	\$475,400	\$518,600	\$561,800	\$605,000
5.50%	\$210,100	\$252,200	\$294,200	\$336,200	\$378,300	\$420,300	\$462,300	\$504,300	\$546,400	\$588,400
5.75%	\$204,500	\$245,300	\$286,200	\$327,100	\$368,000	\$408,900	\$449,800	\$490,700	\$531,600	\$572,500
6.00%	\$199,000	\$238,800	\$278,600	\$318,400	\$358,200	\$398,000	\$437,800	\$477,600	\$517,400	\$557,200
6.25%	\$193,800	\$232,500	\$271,300	\$310,100	\$348,800	\$387,600	\$426,300	\$465,100	\$503,800	\$542,600
6.50%	\$188,800	\$226,500	\$264,300	\$302,000	\$339,800	\$377,500	\$415,300	\$453,000	\$490,800	\$528,600

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

1. Based on **2018** 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 Monthly Payments.
3. Mortgage Expense of: **28.00%** Principal and Interest (P&I) only.
4. Down Payment of: **5.00%**
5. Max Housing Expense: **38.00%** Max pricing can be affected downward if the sum of the monthly costs of P&I, real property taxes, HOA and/or maintenance fees, private mortgage insurance, homeowner's insurance and lease rent, if any, exceeds this percent of monthly income.



HAWAII COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2018

COUNTY:	HAWAII		FAMILY SIZE: 8 PERSON							
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$51,850	\$62,220	\$72,590	\$82,960	\$93,330	\$103,700	\$114,070	\$124,440	\$134,810	\$145,180
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$301,300	\$361,600	\$421,800	\$482,100	\$542,400	\$602,600	\$662,900	\$723,100	\$783,400	\$843,700
3.25%	\$291,900	\$350,300	\$408,600	\$467,000	\$525,400	\$583,800	\$642,200	\$700,500	\$758,900	\$817,300
3.50%	\$282,900	\$339,500	\$396,100	\$452,600	\$509,200	\$565,800	\$622,400	\$678,900	\$735,500	\$792,100
3.75%	\$274,300	\$329,200	\$384,000	\$438,900	\$493,700	\$548,600	\$603,500	\$658,300	\$713,200	\$768,000
4.00%	\$266,100	\$319,300	\$372,500	\$425,700	\$479,000	\$532,200	\$585,400	\$638,600	\$691,800	\$745,000
4.25%	\$258,200	\$309,900	\$361,500	\$413,200	\$464,800	\$516,500	\$568,100	\$619,700	\$671,400	\$723,000
4.50%	\$250,700	\$300,900	\$351,000	\$401,100	\$451,300	\$501,400	\$551,600	\$601,700	\$651,900	\$702,000
4.75%	\$243,500	\$292,200	\$340,900	\$389,600	\$438,300	\$487,000	\$535,700	\$584,500	\$633,200	\$681,900
5.00%	\$236,600	\$284,000	\$331,300	\$378,600	\$425,900	\$473,300	\$520,600	\$567,900	\$615,300	\$662,600
5.25%	\$230,000	\$276,100	\$322,100	\$368,100	\$414,100	\$460,100	\$506,100	\$552,100	\$598,100	\$644,100
5.50%	\$223,700	\$268,500	\$313,200	\$358,000	\$402,700	\$447,500	\$492,200	\$537,000	\$581,700	\$626,400
5.75%	\$217,700	\$261,200	\$304,800	\$348,300	\$391,800	\$435,400	\$478,900	\$522,400	\$566,000	\$609,500
6.00%	\$211,900	\$254,300	\$296,600	\$339,000	\$381,400	\$423,800	\$466,100	\$508,500	\$550,900	\$593,300
6.25%	\$206,300	\$247,600	\$288,800	\$330,100	\$371,400	\$412,600	\$453,900	\$495,200	\$536,400	\$577,700
6.50%	\$201,000	\$241,200	\$281,400	\$321,600	\$361,800	\$402,000	\$442,200	\$482,300	\$522,500	\$562,700

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

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2. Mortgage term: **30 years** 360 Monthly Payments.
3. Mortgage Expense of: **28.00%** Principal and Interest (P&I) only.
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5. Max Housing Expense: **38.00%** Max pricing can be affected downward if the sum of the monthly costs of P&I, real property taxes, HOA and/or maintenance fees, private mortgage insurance, homeowner's insurance and lease rent, if any, exceeds this percent of monthly income.



HONOLULU COUNTY INCOME SCHEDULE BY FAMILY SIZE

2018

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
\$96,000									
Adjustments		0.7000	0.8000	0.9000	1.0000	1.0800	1.1600	1.2400	1.3200
for family size									
% of Income	10%	\$8,170	\$9,330	\$10,500	\$11,660	\$12,600	\$13,530	\$14,460	\$15,400
	20%	\$16,340	\$18,660	\$21,000	\$23,320	\$25,200	\$27,060	\$28,920	\$30,800
	30%	\$24,510	\$27,990	\$31,500	\$34,980	\$37,800	\$40,590	\$43,380	\$46,200
	40%	\$32,680	\$37,320	\$42,000	\$46,640	\$50,400	\$54,120	\$57,840	\$61,600
	50%	\$40,850	\$46,650	\$52,500	\$58,300	\$63,000	\$67,650	\$72,300	\$77,000
	60%	\$49,020	\$55,980	\$63,000	\$69,960	\$75,600	\$81,180	\$86,760	\$92,400
	70%	\$57,190	\$65,310	\$73,500	\$81,620	\$88,200	\$94,710	\$101,220	\$107,800
	80%	\$65,360	\$74,640	\$84,000	\$93,280	\$100,800	\$108,240	\$115,680	\$123,200
	90%	\$73,530	\$83,970	\$94,500	\$104,940	\$113,400	\$121,770	\$130,140	\$138,600
	100%	\$81,700	\$93,300	\$105,000	\$116,600	\$126,000	\$135,300	\$144,600	\$154,000
	110%	\$89,870	\$102,630	\$115,500	\$128,260	\$138,600	\$148,830	\$159,060	\$169,400
	120%	\$98,040	\$111,960	\$126,000	\$139,920	\$151,200	\$162,360	\$173,520	\$184,800
	130%	\$106,210	\$121,290	\$136,500	\$151,580	\$163,800	\$175,890	\$187,980	\$200,200
	140%	\$114,380	\$130,620	\$147,000	\$163,240	\$176,400	\$189,420	\$202,440	\$215,600

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 Very Low-Income Limit (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 median family income (based on the U.S. Census Bureau's ACS median family income estimates) 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 "FY2018 Briefing Materials" at <https://www.huduser.gov/portal/datasets/il/il18/IncomeLimitsMethodology-FY18.pdf>

HHFDC uses the HUD income limits for households at the 50% and 60% income levels as calculated for the Multifamily Tax Subsidy Project (MTSP) charts. For HHFDC programs, the 80% income level is calculated as the Multifamily Tax Subsidy Project (MTSP) VLIL (for FY 2018, it is also the HUD Section 8 VLIL) multiplied by 1.6 (or 80/50). The limits for households at other income levels are calculated in the same way. For further information see "Multifamily Tax Subsidy Income Limits" at <https://www.huduser.gov/portal/datasets/mtsp.html>

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



AFFORDABLE RENT GUIDELINES*

2018

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

<u>Area</u>	<u>\$96,000</u>	<u>Studio</u>	<u>1 Bedroom</u>	<u>2 Bedroom</u>	<u>3 Bedroom</u>	<u>4 Bedroom</u>
HONOLULU COUNTY						
30% of Median		\$612	\$656	\$787	\$909	\$1,014
50% of Median		\$1,021	\$1,093	\$1,312	\$1,516	\$1,691
60% of Median		\$1,225	\$1,312	\$1,575	\$1,819	\$2,029
80% of Median		\$1,634	\$1,750	\$2,100	\$2,426	\$2,706
100% of Median		\$2,042	\$2,187	\$2,625	\$3,032	\$3,382
120% of Median		\$2,450	\$2,624	\$3,150	\$3,638	\$4,058
140% of Median		\$2,859	\$3,062	\$3,675	\$4,245	\$4,735

*Please note that area 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.



HONOLULU COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2018

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

% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$40,850	\$49,020	\$57,190	\$65,360	\$73,530	\$81,700	\$89,870	\$98,040	\$106,210	\$114,380
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$237,400	\$284,900	\$332,300	\$379,800	\$427,300	\$474,800	\$522,200	\$569,700	\$617,200	\$664,700
3.58%	\$220,700	\$264,800	\$308,900	\$353,100	\$397,200	\$441,400	\$485,500	\$529,600	\$573,800	\$617,900
3.50%	\$222,900	\$267,500	\$312,000	\$356,600	\$401,200	\$445,800	\$490,300	\$534,900	\$579,500	\$624,100
3.75%	\$216,100	\$259,300	\$302,500	\$345,800	\$389,000	\$432,200	\$475,400	\$518,700	\$561,900	\$605,100
4.00%	\$209,600	\$251,600	\$293,500	\$335,400	\$377,300	\$419,300	\$461,200	\$503,100	\$545,000	\$587,000
4.25%	\$203,400	\$244,100	\$284,800	\$325,500	\$366,200	\$406,900	\$447,600	\$488,300	\$529,000	\$569,600
4.50%	\$197,500	\$237,000	\$276,500	\$316,000	\$355,500	\$395,000	\$434,600	\$474,100	\$513,600	\$553,100
4.75%	\$191,900	\$230,200	\$268,600	\$307,000	\$345,300	\$383,700	\$422,100	\$460,500	\$498,800	\$537,200
5.00%	\$186,400	\$223,700	\$261,000	\$298,300	\$335,600	\$372,900	\$410,200	\$447,400	\$484,700	\$522,000
5.25%	\$181,200	\$217,500	\$253,700	\$290,000	\$326,200	\$362,500	\$398,700	\$435,000	\$471,200	\$507,500
5.50%	\$176,300	\$211,500	\$246,800	\$282,000	\$317,300	\$352,500	\$387,800	\$423,000	\$458,300	\$493,500
5.75%	\$171,500	\$205,800	\$240,100	\$274,400	\$308,700	\$343,000	\$377,300	\$411,600	\$445,900	\$480,200
6.00%	\$166,900	\$200,300	\$233,700	\$267,100	\$300,500	\$333,900	\$367,200	\$400,600	\$434,000	\$467,400
6.25%	\$162,500	\$195,100	\$227,600	\$260,100	\$292,600	\$325,100	\$357,600	\$390,100	\$422,600	\$455,100
6.50%	\$158,300	\$190,000	\$221,700	\$253,300	\$285,000	\$316,700	\$348,400	\$380,000	\$411,700	\$443,400

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

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2. Mortgage term: **30 years** 360 Monthly Payments.
3. Mortgage Expense of: **28%** Principal and Interest (P&I) only.
4. Down Payment of: **5.00%**
5. Max Housing Expense: **38.00%** Max pricing can be affected downward if the sum of the monthly costs of P&I, real property taxes, HOA and/or maintenance fees, private mortgage insurance, homeowner's insurance and lease rent, if any, exceeds this percent of monthly income.



