



# HAWAII COUNTY INCOME SCHEDULE BY FAMILY SIZE

2019

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
\$70,100									
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 "FY2019 Briefing Materials" at <https://www.huduser.gov/portal/datasets/il/il19/IncomeLimitsMethodology-FY19.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 2019, 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\*

2019

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

<u>Area</u>	<u>\$70,100</u>	<u>Studio</u>	<u>1 Bedroom</u>	<u>2 Bedroom</u>	<u>3 Bedroom</u>	<u>4 Bedroom</u>
<b>HAWAII COUNTY</b>						
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	\$1,767	\$2,121	\$2,450	\$2,733
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\*

2019

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%	\$160,200	\$192,200	\$224,300	\$256,300	\$288,400	\$320,400	\$352,500	\$384,500	\$416,500	\$448,600
3.25%	\$155,200	\$186,200	\$217,300	\$248,300	\$279,400	\$310,400	\$341,400	\$372,500	\$403,500	\$434,600
3.50%	\$150,400	\$180,500	\$210,600	\$240,700	\$270,800	\$300,800	\$330,900	\$361,000	\$391,100	\$421,200
3.75%	\$145,800	\$175,000	\$204,200	\$233,400	\$262,500	\$291,700	\$320,900	\$350,000	\$379,200	\$408,400
4.00%	\$141,500	\$169,800	\$198,100	\$226,400	\$254,700	\$283,000	\$311,300	\$339,500	\$367,800	\$396,100
4.25%	\$137,300	\$164,800	\$192,200	\$219,700	\$247,100	\$274,600	\$302,100	\$329,500	\$357,000	\$384,400
4.50%	\$133,300	\$160,000	\$186,600	\$213,300	\$239,900	\$266,600	\$293,300	\$319,900	\$346,600	\$373,300
4.75%	\$129,500	\$155,400	\$181,300	\$207,200	\$233,100	\$259,000	\$284,900	\$310,800	\$336,700	\$362,500
5.00%	\$125,800	\$151,000	\$176,200	\$201,300	\$226,500	\$251,600	\$276,800	\$302,000	\$327,100	\$352,300
5.25%	\$122,300	\$146,800	\$171,200	\$195,700	\$220,200	\$244,600	\$269,100	\$293,600	\$318,000	\$342,500
5.50%	\$119,000	\$142,800	\$166,500	\$190,300	\$214,100	\$237,900	\$261,700	\$285,500	\$309,300	\$333,100
5.75%	\$115,700	\$138,900	\$162,000	\$185,200	\$208,300	\$231,500	\$254,600	\$277,800	\$300,900	\$324,100
6.00%	\$112,700	\$135,200	\$157,700	\$180,300	\$202,800	\$225,300	\$247,800	\$270,400	\$292,900	\$315,400
6.25%	\$109,700	\$131,600	\$153,600	\$175,500	\$197,500	\$219,400	\$241,300	\$263,300	\$285,200	\$307,200
6.50%	\$106,900	\$128,200	\$149,600	\$171,000	\$192,400	\$213,700	\$235,100	\$256,500	\$277,800	\$299,200