HONOLULU COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2018

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

<u>% of Median:</u>	<u>50%</u>	<u>60%</u>	<u>70%</u>	<u>80%</u>	<u>90%</u>	<u>100%</u>	<u>110%</u>	<u>120%</u>	<u>130%</u>	<u>140%</u>
<u>\$ Income:</u>	\$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
3.58%	\$252,000	\$302,400	\$352,800	\$403,200	\$453,600	\$504,000	\$554,400	\$604,800	\$655,200	\$705,600
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.

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HONOLULU COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2018

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

<u>% of Median:</u>	<u>50%</u>	<u>60%</u>	<u>70%</u>	<u>80%</u>	<u>90%</u>	<u>100%</u>	<u>110%</u>	<u>120%</u>	<u>130%</u>	<u>140%</u>
<u>\$ Income:</u>	\$52,500	\$63,000	\$73,500	\$84,000	\$94,500	\$105,000	\$115,500	\$126,000	\$136,500	\$147,000
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$305,100	\$366,100	\$427,100	\$488,100	\$549,200	\$610,200	\$671,200	\$732,200	\$793,200	\$854,200
3.58%	\$283,600	\$340,300	\$397,100	\$453,800	\$510,500	\$567,200	\$623,900	\$680,700	\$737,400	\$794,100
3.50%	\$286,400	\$343,700	\$401,000	\$458,300	\$515,600	\$572,900	\$630,200	\$687,500	\$744,700	\$802,000
3.75%	\$277,700	\$333,300	\$388,800	\$444,400	\$499,900	\$555,500	\$611,000	\$666,600	\$722,100	\$777,700
4.00%	\$269,400	\$323,300	\$377,200	\$431,100	\$485,000	\$538,800	\$592,700	\$646,600	\$700,500	\$754,400
4.25%	\$261,500	\$313,800	\$366,100	\$418,300	\$470,600	\$522,900	\$575,200	\$627,500	\$679,800	\$732,100
4.50%	\$253,900	\$304,600	\$355,400	\$406,200	\$456,900	\$507,700	\$558,500	\$609,300	\$660,000	\$710,800
4.75%	\$246,600	\$295,900	\$345,200	\$394,500	\$443,800	\$493,100	\$542,500	\$591,800	\$641,100	\$690,400
5.00%	\$239,600	\$287,500	\$335,400	\$383,400	\$431,300	\$479,200	\$527,100	\$575,100	\$623,000	\$670,900
5.25%	\$232,900	\$279,500	\$326,100	\$372,700	\$419,300	\$465,900	\$512,400	\$559,000	\$605,600	\$652,200
5.50%	\$226,500	\$271,800	\$317,200	\$362,500	\$407,800	\$453,100	\$498,400	\$543,700	\$589,000	\$634,300
5.75%	\$220,400	\$264,500	\$308,600	\$352,700	\$396,700	\$440,800	\$484,900	\$529,000	\$573,100	\$617,100
6.00%	\$214,500	\$257,400	\$300,300	\$343,300	\$386,200	\$429,100	\$472,000	\$514,900	\$557,800	\$600,700
6.25%	\$208,900	\$250,700	\$292,500	\$334,200	\$376,000	\$417,800	\$459,600	\$501,400	\$543,100	\$584,900
6.50%	\$203,500	\$244,200	\$284,900	\$325,600	\$366,300	\$407,000	\$447,700	\$488,400	\$529,100	\$569,800

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

- Based on **2018** 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 Monthly Payments.
- Mortgage Expense of: **28%** Principal and Interest (P&I) only.
- Down Payment of: **5.00%**
- Max Housing Expense: **38.00%** Max pricing can be affected downward if the sum of the monthly costs of P&I, real property taxes, HOA and/or maintenance fees, private mortgage insurance, homeowner's insurance and lease rent, if any, exceeds this percent of monthly income.



HONOLULU COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2018

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

<u>% of Median:</u>	<u>50%</u>	<u>60%</u>	<u>70%</u>	<u>80%</u>	<u>90%</u>	<u>100%</u>	<u>110%</u>	<u>120%</u>	<u>130%</u>	<u>140%</u>
<u>\$ Income:</u>	\$58,300	\$69,960	\$81,620	\$93,280	\$104,940	\$116,600	\$128,260	\$139,920	\$151,580	\$163,240
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$338,800	\$406,500	\$474,300	\$542,100	\$609,800	\$677,600	\$745,300	\$813,100	\$880,900	\$948,600
3.58%	\$314,900	\$377,900	\$440,900	\$503,900	\$566,900	\$629,900	\$692,900	\$755,900	\$818,900	\$881,800
3.50%	\$318,100	\$381,700	\$445,300	\$508,900	\$572,600	\$636,200	\$699,800	\$763,400	\$827,000	\$890,600
3.75%	\$308,400	\$370,100	\$431,800	\$493,500	\$555,200	\$616,800	\$678,500	\$740,200	\$801,900	\$863,600
4.00%	\$299,200	\$359,000	\$418,900	\$478,700	\$538,500	\$598,400	\$658,200	\$718,000	\$777,900	\$837,700
4.25%	\$290,400	\$348,400	\$406,500	\$464,600	\$522,600	\$580,700	\$638,800	\$696,800	\$754,900	\$813,000
4.50%	\$281,900	\$338,300	\$394,700	\$451,000	\$507,400	\$563,800	\$620,200	\$676,600	\$732,900	\$789,300
4.75%	\$273,800	\$328,600	\$383,300	\$438,100	\$492,900	\$547,600	\$602,400	\$657,200	\$711,900	\$766,700
5.00%	\$266,100	\$319,300	\$372,500	\$425,700	\$478,900	\$532,200	\$585,400	\$638,600	\$691,800	\$745,000
5.25%	\$258,700	\$310,400	\$362,100	\$413,900	\$465,600	\$517,300	\$569,100	\$620,800	\$672,500	\$724,300
5.50%	\$251,600	\$301,900	\$352,200	\$402,500	\$452,800	\$503,100	\$553,400	\$603,800	\$654,100	\$704,400
5.75%	\$244,800	\$293,700	\$342,700	\$391,600	\$440,600	\$489,500	\$538,500	\$587,400	\$636,400	\$685,300
6.00%	\$238,200	\$285,900	\$333,500	\$381,200	\$428,800	\$476,500	\$524,100	\$571,800	\$619,400	\$667,100
6.25%	\$232,000	\$278,400	\$324,800	\$371,200	\$417,600	\$464,000	\$510,400	\$556,800	\$603,200	\$649,500
6.50%	\$226,000	\$271,200	\$316,400	\$361,600	\$406,800	\$452,000	\$497,200	\$542,400	\$587,500	\$632,700

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4. Down Payment of: **5.00%**
5. Max Housing Expense: **38.00%** Max pricing can be affected downward if the sum of the monthly costs of P&I, real property taxes, HOA and/or maintenance fees, private mortgage insurance, homeowner's insurance and lease rent, if any, exceeds this percent of monthly income.



HONOLULU COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2018

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

<u>% of Median:</u>	<u>50%</u>	<u>60%</u>	<u>70%</u>	<u>80%</u>	<u>90%</u>	<u>100%</u>	<u>110%</u>	<u>120%</u>	<u>130%</u>	<u>140%</u>
<u>\$ Income:</u>	\$63,000	\$75,600	\$88,200	\$100,800	\$113,400	\$126,000	\$138,600	\$151,200	\$163,800	\$176,400
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$366,100	\$439,300	\$512,500	\$585,800	\$659,000	\$732,200	\$805,400	\$878,600	\$951,900	\$1,025,100
3.58%	\$340,300	\$408,400	\$476,500	\$544,500	\$612,600	\$680,700	\$748,700	\$816,800	\$884,900	\$952,900
3.50%	\$343,700	\$412,500	\$481,200	\$550,000	\$618,700	\$687,500	\$756,200	\$825,000	\$893,700	\$962,400
3.75%	\$333,300	\$399,900	\$466,600	\$533,300	\$599,900	\$666,600	\$733,200	\$799,900	\$866,500	\$933,200
4.00%	\$323,300	\$388,000	\$452,600	\$517,300	\$581,900	\$646,600	\$711,300	\$775,900	\$840,600	\$905,200
4.25%	\$313,800	\$376,500	\$439,300	\$502,000	\$564,800	\$627,500	\$690,300	\$753,000	\$815,800	\$878,500
4.50%	\$304,600	\$365,600	\$426,500	\$487,400	\$548,300	\$609,300	\$670,200	\$731,100	\$792,000	\$853,000
4.75%	\$295,900	\$355,100	\$414,200	\$473,400	\$532,600	\$591,800	\$651,000	\$710,100	\$769,300	\$828,500
5.00%	\$287,500	\$345,000	\$402,500	\$460,000	\$517,500	\$575,100	\$632,600	\$690,100	\$747,600	\$805,100
5.25%	\$279,500	\$335,400	\$391,300	\$447,200	\$503,100	\$559,000	\$614,900	\$670,800	\$726,700	\$782,600
5.50%	\$271,800	\$326,200	\$380,600	\$435,000	\$489,300	\$543,700	\$598,100	\$652,400	\$706,800	\$761,200
5.75%	\$264,500	\$317,400	\$370,300	\$423,200	\$476,100	\$529,000	\$581,900	\$634,800	\$687,700	\$740,600
6.00%	\$257,400	\$308,900	\$360,400	\$411,900	\$463,400	\$514,900	\$566,400	\$617,900	\$669,400	\$720,800
6.25%	\$250,700	\$300,800	\$351,000	\$401,100	\$451,200	\$501,400	\$551,500	\$601,600	\$651,800	\$701,900
6.50%	\$244,200	\$293,000	\$341,900	\$390,700	\$439,600	\$488,400	\$537,200	\$586,100	\$634,900	\$683,800

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3. Mortgage Expense of: **28%** Principal and Interest (P&I) only.
4. Down Payment of: **5.00%**
5. Max Housing Expense: **38.00%** Max pricing can be affected downward if the sum of the monthly costs of P&I, real property taxes, HOA and/or maintenance fees, private mortgage insurance, homeowner's insurance and lease rent, if any, exceeds this percent of monthly income.



HONOLULU COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2018

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

<u>% of Median:</u>	<u>50%</u>	<u>60%</u>	<u>70%</u>	<u>80%</u>	<u>90%</u>	<u>100%</u>	<u>110%</u>	<u>120%</u>	<u>130%</u>	<u>140%</u>
<u>\$ Income:</u>	\$67,650	\$81,180	\$94,710	\$108,240	\$121,770	\$135,300	\$148,830	\$162,360	\$175,890	\$189,420
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$393,100	\$471,700	\$550,400	\$629,000	\$707,600	\$786,200	\$864,900	\$943,500	\$1,022,100	\$1,100,700
3.58%	\$365,500	\$438,500	\$511,600	\$584,700	\$657,800	\$730,900	\$804,000	\$877,100	\$950,200	\$1,023,300
3.50%	\$369,100	\$442,900	\$516,700	\$590,600	\$664,400	\$738,200	\$812,000	\$885,800	\$959,700	\$1,033,500
3.75%	\$357,900	\$429,500	\$501,000	\$572,600	\$644,200	\$715,800	\$787,300	\$858,900	\$930,500	\$1,002,100
4.00%	\$347,200	\$416,600	\$486,000	\$555,500	\$624,900	\$694,300	\$763,800	\$833,200	\$902,600	\$972,100
4.25%	\$336,900	\$404,300	\$471,700	\$539,100	\$606,400	\$673,800	\$741,200	\$808,600	\$876,000	\$943,400
4.50%	\$327,100	\$392,500	\$458,000	\$523,400	\$588,800	\$654,200	\$719,600	\$785,100	\$850,500	\$915,900
4.75%	\$317,700	\$381,300	\$444,800	\$508,400	\$571,900	\$635,500	\$699,000	\$762,500	\$826,100	\$889,600
5.00%	\$308,700	\$370,500	\$432,200	\$494,000	\$555,700	\$617,500	\$679,200	\$741,000	\$802,700	\$864,500
5.25%	\$300,100	\$360,200	\$420,200	\$480,200	\$540,300	\$600,300	\$660,300	\$720,400	\$780,400	\$840,400
5.50%	\$291,900	\$350,300	\$408,700	\$467,100	\$525,400	\$583,800	\$642,200	\$700,600	\$759,000	\$817,300
5.75%	\$284,000	\$340,800	\$397,600	\$454,400	\$511,200	\$568,000	\$624,800	\$681,600	\$738,400	\$795,200
6.00%	\$276,400	\$331,700	\$387,000	\$442,300	\$497,600	\$552,900	\$608,200	\$663,500	\$718,800	\$774,000
6.25%	\$269,200	\$323,000	\$376,900	\$430,700	\$484,500	\$538,400	\$592,200	\$646,000	\$699,900	\$753,700
6.50%	\$262,200	\$314,700	\$367,100	\$419,600	\$472,000	\$524,400	\$576,900	\$629,300	\$681,800	\$734,200

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4. Down Payment of: **5.00%**
5. Max Housing Expense: **38.00%** Max pricing can be affected downward if the sum of the monthly costs of P&I, real property taxes, HOA and/or maintenance fees, private mortgage insurance, homeowner's insurance and lease rent, if any, exceeds this percent of monthly income.



HONOLULU COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2018

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

<u>% of Median:</u>	<u>50%</u>	<u>60%</u>	<u>70%</u>	<u>80%</u>	<u>90%</u>	<u>100%</u>	<u>110%</u>	<u>120%</u>	<u>130%</u>	<u>140%</u>
<u>\$ Income:</u>	\$72,300	\$86,760	\$101,220	\$115,680	\$130,140	\$144,600	\$159,060	\$173,520	\$187,980	\$202,440
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$420,100	\$504,200	\$588,200	\$672,200	\$756,300	\$840,300	\$924,300	\$1,008,300	\$1,092,400	\$1,176,400
3.58%	\$390,600	\$468,700	\$546,800	\$624,900	\$703,000	\$781,200	\$859,300	\$937,400	\$1,015,500	\$1,093,600
3.50%	\$394,500	\$473,400	\$552,300	\$631,200	\$710,000	\$788,900	\$867,800	\$946,700	\$1,025,600	\$1,104,500
3.75%	\$382,500	\$459,000	\$535,500	\$612,000	\$688,500	\$765,000	\$841,500	\$918,000	\$994,500	\$1,071,000
4.00%	\$371,000	\$445,200	\$519,400	\$593,600	\$667,900	\$742,100	\$816,300	\$890,500	\$964,700	\$1,038,900
4.25%	\$360,100	\$432,100	\$504,100	\$576,100	\$648,100	\$720,100	\$792,200	\$864,200	\$936,200	\$1,008,200
4.50%	\$349,600	\$419,500	\$489,400	\$559,400	\$629,300	\$699,200	\$769,100	\$839,000	\$908,900	\$978,900
4.75%	\$339,600	\$407,500	\$475,400	\$543,300	\$611,200	\$679,100	\$747,100	\$815,000	\$882,900	\$950,800
5.00%	\$330,000	\$396,000	\$462,000	\$528,000	\$593,900	\$659,900	\$725,900	\$791,900	\$857,900	\$923,900
5.25%	\$320,800	\$384,900	\$449,100	\$513,200	\$577,400	\$641,600	\$705,700	\$769,900	\$834,000	\$898,200
5.50%	\$312,000	\$374,400	\$436,800	\$499,200	\$561,600	\$623,900	\$686,300	\$748,700	\$811,100	\$873,500
5.75%	\$303,500	\$364,200	\$424,900	\$485,700	\$546,400	\$607,100	\$667,800	\$728,500	\$789,200	\$849,900
6.00%	\$295,400	\$354,500	\$413,600	\$472,700	\$531,800	\$590,900	\$650,000	\$709,100	\$768,200	\$827,200
6.25%	\$287,700	\$345,200	\$402,800	\$460,300	\$517,800	\$575,400	\$632,900	\$690,500	\$748,000	\$805,500
6.50%	\$280,200	\$336,300	\$392,300	\$448,400	\$504,400	\$560,500	\$616,500	\$672,600	\$728,600	\$784,700

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HONOLULU COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2018

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

<u>% of Median:</u>	<u>50%</u>	<u>60%</u>	<u>70%</u>	<u>80%</u>	<u>90%</u>	<u>100%</u>	<u>110%</u>	<u>120%</u>	<u>130%</u>	<u>140%</u>
<u>\$ Income:</u>	\$77,000	\$92,400	\$107,800	\$123,200	\$138,600	\$154,000	\$169,400	\$184,800	\$200,200	\$215,600
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$447,500	\$536,900	\$626,400	\$715,900	\$805,400	\$894,900	\$984,400	\$1,073,900	\$1,163,400	\$1,252,900
3.58%	\$416,000	\$499,200	\$582,400	\$665,500	\$748,700	\$831,900	\$915,100	\$998,300	\$1,081,500	\$1,164,700
3.50%	\$420,100	\$504,100	\$588,200	\$672,200	\$756,200	\$840,200	\$924,300	\$1,008,300	\$1,092,300	\$1,176,300
3.75%	\$407,300	\$488,800	\$570,300	\$651,800	\$733,200	\$814,700	\$896,200	\$977,600	\$1,059,100	\$1,140,600
4.00%	\$395,100	\$474,200	\$553,200	\$632,200	\$711,300	\$790,300	\$869,300	\$948,400	\$1,027,400	\$1,106,400
4.25%	\$383,500	\$460,200	\$536,900	\$613,600	\$690,300	\$767,000	\$843,700	\$920,400	\$997,100	\$1,073,700
4.50%	\$372,300	\$446,800	\$521,300	\$595,700	\$670,200	\$744,600	\$819,100	\$893,600	\$968,000	\$1,042,500
4.75%	\$361,600	\$434,000	\$506,300	\$578,600	\$651,000	\$723,300	\$795,600	\$867,900	\$940,300	\$1,012,600
5.00%	\$351,400	\$421,700	\$492,000	\$562,300	\$632,600	\$702,800	\$773,100	\$843,400	\$913,700	\$984,000
5.25%	\$341,600	\$410,000	\$478,300	\$546,600	\$614,900	\$683,300	\$751,600	\$819,900	\$888,200	\$956,600
5.50%	\$332,300	\$398,700	\$465,200	\$531,600	\$598,100	\$664,500	\$731,000	\$797,400	\$863,900	\$930,300
5.75%	\$323,300	\$387,900	\$452,600	\$517,200	\$581,900	\$646,500	\$711,200	\$775,800	\$840,500	\$905,100
6.00%	\$314,700	\$377,600	\$440,500	\$503,400	\$566,400	\$629,300	\$692,200	\$755,200	\$818,100	\$881,000
6.25%	\$306,400	\$367,700	\$428,900	\$490,200	\$551,500	\$612,800	\$674,100	\$735,300	\$796,600	\$857,900
6.50%	\$298,500	\$358,200	\$417,900	\$477,500	\$537,200	\$596,900	\$656,600	\$716,300	\$776,000	\$835,700