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

1. Based on **2019** 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\*

2019

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%	\$182,900	\$219,500	\$256,100	\$292,700	\$329,300	\$365,900	\$402,400	\$439,000	\$475,600	\$512,200
3.25%	\$177,200	\$212,700	\$248,100	\$283,500	\$319,000	\$354,400	\$389,900	\$425,300	\$460,700	\$496,200
3.50%	\$171,700	\$206,100	\$240,400	\$274,800	\$309,100	\$343,500	\$377,800	\$412,200	\$446,500	\$480,900
3.75%	\$166,500	\$199,800	\$233,100	\$266,400	\$299,800	\$333,100	\$366,400	\$399,700	\$433,000	\$466,300
4.00%	\$161,500	\$193,900	\$226,200	\$258,500	\$290,800	\$323,100	\$355,400	\$387,700	\$420,000	\$452,300
4.25%	\$156,800	\$188,100	\$219,500	\$250,800	\$282,200	\$313,500	\$344,900	\$376,300	\$407,600	\$439,000
4.50%	\$152,200	\$182,700	\$213,100	\$243,500	\$274,000	\$304,400	\$334,900	\$365,300	\$395,700	\$426,200
4.75%	\$147,800	\$177,400	\$207,000	\$236,600	\$266,100	\$295,700	\$325,300	\$354,800	\$384,400	\$414,000
5.00%	\$143,700	\$172,400	\$201,100	\$229,900	\$258,600	\$287,300	\$316,100	\$344,800	\$373,500	\$402,300
5.25%	\$139,700	\$167,600	\$195,500	\$223,500	\$251,400	\$279,300	\$307,300	\$335,200	\$363,100	\$391,100
5.50%	\$135,800	\$163,000	\$190,200	\$217,300	\$244,500	\$271,700	\$298,800	\$326,000	\$353,200	\$380,300
5.75%	\$132,200	\$158,600	\$185,000	\$211,500	\$237,900	\$264,300	\$290,700	\$317,200	\$343,600	\$370,000
6.00%	\$128,600	\$154,400	\$180,100	\$205,800	\$231,500	\$257,300	\$283,000	\$308,700	\$334,400	\$360,200
6.25%	\$125,300	\$150,300	\$175,400	\$200,400	\$225,500	\$250,500	\$275,600	\$300,600	\$325,700	\$350,700
6.50%	\$122,000	\$146,400	\$170,800	\$195,200	\$219,600	\$244,000	\$268,400	\$292,800	\$317,200	\$341,600

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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\*

2019

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%	\$205,900	\$247,100	\$288,300	\$329,500	\$370,700	\$411,900	\$453,100	\$494,300	\$535,400	\$576,600
3.25%	\$199,500	\$239,400	\$279,300	\$319,200	\$359,100	\$399,000	\$438,900	\$478,800	\$518,700	\$558,600
3.50%	\$193,400	\$232,000	\$270,700	\$309,400	\$348,000	\$386,700	\$425,400	\$464,000	\$502,700	\$541,400
3.75%	\$187,500	\$225,000	\$262,500	\$300,000	\$337,500	\$375,000	\$412,500	\$450,000	\$487,400	\$524,900
4.00%	\$181,900	\$218,200	\$254,600	\$291,000	\$327,400	\$363,700	\$400,100	\$436,500	\$472,800	\$509,200
4.25%	\$176,500	\$211,800	\$247,100	\$282,400	\$317,700	\$353,000	\$388,300	\$423,600	\$458,900	\$494,200
4.50%	\$171,400	\$205,600	\$239,900	\$274,200	\$308,400	\$342,700	\$377,000	\$411,300	\$445,500	\$479,800
4.75%	\$166,400	\$199,700	\$233,000	\$266,300	\$299,600	\$332,900	\$366,200	\$399,500	\$432,800	\$466,000
5.00%	\$161,700	\$194,100	\$226,400	\$258,800	\$291,100	\$323,500	\$355,800	\$388,200	\$420,500	\$452,900
5.25%	\$157,200	\$188,700	\$220,100	\$251,600	\$283,000	\$314,500	\$345,900	\$377,400	\$408,800	\$440,300
5.50%	\$152,900	\$183,500	\$214,100	\$244,700	\$275,300	\$305,800	\$336,400	\$367,000	\$397,600	\$428,200
5.75%	\$148,800	\$178,500	\$208,300	\$238,000	\$267,800	\$297,600	\$327,300	\$357,100	\$386,800	\$416,600
6.00%	\$144,800	\$173,800	\$202,700	\$231,700	\$260,700	\$289,600	\$318,600	\$347,600	\$376,500	\$405,500
6.25%	\$141,000	\$169,200	\$197,400	\$225,600	\$253,800	\$282,000	\$310,200	\$338,400	\$366,600	\$394,800
6.50%	\$137,400	\$164,800	\$192,300	\$219,800	\$247,300	\$274,700	\$302,200	\$329,700	\$357,200	\$384,600

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- 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\*