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KAUAI COUNTY INCOME SCHEDULE BY FAMILY SIZE

2018

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
\$87,000									
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%	\$6,170	\$7,050	\$7,930	\$8,810	\$9,520	\$10,220	\$10,930	\$11,630
	20%	\$12,340	\$14,100	\$15,860	\$17,620	\$19,040	\$20,440	\$21,860	\$23,260
	30%	\$18,510	\$21,150	\$23,790	\$26,430	\$28,560	\$30,660	\$32,790	\$34,890
	40%	\$24,680	\$28,200	\$31,720	\$35,240	\$38,080	\$40,880	\$43,720	\$46,520
	50%	\$30,850	\$35,250	\$39,650	\$44,050	\$47,600	\$51,100	\$54,650	\$58,150
	60%	\$37,020	\$42,300	\$47,580	\$52,860	\$57,120	\$61,320	\$65,580	\$69,780
	70%	\$43,190	\$49,350	\$55,510	\$61,670	\$66,640	\$71,540	\$76,510	\$81,410
	80%	\$49,360	\$56,400	\$63,440	\$70,480	\$76,160	\$81,760	\$87,440	\$93,040
	90%	\$55,530	\$63,450	\$71,370	\$79,290	\$85,680	\$91,980	\$98,370	\$104,670
	100%	\$61,700	\$70,500	\$79,300	\$88,100	\$95,200	\$102,200	\$109,300	\$116,300
	110%	\$67,870	\$77,550	\$87,230	\$96,910	\$104,720	\$112,420	\$120,230	\$127,930
	120%	\$74,040	\$84,600	\$95,160	\$105,720	\$114,240	\$122,640	\$131,160	\$139,560
	130%	\$80,210	\$91,650	\$103,090	\$114,530	\$123,760	\$132,860	\$142,090	\$151,190
	140%	\$86,380	\$98,700	\$111,020	\$123,340	\$133,280	\$143,080	\$153,020	\$162,820

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 Very Low Income Limit (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 median family income (based on the U.S. Census Bureau's ACS median family income estimates) 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 "FY2018 Briefing Materials" at <https://www.huduser.gov/portal/datasets/il/il18/IncomeLimitsMethodology-FY18.pdf>

HHFDC uses the HUD income limits for households at the 50% and 60% income levels as calculated for the Multifamily Tax Subsidy Project (MTSP) charts. For HHFDC programs, the 80% income level is calculated as the Multifamily Tax Subsidy Project (MTSP) VLIL (for FY 2018, it is also the HUD Section 8 VLIL) multiplied by 1.6 (or 80/50). The limits for households at other income levels are calculated in the same way. For further information see "Multifamily Tax Subsidy Income Limits" at <https://www.huduser.gov/portal/datasets/mtsp.html>

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



AFFORDABLE RENT GUIDELINES*

2018

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

<u>Area</u>	<u>\$87,000</u>	<u>Studio</u>	<u>1 Bedroom</u>	<u>2 Bedroom</u>	<u>3 Bedroom</u>	<u>4 Bedroom</u>
KAUAI						
30% of Median		\$462	\$495	\$594	\$687	\$766
50% of Median		\$771	\$826	\$991	\$1,145	\$1,277
60% of Median		\$925	\$991	\$1,189	\$1,374	\$1,533
80% of Median		\$1,234	\$1,322	\$1,586	\$1,833	\$2,044
100% of Median		\$1,542	\$1,652	\$1,982	\$2,291	\$2,555
120% of Median		\$1,850	\$1,982	\$2,378	\$2,749	\$3,066
140% of Median		\$2,159	\$2,313	\$2,775	\$3,207	\$3,577

*Please note that area 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.



KAUAI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2018

COUNTY:	KAUAI		FAMILY SIZE: 1 PERSON							
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$30,850	\$37,020	\$43,190	\$49,360	\$55,530	\$61,700	\$67,870	\$74,040	\$80,210	\$86,380
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$179,300	\$215,100	\$251,000	\$286,800	\$322,700	\$358,500	\$394,400	\$430,300	\$466,100	\$502,000
3.25%	\$173,700	\$208,400	\$243,100	\$277,900	\$312,600	\$347,300	\$382,100	\$416,800	\$451,500	\$486,300
3.50%	\$168,300	\$202,000	\$235,600	\$269,300	\$303,000	\$336,600	\$370,300	\$404,000	\$437,600	\$471,300
3.75%	\$163,200	\$195,800	\$228,500	\$261,100	\$293,800	\$326,400	\$359,000	\$391,700	\$424,300	\$457,000
4.00%	\$158,300	\$190,000	\$221,600	\$253,300	\$285,000	\$316,600	\$348,300	\$380,000	\$411,600	\$443,300
4.25%	\$153,600	\$184,400	\$215,100	\$245,800	\$276,600	\$307,300	\$338,000	\$368,700	\$399,500	\$430,200
4.50%	\$149,200	\$179,000	\$208,800	\$238,700	\$268,500	\$298,300	\$328,200	\$358,000	\$387,800	\$417,700
4.75%	\$144,900	\$173,900	\$202,800	\$231,800	\$260,800	\$289,800	\$318,800	\$347,700	\$376,700	\$405,700
5.00%	\$140,800	\$169,000	\$197,100	\$225,300	\$253,400	\$281,600	\$309,800	\$337,900	\$366,100	\$394,200
5.25%	\$136,900	\$164,200	\$191,600	\$219,000	\$246,400	\$273,700	\$301,100	\$328,500	\$355,900	\$383,200
5.50%	\$133,100	\$159,700	\$186,400	\$213,000	\$239,600	\$266,200	\$292,900	\$319,500	\$346,100	\$372,700
5.75%	\$129,500	\$155,400	\$181,300	\$207,200	\$233,100	\$259,000	\$284,900	\$310,800	\$336,700	\$362,600
6.00%	\$126,100	\$151,300	\$176,500	\$201,700	\$226,900	\$252,100	\$277,300	\$302,600	\$327,800	\$353,000
6.25%	\$122,800	\$147,300	\$171,900	\$196,400	\$221,000	\$245,500	\$270,100	\$294,600	\$319,200	\$343,700
6.50%	\$119,600	\$143,500	\$167,400	\$191,300	\$215,200	\$239,200	\$263,100	\$287,000	\$310,900	\$334,800

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

1. Based on **2018** 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 Monthly Payments.
3. Mortgage Expense of: **28%** Principal and Interest (P&I) only.
4. Down Payment of: **5.00%**
5. Max Housing Expense: **38.00%** Max pricing can be affected downward if the sum of the monthly costs of P&I, real property taxes, HOA and/or maintenance fees, private mortgage insurance, homeowner's insurance and lease rent, if any, exceeds this percent of monthly income.



KAUAI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2018

COUNTY:	KAUAI		FAMILY SIZE: 2 PERSON							
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$35,250	\$42,300	\$49,350	\$56,400	\$63,450	\$70,500	\$77,550	\$84,600	\$91,650	\$98,700
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$204,800	\$245,800	\$286,800	\$327,700	\$368,700	\$409,700	\$450,700	\$491,600	\$532,600	\$573,600
3.25%	\$198,400	\$238,100	\$277,800	\$317,500	\$357,200	\$396,900	\$436,600	\$476,300	\$515,900	\$555,600
3.50%	\$192,300	\$230,800	\$269,300	\$307,700	\$346,200	\$384,600	\$423,100	\$461,600	\$500,000	\$538,500
3.75%	\$186,500	\$223,800	\$261,100	\$298,400	\$335,700	\$373,000	\$410,300	\$447,600	\$484,900	\$522,100
4.00%	\$180,900	\$217,100	\$253,300	\$289,400	\$325,600	\$361,800	\$398,000	\$434,200	\$470,300	\$506,500
4.25%	\$175,600	\$210,700	\$245,800	\$280,900	\$316,000	\$351,100	\$386,200	\$421,300	\$456,400	\$491,600
4.50%	\$170,400	\$204,500	\$238,600	\$272,700	\$306,800	\$340,900	\$375,000	\$409,100	\$443,200	\$477,200
4.75%	\$165,600	\$198,700	\$231,800	\$264,900	\$298,000	\$331,100	\$364,200	\$397,300	\$430,400	\$463,600
5.00%	\$160,900	\$193,100	\$225,200	\$257,400	\$289,600	\$321,800	\$353,900	\$386,100	\$418,300	\$450,500
5.25%	\$156,400	\$187,700	\$219,000	\$250,200	\$281,500	\$312,800	\$344,100	\$375,400	\$406,600	\$437,900
5.50%	\$152,100	\$182,500	\$212,900	\$243,400	\$273,800	\$304,200	\$334,600	\$365,000	\$395,500	\$425,900
5.75%	\$148,000	\$177,600	\$207,200	\$236,800	\$266,400	\$296,000	\$325,600	\$355,200	\$384,800	\$414,400
6.00%	\$144,000	\$172,900	\$201,700	\$230,500	\$259,300	\$288,100	\$316,900	\$345,700	\$374,500	\$403,300
6.25%	\$140,300	\$168,300	\$196,400	\$224,400	\$252,500	\$280,500	\$308,600	\$336,600	\$364,700	\$392,700
6.50%	\$136,600	\$164,000	\$191,300	\$218,600	\$245,900	\$273,300	\$300,600	\$327,900	\$355,300	\$382,600

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

1. Based on **2018** 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 Monthly Payments.
3. Mortgage Expense of: **28%** Principal and Interest (P&I) only.
4. Down Payment of: **5.00%**
5. Max Housing Expense: **38.00%** Max pricing can be affected downward if the sum of the monthly costs of P&I, real property taxes, HOA and/or maintenance fees, private mortgage insurance, homeowner's insurance and lease rent, if any, exceeds this percent of monthly income.



KAUAI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2018

COUNTY:	KAUAI		FAMILY SIZE: 3 PERSON							
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$39,650	\$47,580	\$55,510	\$63,440	\$71,370	\$79,300	\$87,230	\$95,160	\$103,090	\$111,020
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$230,400	\$276,500	\$322,600	\$368,700	\$414,700	\$460,800	\$506,900	\$553,000	\$599,100	\$645,200
3.25%	\$223,200	\$267,900	\$312,500	\$357,100	\$401,800	\$446,400	\$491,100	\$535,700	\$580,300	\$625,000
3.50%	\$216,300	\$259,600	\$302,900	\$346,100	\$389,400	\$432,700	\$475,900	\$519,200	\$562,500	\$605,700
3.75%	\$209,800	\$251,700	\$293,700	\$335,600	\$377,600	\$419,500	\$461,500	\$503,400	\$545,400	\$587,300
4.00%	\$203,500	\$244,200	\$284,900	\$325,600	\$366,300	\$407,000	\$447,600	\$488,300	\$529,000	\$569,700
4.25%	\$197,500	\$237,000	\$276,500	\$315,900	\$355,400	\$394,900	\$434,400	\$473,900	\$513,400	\$552,900
4.50%	\$191,700	\$230,100	\$268,400	\$306,800	\$345,100	\$383,400	\$421,800	\$460,100	\$498,500	\$536,800
4.75%	\$186,200	\$223,500	\$260,700	\$298,000	\$335,200	\$372,400	\$409,700	\$446,900	\$484,200	\$521,400
5.00%	\$181,000	\$217,200	\$253,300	\$289,500	\$325,700	\$361,900	\$398,100	\$434,300	\$470,500	\$506,700
5.25%	\$175,900	\$211,100	\$246,300	\$281,500	\$316,700	\$351,800	\$387,000	\$422,200	\$457,400	\$492,600
5.50%	\$171,100	\$205,300	\$239,500	\$273,700	\$308,000	\$342,200	\$376,400	\$410,600	\$444,800	\$479,000
5.75%	\$166,500	\$199,800	\$233,000	\$266,300	\$299,600	\$332,900	\$366,200	\$399,500	\$432,800	\$466,100
6.00%	\$162,000	\$194,400	\$226,800	\$259,200	\$291,600	\$324,100	\$356,500	\$388,900	\$421,300	\$453,700
6.25%	\$157,800	\$189,300	\$220,900	\$252,400	\$284,000	\$315,500	\$347,100	\$378,700	\$410,200	\$441,800
6.50%	\$153,700	\$184,400	\$215,200	\$245,900	\$276,600	\$307,400	\$338,100	\$368,900	\$399,600	\$430,300

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

1. Based on **2018** 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 Monthly Payments.
3. Mortgage Expense of: **28%** Principal and Interest (P&I) only.
4. Down Payment of: **5.00%**
5. Max Housing Expense: **38.00%** Max pricing can be affected downward if the sum of the monthly costs of P&I, real property taxes, HOA and/or maintenance fees, private mortgage insurance, homeowner's insurance and lease rent, if any, exceeds this percent of monthly income.



KAUAI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2018

COUNTY:	KAUAI		FAMILY SIZE: 4 PERSON							
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$44,050	\$52,860	\$61,670	\$70,480	\$79,290	\$88,100	\$96,910	\$105,720	\$114,530	\$123,340
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$256,000	\$307,200	\$358,400	\$409,600	\$460,800	\$512,000	\$563,200	\$614,400	\$665,500	\$716,700
3.25%	\$248,000	\$297,600	\$347,200	\$396,800	\$446,400	\$496,000	\$545,600	\$595,200	\$644,700	\$694,300
3.50%	\$240,300	\$288,400	\$336,500	\$384,500	\$432,600	\$480,700	\$528,700	\$576,800	\$624,900	\$672,900
3.75%	\$233,000	\$279,600	\$326,300	\$372,900	\$419,500	\$466,100	\$512,700	\$559,300	\$605,900	\$652,500
4.00%	\$226,100	\$271,300	\$316,500	\$361,700	\$406,900	\$452,100	\$497,300	\$542,500	\$587,700	\$633,000
4.25%	\$219,400	\$263,300	\$307,100	\$351,000	\$394,900	\$438,800	\$482,600	\$526,500	\$570,400	\$614,300
4.50%	\$213,000	\$255,600	\$298,200	\$340,800	\$383,400	\$426,000	\$468,600	\$511,200	\$553,800	\$596,400
4.75%	\$206,900	\$248,300	\$289,600	\$331,000	\$372,400	\$413,800	\$455,200	\$496,500	\$537,900	\$579,300
5.00%	\$201,000	\$241,200	\$281,500	\$321,700	\$361,900	\$402,100	\$442,300	\$482,500	\$522,700	\$562,900
5.25%	\$195,400	\$234,500	\$273,600	\$312,700	\$351,800	\$390,900	\$430,000	\$469,100	\$508,100	\$547,200
5.50%	\$190,100	\$228,100	\$266,100	\$304,100	\$342,100	\$380,200	\$418,200	\$456,200	\$494,200	\$532,200
5.75%	\$184,900	\$221,900	\$258,900	\$295,900	\$332,900	\$369,900	\$406,900	\$443,800	\$480,800	\$517,800
6.00%	\$180,000	\$216,000	\$252,000	\$288,000	\$324,000	\$360,000	\$396,000	\$432,000	\$468,000	\$504,000
6.25%	\$175,300	\$210,300	\$245,400	\$280,400	\$315,500	\$350,600	\$385,600	\$420,700	\$455,700	\$490,800
6.50%	\$170,700	\$204,900	\$239,000	\$273,200	\$307,300	\$341,500	\$375,600	\$409,800	\$443,900	\$478,100

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

- Based on **2018** 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 Monthly Payments.
- Mortgage Expense of: **28%** Principal and Interest (P&I) only.
- Down Payment of: **5.00%**
- Max Housing Expense: **38.00%** Max pricing can be affected downward if the sum of the monthly costs of P&I, real property taxes, HOA and/or maintenance fees, private mortgage insurance, homeowner's insurance and lease rent, if any, exceeds this percent of monthly income.



KAUAI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2018

COUNTY:	KAUAI		FAMILY SIZE: 5 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 **2018** 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 Monthly Payments.
3. Mortgage Expense of: **28%** Principal and Interest (P&I) only.
4. Down Payment of: **5.00%**
5. Max Housing Expense: **38.00%** Max pricing can be affected downward if the sum of the monthly costs of P&I, real property taxes, HOA and/or maintenance fees, private mortgage insurance, homeowner's insurance and lease rent, if any, exceeds this percent of monthly income.



KAUAI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2018

COUNTY:	KAUAI		FAMILY SIZE: 6 PERSON							
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$51,100	\$61,320	\$71,540	\$81,760	\$91,980	\$102,200	\$112,420	\$122,640	\$132,860	\$143,080
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$296,900	\$356,300	\$415,700	\$475,100	\$534,500	\$593,900	\$653,300	\$712,700	\$772,100	\$831,500
3.25%	\$287,700	\$345,200	\$402,700	\$460,300	\$517,800	\$575,300	\$632,900	\$690,400	\$747,900	\$805,500
3.50%	\$278,800	\$334,600	\$390,300	\$446,100	\$501,800	\$557,600	\$613,400	\$669,100	\$724,900	\$780,600
3.75%	\$270,300	\$324,400	\$378,500	\$432,500	\$486,600	\$540,700	\$594,700	\$648,800	\$702,900	\$756,900
4.00%	\$262,200	\$314,700	\$367,100	\$419,600	\$472,000	\$524,500	\$576,900	\$629,400	\$681,800	\$734,300
4.25%	\$254,500	\$305,400	\$356,300	\$407,200	\$458,100	\$509,000	\$559,900	\$610,800	\$661,700	\$712,600
4.50%	\$247,100	\$296,500	\$345,900	\$395,300	\$444,800	\$494,200	\$543,600	\$593,000	\$642,400	\$691,800
4.75%	\$240,000	\$288,000	\$336,000	\$384,000	\$432,000	\$480,000	\$528,000	\$576,000	\$624,000	\$672,000
5.00%	\$233,200	\$279,900	\$326,500	\$373,100	\$419,800	\$466,400	\$513,100	\$559,700	\$606,400	\$653,000
5.25%	\$226,700	\$272,100	\$317,400	\$362,800	\$408,100	\$453,400	\$498,800	\$544,100	\$589,500	\$634,800
5.50%	\$220,500	\$264,600	\$308,700	\$352,800	\$396,900	\$441,000	\$485,100	\$529,200	\$573,300	\$617,400
5.75%	\$214,500	\$257,400	\$300,300	\$343,300	\$386,200	\$429,100	\$472,000	\$514,900	\$557,800	\$600,700
6.00%	\$208,800	\$250,600	\$292,300	\$334,100	\$375,900	\$417,600	\$459,400	\$501,200	\$542,900	\$584,700
6.25%	\$203,300	\$244,000	\$284,700	\$325,300	\$366,000	\$406,700	\$447,300	\$488,000	\$528,700	\$569,300
6.50%	\$198,100	\$237,700	\$277,300	\$316,900	\$356,500	\$396,100	\$435,800	\$475,400	\$515,000	\$554,600

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

- Based on **2018** 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 Monthly Payments.
- Mortgage Expense of: **28%** Principal and Interest (P&I) only.
- Down Payment of: **5.00%**
- Max Housing Expense: **38.00%** Max pricing can be affected downward if the sum of the monthly costs of P&I, real property taxes, HOA and/or maintenance fees, private mortgage insurance, homeowner's insurance and lease rent, if any, exceeds this percent of monthly income.



KAUAI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2018

COUNTY:	KAUAI		FAMILY SIZE: 7 PERSON							
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$54,650	\$65,580	\$76,510	\$87,440	\$98,370	\$109,300	\$120,230	\$131,160	\$142,090	\$153,020
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$317,600	\$381,100	\$444,600	\$508,100	\$571,600	\$635,200	\$698,700	\$762,200	\$825,700	\$889,200
3.25%	\$307,700	\$369,200	\$430,700	\$492,200	\$553,800	\$615,300	\$676,800	\$738,400	\$799,900	\$861,400
3.50%	\$298,200	\$357,800	\$417,400	\$477,100	\$536,700	\$596,300	\$656,000	\$715,600	\$775,200	\$834,900
3.75%	\$289,100	\$346,900	\$404,800	\$462,600	\$520,400	\$578,200	\$636,000	\$693,900	\$751,700	\$809,500
4.00%	\$280,500	\$336,500	\$392,600	\$448,700	\$504,800	\$560,900	\$617,000	\$673,100	\$729,200	\$785,300
4.25%	\$272,200	\$326,600	\$381,000	\$435,500	\$489,900	\$544,300	\$598,800	\$653,200	\$707,600	\$762,100
4.50%	\$264,300	\$317,100	\$370,000	\$422,800	\$475,700	\$528,500	\$581,400	\$634,200	\$687,100	\$739,900
4.75%	\$256,700	\$308,000	\$359,300	\$410,700	\$462,000	\$513,300	\$564,700	\$616,000	\$667,300	\$718,700
5.00%	\$249,400	\$299,300	\$349,200	\$399,100	\$449,000	\$498,800	\$548,700	\$598,600	\$648,500	\$698,400
5.25%	\$242,500	\$291,000	\$339,500	\$388,000	\$436,400	\$484,900	\$533,400	\$581,900	\$630,400	\$678,900
5.50%	\$235,800	\$283,000	\$330,100	\$377,300	\$424,500	\$471,600	\$518,800	\$566,000	\$613,100	\$660,300
5.75%	\$229,400	\$275,300	\$321,200	\$367,100	\$413,000	\$458,900	\$504,800	\$550,600	\$596,500	\$642,400
6.00%	\$223,300	\$268,000	\$312,700	\$357,300	\$402,000	\$446,600	\$491,300	\$536,000	\$580,600	\$625,300
6.25%	\$217,500	\$260,900	\$304,400	\$347,900	\$391,400	\$434,900	\$478,400	\$521,900	\$565,400	\$608,900
6.50%	\$211,800	\$254,200	\$296,600	\$338,900	\$381,300	\$423,700	\$466,000	\$508,400	\$550,800	\$593,100

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

- Based on **2018** 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 Monthly Payments.
- Mortgage Expense of: **28%** Principal and Interest (P&I) only.
- Down Payment of: **5.00%**
- Max Housing Expense: **38.00%** Max pricing can be affected downward if the sum of the monthly costs of P&I, real property taxes, HOA and/or maintenance fees, private mortgage insurance, homeowner's insurance and lease rent, if any, exceeds this percent of monthly income.