2019

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%	\$228,700	\$274,400	\$320,100	\$365,900	\$411,600	\$457,300	\$503,000	\$548,800	\$594,500	\$640,200
3.25%	\$221,500	\$265,800	\$310,100	\$354,400	\$398,700	\$443,000	\$487,300	\$531,600	\$575,900	\$620,200
3.50%	\$214,700	\$257,600	\$300,600	\$343,500	\$386,400	\$429,400	\$472,300	\$515,200	\$558,200	\$601,100
3.75%	\$208,200	\$249,800	\$291,400	\$333,100	\$374,700	\$416,300	\$458,000	\$499,600	\$541,200	\$582,900
4.00%	\$201,900	\$242,300	\$282,700	\$323,100	\$363,500	\$403,900	\$444,200	\$484,600	\$525,000	\$565,400
4.25%	\$196,000	\$235,200	\$274,400	\$313,500	\$352,700	\$391,900	\$431,100	\$470,300	\$509,500	\$548,700
4.50%	\$190,300	\$228,300	\$266,400	\$304,400	\$342,500	\$380,500	\$418,600	\$456,600	\$494,700	\$532,700
4.75%	\$184,800	\$221,800	\$258,700	\$295,700	\$332,700	\$369,600	\$406,600	\$443,500	\$480,500	\$517,500
5.00%	\$179,600	\$215,500	\$251,400	\$287,300	\$323,200	\$359,200	\$395,100	\$431,000	\$466,900	\$502,800
5.25%	\$174,600	\$209,500	\$244,400	\$279,300	\$314,200	\$349,200	\$384,100	\$419,000	\$453,900	\$488,800
5.50%	\$169,800	\$203,700	\$237,700	\$271,700	\$305,600	\$339,600	\$373,500	\$407,500	\$441,400	\$475,400
5.75%	\$165,200	\$198,200	\$231,300	\$264,300	\$297,400	\$330,400	\$363,400	\$396,500	\$429,500	\$462,500
6.00%	\$160,800	\$193,000	\$225,100	\$257,300	\$289,400	\$321,600	\$353,700	\$385,900	\$418,100	\$450,200
6.25%	\$156,600	\$187,900	\$219,200	\$250,500	\$281,800	\$313,100	\$344,500	\$375,800	\$407,100	\$438,400
6.50%	\$152,500	\$183,000	\$213,500	\$244,000	\$274,500	\$305,000	\$335,500	\$366,000	\$396,600	\$427,100

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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\*

2019

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%	\$247,000	\$296,400	\$345,800	\$395,200	\$444,600	\$494,000	\$543,400	\$592,800	\$642,200	\$691,600
3.25%	\$239,300	\$287,100	\$335,000	\$382,900	\$430,700	\$478,600	\$526,400	\$574,300	\$622,200	\$670,000
3.50%	\$231,900	\$278,300	\$324,700	\$371,100	\$417,400	\$463,800	\$510,200	\$556,600	\$603,000	\$649,400
3.75%	\$224,900	\$269,800	\$314,800	\$359,800	\$404,800	\$449,700	\$494,700	\$539,700	\$584,700	\$629,600
4.00%	\$218,100	\$261,800	\$305,400	\$349,000	\$392,600	\$436,300	\$479,900	\$523,500	\$567,100	\$610,800
4.25%	\$211,700	\$254,000	\$296,400	\$338,700	\$381,000	\$423,400	\$465,700	\$508,100	\$550,400	\$592,700
4.50%	\$205,500	\$246,600	\$287,700	\$328,900	\$370,000	\$411,100	\$452,200	\$493,300	\$534,400	\$575,500
4.75%	\$199,600	\$239,600	\$279,500	\$319,400	\$359,300	\$399,300	\$439,200	\$479,100	\$519,100	\$559,000
5.00%	\$194,000	\$232,800	\$271,600	\$310,400	\$349,200	\$388,000	\$426,800	\$465,600	\$504,400	\$543,200
5.25%	\$188,600	\$226,300	\$264,000	\$301,700	\$339,500	\$377,200	\$414,900	\$452,600	\$490,300	\$528,100
5.50%	\$183,400	\$220,100	\$256,800	\$293,500	\$330,100	\$366,800	\$403,500	\$440,200	\$476,900	\$513,600
5.75%	\$178,500	\$214,100	\$249,800	\$285,500	\$321,200	\$356,900	\$392,600	\$428,300	\$464,000	\$499,700
6.00%	\$173,700	\$208,400	\$243,200	\$277,900	\$312,700	\$347,400	\$382,100	\$416,900	\$451,600	\$486,400
6.25%	\$169,100	\$203,000	\$236,800	\$270,600	\$304,400	\$338,300	\$372,100	\$405,900	\$439,800	\$473,600
6.50%	\$164,800	\$197,700	\$230,700	\$263,600	\$296,600	\$329,500	\$362,500	\$395,400	\$428,400	\$461,300

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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\*

2019

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%	\$265,400	\$318,400	\$371,500	\$424,600	\$477,600	\$530,700	\$583,800	\$636,900	\$689,900	\$743,000
3.25%	\$257,100	\$308,500	\$359,900	\$411,300	\$462,700	\$514,100	\$565,500	\$617,000	\$668,400	\$719,800
3.50%	\$249,100	\$299,000	\$348,800	\$398,600	\$448,500	\$498,300	\$548,100	\$597,900	\$647,800	\$697,600
3.75%	\$241,600	\$289,900	\$338,200	\$386,500	\$434,800	\$483,200	\$531,500	\$579,800	\$628,100	\$676,400
4.00%	\$234,300	\$281,200	\$328,100	\$374,900	\$421,800	\$468,700	\$515,500	\$562,400	\$609,300	\$656,200
4.25%	\$227,400	\$272,900	\$318,400	\$363,900	\$409,400	\$454,800	\$500,300	\$545,800	\$591,300	\$636,800
4.50%	\$220,800	\$265,000	\$309,100	\$353,300	\$397,400	\$441,600	\$485,800	\$529,900	\$574,100	\$618,200
4.75%	\$214,500	\$257,400	\$300,300	\$343,200	\$386,000	\$428,900	\$471,800	\$514,700	\$557,600	\$600,500
5.00%	\$208,400	\$250,100	\$291,800	\$333,500	\$375,100	\$416,800	\$458,500	\$500,200	\$541,900	\$583,500
5.25%	\$202,600	\$243,100	\$283,600	\$324,200	\$364,700	\$405,200	\$445,700	\$486,200	\$526,800	\$567,300
5.50%	\$197,000	\$236,400	\$275,900	\$315,300	\$354,700	\$394,100	\$433,500	\$472,900	\$512,300	\$551,700
5.75%	\$191,700	\$230,100	\$268,400	\$306,700	\$345,100	\$383,400	\$421,800	\$460,100	\$498,400	\$536,800
6.00%	\$186,600	\$223,900	\$261,200	\$298,600	\$335,900	\$373,200	\$410,500	\$447,800	\$485,200	\$522,500
6.25%	\$181,700	\$218,000	\$254,400	\$290,700	\$327,100	\$363,400	\$399,700	\$436,100	\$472,400	\$508,800
6.50%	\$177,000	\$212,400	\$247,800	\$283,200	\$318,600	\$354,000	\$389,400	\$424,800	\$460,200	\$495,600