KAUAI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2018

COUNTY:	KAUAI		FAMILY SIZE: 8 PERSON							
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$58,150	\$69,780	\$81,410	\$93,040	\$104,670	\$116,300	\$127,930	\$139,560	\$151,190	\$162,820
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$337,900	\$405,500	\$473,100	\$540,700	\$608,300	\$675,800	\$743,400	\$811,000	\$878,600	\$946,200
3.25%	\$327,400	\$392,800	\$458,300	\$523,800	\$589,200	\$654,700	\$720,200	\$785,700	\$851,100	\$916,600
3.50%	\$317,300	\$380,700	\$444,200	\$507,600	\$571,100	\$634,500	\$698,000	\$761,400	\$824,900	\$888,400
3.75%	\$307,600	\$369,200	\$430,700	\$492,200	\$553,700	\$615,300	\$676,800	\$738,300	\$799,800	\$861,400
4.00%	\$298,400	\$358,100	\$417,800	\$477,500	\$537,100	\$596,800	\$656,500	\$716,200	\$775,900	\$835,600
4.25%	\$289,600	\$347,500	\$405,400	\$463,400	\$521,300	\$579,200	\$637,100	\$695,000	\$753,000	\$810,900
4.50%	\$281,200	\$337,400	\$393,600	\$449,900	\$506,100	\$562,400	\$618,600	\$674,800	\$731,100	\$787,300
4.75%	\$273,100	\$327,700	\$382,400	\$437,000	\$491,600	\$546,200	\$600,800	\$655,500	\$710,100	\$764,700
5.00%	\$265,400	\$318,500	\$371,500	\$424,600	\$477,700	\$530,800	\$583,900	\$636,900	\$690,000	\$743,100
5.25%	\$258,000	\$309,600	\$361,200	\$412,800	\$464,400	\$516,000	\$567,600	\$619,200	\$670,800	\$722,400
5.50%	\$250,900	\$301,100	\$351,300	\$401,500	\$451,600	\$501,800	\$552,000	\$602,200	\$652,400	\$702,600
5.75%	\$244,100	\$293,000	\$341,800	\$390,600	\$439,400	\$488,300	\$537,100	\$585,900	\$634,700	\$683,600
6.00%	\$237,600	\$285,100	\$332,700	\$380,200	\$427,700	\$475,200	\$522,800	\$570,300	\$617,800	\$665,300
6.25%	\$231,400	\$277,700	\$323,900	\$370,200	\$416,500	\$462,800	\$509,000	\$555,300	\$601,600	\$647,900
6.50%	\$225,400	\$270,500	\$315,600	\$360,600	\$405,700	\$450,800	\$495,900	\$541,000	\$586,000	\$631,100

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

1. Based on **2018** 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 Monthly Payments.
3. Mortgage Expense of: **28%** Principal and Interest (P&I) only.
4. Down Payment of: **5.00%**
5. Max Housing Expense: **38.00%** Max pricing can be affected downward if the sum of the monthly costs of P&I, real property taxes, HOA and/or maintenance fees, private mortgage insurance, homeowner's insurance and lease rent, if any, exceeds this percent of monthly income.



MAUI COUNTY INCOME SCHEDULE BY FAMILY SIZE

2018

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
\$81,400									
Adjustments for family size		0.7000	0.8000	0.9000	1.0000	1.0800	1.1600	1.2400	1.3200
% of Income	10%	\$6,610	\$7,560	\$8,500	\$9,440	\$10,200	\$10,960	\$11,710	\$12,470
	20%	\$13,220	\$15,120	\$17,000	\$18,880	\$20,400	\$21,920	\$23,420	\$24,940
	30%	\$19,830	\$22,680	\$25,500	\$28,320	\$30,600	\$32,880	\$35,130	\$37,410
	40%	\$26,440	\$30,240	\$34,000	\$37,760	\$40,800	\$43,840	\$46,840	\$49,880
	50%	\$33,050	\$37,800	\$42,500	\$47,200	\$51,000	\$54,800	\$58,550	\$62,350
	60%	\$39,660	\$45,360	\$51,000	\$56,640	\$61,200	\$65,760	\$70,260	\$74,820
	70%	\$46,270	\$52,920	\$59,500	\$66,080	\$71,400	\$76,720	\$81,970	\$87,290
	80%	\$52,880	\$60,480	\$68,000	\$75,520	\$81,600	\$87,680	\$93,680	\$99,760
	90%	\$59,490	\$68,040	\$76,500	\$84,960	\$91,800	\$98,640	\$105,390	\$112,230
	100%	\$66,100	\$75,600	\$85,000	\$94,400	\$102,000	\$109,600	\$117,100	\$124,700
	110%	\$72,710	\$83,160	\$93,500	\$103,840	\$112,200	\$120,560	\$128,810	\$137,170
	120%	\$79,320	\$90,720	\$102,000	\$113,280	\$122,400	\$131,520	\$140,520	\$149,640
	130%	\$85,930	\$98,280	\$110,500	\$122,720	\$132,600	\$142,480	\$152,230	\$162,110
	140%	\$92,540	\$105,840	\$119,000	\$132,160	\$142,800	\$153,440	\$163,940	\$174,580

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 Very Low-Income Limit (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 median family income (based on the U.S. Census Bureau's ACS median family income estimates) 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 "FY2018 Briefing Materials" at <https://www.huduser.gov/portal/datasets/il/il18/IncomeLimitsMethodology-FY18.pdf>

HHFDC uses the HUD income limits for households at the 50% and 60% income levels as calculated for the Multifamily Tax Subsidy Project (MTSP) charts. For HHFDC programs, the 80% income level is calculated as the Multifamily Tax Subsidy Project (MTSP) VLIL (for FY 2018, it is also the HUD Section 8 VLIL) multiplied by 1.6 (or 80/50). The limits for households at other income levels are calculated in the same way. For further information see "Multifamily Tax Subsidy Income Limits" at <https://www.huduser.gov/portal/datasets/mtsp.html>

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



AFFORDABLE RENT GUIDELINES*

2018

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

<u>Area</u>	<u>\$81,400</u>	<u>Studio</u>	<u>1 Bedroom</u>	<u>2 Bedroom</u>	<u>3 Bedroom</u>	<u>4 Bedroom</u>
MAUI						
30% of Median		\$495	\$531	\$637	\$736	\$822
50% of Median		\$826	\$885	\$1,062	\$1,227	\$1,370
60% of Median		\$991	\$1,062	\$1,275	\$1,473	\$1,644
80% of Median		\$1,322	\$1,417	\$1,700	\$1,964	\$2,192
100% of Median		\$1,652	\$1,771	\$2,125	\$2,455	\$2,740
120% of Median		\$1,982	\$2,125	\$2,550	\$2,946	\$3,288
140% of Median		\$2,313	\$2,479	\$2,975	\$3,437	\$3,836

*Please note that area 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.



MAUI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2018

COUNTY:	MAUI									
	FAMILY SIZE: 1 PERSON									
<u>% of Median:</u>	<u>50%</u>	<u>60%</u>	<u>70%</u>	<u>80%</u>	<u>90%</u>	<u>100%</u>	<u>110%</u>	<u>120%</u>	<u>130%</u>	<u>140%</u>
<u>\$ Income:</u>	<u>\$33,050</u>	<u>\$39,660</u>	<u>\$46,270</u>	<u>\$52,880</u>	<u>\$59,490</u>	<u>\$66,100</u>	<u>\$72,710</u>	<u>\$79,320</u>	<u>\$85,930</u>	<u>\$92,540</u>
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$192,100	\$230,500	\$268,900	\$307,300	\$345,700	\$384,100	\$422,500	\$460,900	\$499,400	\$537,800
3.25%	\$186,100	\$223,300	\$260,500	\$297,700	\$334,900	\$372,100	\$409,300	\$446,500	\$483,700	\$521,000
3.50%	\$180,300	\$216,400	\$252,500	\$288,500	\$324,600	\$360,600	\$396,700	\$432,800	\$468,800	\$504,900
3.75%	\$174,800	\$209,800	\$244,800	\$279,700	\$314,700	\$349,700	\$384,700	\$419,600	\$454,600	\$489,600
4.00%	\$169,600	\$203,500	\$237,400	\$271,400	\$305,300	\$339,200	\$373,100	\$407,100	\$441,000	\$474,900
4.25%	\$164,600	\$197,500	\$230,400	\$263,400	\$296,300	\$329,200	\$362,100	\$395,000	\$428,000	\$460,900
4.50%	\$159,800	\$191,800	\$223,700	\$255,700	\$287,700	\$319,600	\$351,600	\$383,500	\$415,500	\$447,500
4.75%	\$155,200	\$186,300	\$217,300	\$248,400	\$279,400	\$310,400	\$341,500	\$372,500	\$403,600	\$434,600
5.00%	\$150,800	\$181,000	\$211,200	\$241,300	\$271,500	\$301,700	\$331,800	\$362,000	\$392,200	\$422,300
5.25%	\$146,600	\$176,000	\$205,300	\$234,600	\$263,900	\$293,300	\$322,600	\$351,900	\$381,300	\$410,600
5.50%	\$142,600	\$171,100	\$199,700	\$228,200	\$256,700	\$285,200	\$313,700	\$342,300	\$370,800	\$399,300
5.75%	\$138,800	\$166,500	\$194,300	\$222,000	\$249,800	\$277,500	\$305,300	\$333,000	\$360,800	\$388,500
6.00%	\$135,100	\$162,100	\$189,100	\$216,100	\$243,100	\$270,100	\$297,100	\$324,100	\$351,100	\$378,200
6.25%	\$131,500	\$157,800	\$184,100	\$210,400	\$236,700	\$263,000	\$289,300	\$315,600	\$341,900	\$368,200
6.50%	\$128,100	\$153,700	\$179,400	\$205,000	\$230,600	\$256,200	\$281,800	\$307,500	\$333,100	\$358,700

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

1. Based on **2018** 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 Monthly Payments.
3. Mortgage Expense of: **28%** Principal and Interest (P&I) only.
4. Down Payment of: **5.00%**
5. Max Housing Expense: **38.00%** Max pricing can be affected downward if the sum of the monthly costs of P&I, real property taxes, HOA and/or maintenance fees, private mortgage insurance, homeowner's insurance and lease rent, if any, exceeds this percent of monthly income.



MAUI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2018

COUNTY:	MAUI		FAMILY SIZE: 2 PERSON							
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$37,800	\$45,360	\$52,920	\$60,480	\$68,040	\$75,600	\$83,160	\$90,720	\$98,280	\$105,840
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$219,700	\$263,600	\$307,500	\$351,500	\$395,400	\$439,300	\$483,300	\$527,200	\$571,100	\$615,100
3.25%	\$212,800	\$255,400	\$297,900	\$340,500	\$383,000	\$425,600	\$468,200	\$510,700	\$553,300	\$595,800
3.50%	\$206,200	\$247,500	\$288,700	\$330,000	\$371,200	\$412,500	\$453,700	\$495,000	\$536,200	\$577,500
3.75%	\$200,000	\$240,000	\$280,000	\$320,000	\$359,900	\$399,900	\$439,900	\$479,900	\$519,900	\$559,900
4.00%	\$194,000	\$232,800	\$271,600	\$310,400	\$349,200	\$388,000	\$426,800	\$465,600	\$504,400	\$543,100
4.25%	\$188,300	\$225,900	\$263,600	\$301,200	\$338,900	\$376,500	\$414,200	\$451,800	\$489,500	\$527,100
4.50%	\$182,800	\$219,300	\$255,900	\$292,400	\$329,000	\$365,600	\$402,100	\$438,700	\$475,200	\$511,800
4.75%	\$177,500	\$213,000	\$248,500	\$284,100	\$319,600	\$355,100	\$390,600	\$426,100	\$461,600	\$497,100
5.00%	\$172,500	\$207,000	\$241,500	\$276,000	\$310,500	\$345,000	\$379,500	\$414,000	\$448,500	\$483,000
5.25%	\$167,700	\$201,300	\$234,800	\$268,300	\$301,900	\$335,400	\$369,000	\$402,500	\$436,000	\$469,600
5.50%	\$163,100	\$195,700	\$228,300	\$261,000	\$293,600	\$326,200	\$358,800	\$391,500	\$424,100	\$456,700
5.75%	\$158,700	\$190,400	\$222,200	\$253,900	\$285,700	\$317,400	\$349,100	\$380,900	\$412,600	\$444,300
6.00%	\$154,500	\$185,400	\$216,300	\$247,100	\$278,000	\$308,900	\$339,800	\$370,700	\$401,600	\$432,500
6.25%	\$150,400	\$180,500	\$210,600	\$240,700	\$270,700	\$300,800	\$330,900	\$361,000	\$391,100	\$421,100
6.50%	\$146,500	\$175,800	\$205,100	\$234,400	\$263,700	\$293,000	\$322,300	\$351,600	\$380,900	\$410,300

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

1. Based on **2018** 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 Monthly Payments.
3. Mortgage Expense of: **28%** Principal and Interest (P&I) only.
4. Down Payment of: **5.00%**
5. Max Housing Expense: **38.00%** Max pricing can be affected downward if the sum of the monthly costs of P&I, real property taxes, HOA and/or maintenance fees, private mortgage insurance, homeowner's insurance and lease rent, if any, exceeds this percent of monthly income.



MAUI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2018

COUNTY:	MAUI		FAMILY SIZE: 3 PERSON							
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$42,500	\$51,000	\$59,500	\$68,000	\$76,500	\$85,000	\$93,500	\$102,000	\$110,500	\$119,000
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$247,000	\$296,400	\$345,800	\$395,200	\$444,600	\$493,900	\$543,300	\$592,700	\$642,100	\$691,500
3.25%	\$239,300	\$287,100	\$335,000	\$382,800	\$430,700	\$478,500	\$526,400	\$574,200	\$622,100	\$669,900
3.50%	\$231,900	\$278,300	\$324,600	\$371,000	\$417,400	\$463,800	\$510,100	\$556,500	\$602,900	\$649,300
3.75%	\$224,800	\$269,800	\$314,800	\$359,700	\$404,700	\$449,700	\$494,600	\$539,600	\$584,600	\$629,500
4.00%	\$218,100	\$261,700	\$305,300	\$349,000	\$392,600	\$436,200	\$479,800	\$523,400	\$567,100	\$610,700
4.25%	\$211,700	\$254,000	\$296,300	\$338,700	\$381,000	\$423,300	\$465,700	\$508,000	\$550,300	\$592,700
4.50%	\$205,500	\$246,600	\$287,700	\$328,800	\$369,900	\$411,000	\$452,100	\$493,200	\$534,300	\$575,400
4.75%	\$199,600	\$239,500	\$279,500	\$319,400	\$359,300	\$399,200	\$439,100	\$479,100	\$519,000	\$558,900
5.00%	\$194,000	\$232,800	\$271,600	\$310,300	\$349,100	\$387,900	\$426,700	\$465,500	\$504,300	\$543,100
5.25%	\$188,600	\$226,300	\$264,000	\$301,700	\$339,400	\$377,100	\$414,800	\$452,600	\$490,300	\$528,000
5.50%	\$183,400	\$220,100	\$256,700	\$293,400	\$330,100	\$366,800	\$403,500	\$440,100	\$476,800	\$513,500
5.75%	\$178,400	\$214,100	\$249,800	\$285,500	\$321,200	\$356,900	\$392,500	\$428,200	\$463,900	\$499,600
6.00%	\$173,700	\$208,400	\$243,100	\$277,900	\$312,600	\$347,300	\$382,100	\$416,800	\$451,500	\$486,300
6.25%	\$169,100	\$202,900	\$236,800	\$270,600	\$304,400	\$338,200	\$372,000	\$405,900	\$439,700	\$473,500
6.50%	\$164,700	\$197,700	\$230,600	\$263,600	\$296,500	\$329,500	\$362,400	\$395,400	\$428,300	\$461,300

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

1. Based on **2018** 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 Monthly Payments.
3. Mortgage Expense of: **28%** Principal and Interest (P&I) only.
4. Down Payment of: **5.00%**
5. Max Housing Expense: **38.00%** Max pricing can be affected downward if the sum of the monthly costs of P&I, real property taxes, HOA and/or maintenance fees, private mortgage insurance, homeowner's insurance and lease rent, if any, exceeds this percent of monthly income.



MAUI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2018

COUNTY:	MAUI		FAMILY SIZE: 4 PERSON							
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$47,200	\$56,640	\$66,080	\$75,520	\$84,960	\$94,400	\$103,840	\$113,280	\$122,720	\$132,160
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$274,300	\$329,100	\$384,000	\$438,900	\$493,700	\$548,600	\$603,400	\$658,300	\$713,100	\$768,000
3.25%	\$265,700	\$318,900	\$372,000	\$425,100	\$478,300	\$531,400	\$584,600	\$637,700	\$690,900	\$744,000
3.50%	\$257,500	\$309,000	\$360,500	\$412,000	\$463,500	\$515,000	\$566,600	\$618,100	\$669,600	\$721,100
3.75%	\$249,700	\$299,600	\$349,600	\$399,500	\$449,500	\$499,400	\$549,300	\$599,300	\$649,200	\$699,200
4.00%	\$242,200	\$290,700	\$339,100	\$387,600	\$436,000	\$484,400	\$532,900	\$581,300	\$629,800	\$678,200
4.25%	\$235,100	\$282,100	\$329,100	\$376,100	\$423,100	\$470,100	\$517,200	\$564,200	\$611,200	\$658,200
4.50%	\$228,200	\$273,900	\$319,500	\$365,200	\$410,800	\$456,500	\$502,100	\$547,700	\$593,400	\$639,000
4.75%	\$221,700	\$266,000	\$310,400	\$354,700	\$399,000	\$443,400	\$487,700	\$532,000	\$576,400	\$620,700
5.00%	\$215,400	\$258,500	\$301,600	\$344,700	\$387,700	\$430,800	\$473,900	\$517,000	\$560,100	\$603,200
5.25%	\$209,400	\$251,300	\$293,200	\$335,100	\$376,900	\$418,800	\$460,700	\$502,600	\$544,500	\$586,400
5.50%	\$203,700	\$244,400	\$285,100	\$325,900	\$366,600	\$407,300	\$448,100	\$488,800	\$529,500	\$570,300
5.75%	\$198,200	\$237,800	\$277,400	\$317,100	\$356,700	\$396,300	\$435,900	\$475,600	\$515,200	\$554,800
6.00%	\$192,900	\$231,500	\$270,000	\$308,600	\$347,200	\$385,800	\$424,300	\$462,900	\$501,500	\$540,100
6.25%	\$187,800	\$225,400	\$262,900	\$300,500	\$338,100	\$375,600	\$413,200	\$450,800	\$488,300	\$525,900
6.50%	\$183,000	\$219,500	\$256,100	\$292,700	\$329,300	\$365,900	\$402,500	\$439,100	\$475,700	\$512,300

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

1. Based on **2018** 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 Monthly Payments.
3. Mortgage Expense of: **28%** Principal and Interest (P&I) only.
4. Down Payment of: **5.00%**
5. Max Housing Expense: **38.00%** Max pricing can be affected downward if the sum of the monthly costs of P&I, real property taxes, HOA and/or maintenance fees, private mortgage insurance, homeowner's insurance and lease rent, if any, exceeds this percent of monthly income.



MAUI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2018

COUNTY:	MAUI									
	FAMILY SIZE: 5 PERSON									
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$51,000	\$61,200	\$71,400	\$81,600	\$91,800	\$102,000	\$112,200	\$122,400	\$132,600	\$142,800
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$296,400	\$355,600	\$414,900	\$474,200	\$533,500	\$592,700	\$652,000	\$711,300	\$770,600	\$829,800
3.25%	\$287,100	\$344,500	\$401,900	\$459,400	\$516,800	\$574,200	\$631,600	\$689,100	\$746,500	\$803,900
3.50%	\$278,300	\$333,900	\$389,600	\$445,200	\$500,900	\$556,500	\$612,200	\$667,800	\$723,500	\$779,100
3.75%	\$269,800	\$323,800	\$377,700	\$431,700	\$485,600	\$539,600	\$593,600	\$647,500	\$701,500	\$755,400
4.00%	\$261,700	\$314,100	\$366,400	\$418,800	\$471,100	\$523,400	\$575,800	\$628,100	\$680,500	\$732,800
4.25%	\$254,000	\$304,800	\$355,600	\$406,400	\$457,200	\$508,000	\$558,800	\$609,600	\$660,400	\$711,200
4.50%	\$246,600	\$295,900	\$345,200	\$394,600	\$443,900	\$493,200	\$542,500	\$591,800	\$641,200	\$690,500
4.75%	\$239,500	\$287,400	\$335,300	\$383,200	\$431,200	\$479,100	\$527,000	\$574,900	\$622,800	\$670,700
5.00%	\$232,800	\$279,300	\$325,900	\$372,400	\$419,000	\$465,500	\$512,100	\$558,600	\$605,200	\$651,700
5.25%	\$226,300	\$271,500	\$316,800	\$362,000	\$407,300	\$452,600	\$497,800	\$543,100	\$588,300	\$633,600
5.50%	\$220,100	\$264,100	\$308,100	\$352,100	\$396,100	\$440,100	\$484,100	\$528,200	\$572,200	\$616,200
5.75%	\$214,100	\$256,900	\$299,800	\$342,600	\$385,400	\$428,200	\$471,000	\$513,900	\$556,700	\$599,500
6.00%	\$208,400	\$250,100	\$291,800	\$333,400	\$375,100	\$416,800	\$458,500	\$500,200	\$541,900	\$583,500
6.25%	\$202,900	\$243,500	\$284,100	\$324,700	\$365,300	\$405,900	\$446,500	\$487,000	\$527,600	\$568,200
6.50%	\$197,700	\$237,200	\$276,800	\$316,300	\$355,800	\$395,400	\$434,900	\$474,400	\$514,000	\$553,500

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1. Based on **2018** 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 Monthly Payments.
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MAUI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2018

COUNTY:	MAUI		FAMILY SIZE: 6 PERSON							
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$54,800	\$65,760	\$76,720	\$87,680	\$98,640	\$109,600	\$120,560	\$131,520	\$142,480	\$153,440
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$318,500	\$382,100	\$445,800	\$509,500	\$573,200	\$636,900	\$700,600	\$764,300	\$828,000	\$891,700
3.25%	\$308,500	\$370,200	\$431,900	\$493,600	\$555,300	\$617,000	\$678,700	\$740,400	\$802,100	\$863,800
3.50%	\$299,000	\$358,800	\$418,600	\$478,400	\$538,200	\$598,000	\$657,800	\$717,600	\$777,400	\$837,200
3.75%	\$289,900	\$347,900	\$405,900	\$463,800	\$521,800	\$579,800	\$637,800	\$695,800	\$753,800	\$811,700
4.00%	\$281,200	\$337,500	\$393,700	\$450,000	\$506,200	\$562,400	\$618,700	\$674,900	\$731,200	\$787,400
4.25%	\$272,900	\$327,500	\$382,100	\$436,700	\$491,300	\$545,800	\$600,400	\$655,000	\$709,600	\$764,200
4.50%	\$265,000	\$318,000	\$371,000	\$424,000	\$477,000	\$530,000	\$582,900	\$635,900	\$688,900	\$741,900
4.75%	\$257,400	\$308,900	\$360,300	\$411,800	\$463,300	\$514,800	\$566,200	\$617,700	\$669,200	\$720,700
5.00%	\$250,100	\$300,100	\$350,100	\$400,200	\$450,200	\$500,200	\$550,200	\$600,200	\$650,300	\$700,300
5.25%	\$243,100	\$291,800	\$340,400	\$389,000	\$437,600	\$486,300	\$534,900	\$583,500	\$632,200	\$680,800
5.50%	\$236,500	\$283,800	\$331,000	\$378,300	\$425,600	\$472,900	\$520,200	\$567,500	\$614,800	\$662,100
5.75%	\$230,100	\$276,100	\$322,100	\$368,100	\$414,100	\$460,100	\$506,100	\$552,200	\$598,200	\$644,200
6.00%	\$223,900	\$268,700	\$313,500	\$358,300	\$403,100	\$447,900	\$492,700	\$537,400	\$582,200	\$627,000
6.25%	\$218,100	\$261,700	\$305,300	\$348,900	\$392,500	\$436,100	\$479,700	\$523,300	\$566,900	\$610,600
6.50%	\$212,400	\$254,900	\$297,400	\$339,900	\$382,300	\$424,800	\$467,300	\$509,800	\$552,300	\$594,800

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3. Mortgage Expense of: **28%** Principal and Interest (P&I) only.
4. Down Payment of: **5.00%**
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MAUI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2018

COUNTY:	MAUI		FAMILY SIZE: 7 PERSON							
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$58,550	\$70,260	\$81,970	\$93,680	\$105,390	\$117,100	\$128,810	\$140,520	\$152,230	\$163,940
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$340,200	\$408,300	\$476,300	\$544,400	\$612,400	\$680,500	\$748,500	\$816,600	\$884,600	\$952,700
3.25%	\$329,600	\$395,500	\$461,500	\$527,400	\$593,300	\$659,200	\$725,100	\$791,100	\$857,000	\$922,900
3.50%	\$319,500	\$383,300	\$447,200	\$511,100	\$575,000	\$638,900	\$702,800	\$766,700	\$830,600	\$894,500
3.75%	\$309,700	\$371,700	\$433,600	\$495,600	\$557,500	\$619,500	\$681,400	\$743,400	\$805,300	\$867,300
4.00%	\$300,500	\$360,600	\$420,700	\$480,700	\$540,800	\$600,900	\$661,000	\$721,100	\$781,200	\$841,300
4.25%	\$291,600	\$349,900	\$408,200	\$466,600	\$524,900	\$583,200	\$641,500	\$699,800	\$758,100	\$816,500
4.50%	\$283,100	\$339,700	\$396,400	\$453,000	\$509,600	\$566,200	\$622,800	\$679,500	\$736,100	\$792,700
4.75%	\$275,000	\$330,000	\$385,000	\$440,000	\$495,000	\$550,000	\$605,000	\$660,000	\$715,000	\$770,000
5.00%	\$267,200	\$320,700	\$374,100	\$427,500	\$481,000	\$534,400	\$587,900	\$641,300	\$694,800	\$748,200
5.25%	\$259,800	\$311,700	\$363,700	\$415,600	\$467,600	\$519,500	\$571,500	\$623,500	\$675,400	\$727,400
5.50%	\$252,600	\$303,200	\$353,700	\$404,200	\$454,800	\$505,300	\$555,800	\$606,300	\$656,900	\$707,400
5.75%	\$245,800	\$295,000	\$344,100	\$393,300	\$442,500	\$491,600	\$540,800	\$589,900	\$639,100	\$688,300
6.00%	\$239,300	\$287,100	\$335,000	\$382,800	\$430,700	\$478,500	\$526,400	\$574,200	\$622,100	\$669,900
6.25%	\$233,000	\$279,600	\$326,200	\$372,800	\$419,400	\$466,000	\$512,500	\$559,100	\$605,700	\$652,300
6.50%	\$226,900	\$272,300	\$317,700	\$363,100	\$408,500	\$453,900	\$499,300	\$544,700	\$590,100	\$635,500

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MAUI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2018

COUNTY:	MAUI		FAMILY SIZE: 8 PERSON							
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$62,350	\$74,820	\$87,290	\$99,760	\$112,230	\$124,700	\$137,170	\$149,640	\$162,110	\$174,580
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$362,300	\$434,800	\$507,300	\$579,700	\$652,200	\$724,600	\$797,100	\$869,600	\$942,000	\$1,014,500
3.25%	\$351,000	\$421,200	\$491,400	\$561,600	\$631,800	\$702,000	\$772,200	\$842,400	\$912,600	\$982,800
3.50%	\$340,200	\$408,200	\$476,300	\$544,300	\$612,300	\$680,400	\$748,400	\$816,400	\$884,500	\$952,500
3.75%	\$329,800	\$395,800	\$461,800	\$527,800	\$593,700	\$659,700	\$725,700	\$791,600	\$857,600	\$923,600
4.00%	\$320,000	\$384,000	\$448,000	\$511,900	\$575,900	\$639,900	\$703,900	\$767,900	\$831,900	\$895,900
4.25%	\$310,500	\$372,600	\$434,700	\$496,800	\$558,900	\$621,000	\$683,100	\$745,200	\$807,400	\$869,500
4.50%	\$301,500	\$361,800	\$422,100	\$482,400	\$542,700	\$603,000	\$663,300	\$723,600	\$783,900	\$844,200
4.75%	\$292,800	\$351,400	\$410,000	\$468,500	\$527,100	\$585,700	\$644,200	\$702,800	\$761,400	\$819,900
5.00%	\$284,600	\$341,500	\$398,400	\$455,300	\$512,200	\$569,100	\$626,000	\$682,900	\$739,900	\$796,800
5.25%	\$276,600	\$332,000	\$387,300	\$442,600	\$497,900	\$553,300	\$608,600	\$663,900	\$719,200	\$774,600
5.50%	\$269,000	\$322,800	\$376,700	\$430,500	\$484,300	\$538,100	\$591,900	\$645,700	\$699,500	\$753,300
5.75%	\$261,800	\$314,100	\$366,500	\$418,800	\$471,200	\$523,500	\$575,900	\$628,200	\$680,600	\$732,900
6.00%	\$254,800	\$305,700	\$356,700	\$407,700	\$458,600	\$509,600	\$560,500	\$611,500	\$662,400	\$713,400
6.25%	\$248,100	\$297,700	\$347,300	\$397,000	\$446,600	\$496,200	\$545,800	\$595,400	\$645,100	\$694,700
6.50%	\$241,700	\$290,000	\$338,400	\$386,700	\$435,000	\$483,400	\$531,700	\$580,000	\$628,400	\$676,700

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