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

1. Based on **2019** 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\*

2019

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%	\$283,700	\$340,500	\$397,200	\$453,900	\$510,700	\$567,400	\$624,200	\$680,900	\$737,700	\$794,400
3.25%	\$274,800	\$329,800	\$384,800	\$439,800	\$494,700	\$549,700	\$604,700	\$659,600	\$714,600	\$769,600
3.50%	\$266,400	\$319,600	\$372,900	\$426,200	\$479,500	\$532,700	\$586,000	\$639,300	\$692,600	\$745,800
3.75%	\$258,300	\$309,900	\$361,600	\$413,200	\$464,900	\$516,600	\$568,200	\$619,900	\$671,500	\$723,200
4.00%	\$250,500	\$300,700	\$350,800	\$400,900	\$451,000	\$501,100	\$551,200	\$601,300	\$651,400	\$701,500
4.25%	\$243,100	\$291,800	\$340,400	\$389,000	\$437,700	\$486,300	\$534,900	\$583,600	\$632,200	\$680,800
4.50%	\$236,100	\$283,300	\$330,500	\$377,700	\$424,900	\$472,100	\$519,400	\$566,600	\$613,800	\$661,000
4.75%	\$229,300	\$275,200	\$321,000	\$366,900	\$412,700	\$458,600	\$504,500	\$550,300	\$596,200	\$642,000
5.00%	\$222,800	\$267,400	\$311,900	\$356,500	\$401,100	\$445,600	\$490,200	\$534,800	\$579,300	\$623,900
5.25%	\$216,600	\$259,900	\$303,300	\$346,600	\$389,900	\$433,200	\$476,500	\$519,900	\$563,200	\$606,500
5.50%	\$210,700	\$252,800	\$294,900	\$337,100	\$379,200	\$421,300	\$463,500	\$505,600	\$547,700	\$589,900
5.75%	\$205,000	\$246,000	\$287,000	\$327,900	\$368,900	\$409,900	\$450,900	\$491,900	\$532,900	\$573,900
6.00%	\$199,500	\$239,400	\$279,300	\$319,200	\$359,100	\$399,000	\$438,900	\$478,800	\$518,700	\$558,600
6.25%	\$194,300	\$233,100	\$272,000	\$310,800	\$349,700	\$388,500	\$427,400	\$466,200	\$505,100	\$543,900
6.50%	\$189,200	\$227,100	\$264,900	\$302,800	\$340,600	\$378,500	\$416,300	\$454,200	\$492,000	\$529,900

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

1. Based on **2019** 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\*

2019

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%	\$302,100	\$362,500	\$422,900	\$483,300	\$543,700	\$604,100	\$664,500	\$725,000	\$785,400	\$845,800
3.25%	\$292,600	\$351,100	\$409,700	\$468,200	\$526,700	\$585,200	\$643,800	\$702,300	\$760,800	\$819,300
3.50%	\$283,600	\$340,300	\$397,000	\$453,800	\$510,500	\$567,200	\$623,900	\$680,600	\$737,400	\$794,100
3.75%	\$275,000	\$330,000	\$385,000	\$440,000	\$495,000	\$550,000	\$605,000	\$660,000	\$715,000	\$770,000
4.00%	\$266,800	\$320,100	\$373,500	\$426,800	\$480,200	\$533,500	\$586,900	\$640,200	\$693,600	\$746,900
4.25%	\$258,900	\$310,600	\$362,400	\$414,200	\$466,000	\$517,700	\$569,500	\$621,300	\$673,100	\$724,800
4.50%	\$251,300	\$301,600	\$351,900	\$402,100	\$452,400	\$502,700	\$553,000	\$603,200	\$653,500	\$703,800
4.75%	\$244,100	\$293,000	\$341,800	\$390,600	\$439,400	\$488,300	\$537,100	\$585,900	\$634,700	\$683,600
5.00%	\$237,200	\$284,700	\$332,100	\$379,600	\$427,000	\$474,500	\$521,900	\$569,400	\$616,800	\$664,200
5.25%	\$230,600	\$276,700	\$322,900	\$369,000	\$415,100	\$461,200	\$507,400	\$553,500	\$599,600	\$645,700
5.50%	\$224,300	\$269,200	\$314,000	\$358,900	\$403,700	\$448,600	\$493,400	\$538,300	\$583,200	\$628,000
5.75%	\$218,200	\$261,900	\$305,500	\$349,200	\$392,800	\$436,500	\$480,100	\$523,700	\$567,400	\$611,000
6.00%	\$212,400	\$254,900	\$297,400	\$339,900	\$382,300	\$424,800	\$467,300	\$509,800	\$552,300	\$594,700
6.25%	\$206,800	\$248,200	\$289,600	\$330,900	\$372,300	\$413,700	\$455,000	\$496,400	\$537,800	\$579,100
6.50%	\$201,500	\$241,800	\$282,100	\$322,400	\$362,700	\$403,000	\$443,300	\$483,600	\$523,900	\$564,200

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

1. Based on **2019** 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.



# HONOLULU COUNTY INCOME SCHEDULE BY FAMILY SIZE

2019

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
\$99,000									
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%	\$8,440	\$9,640	\$10,850	\$12,050	\$13,020	\$13,980	\$14,950	\$15,910
	20%	\$16,880	\$19,280	\$21,700	\$24,100	\$26,040	\$27,960	\$29,900	\$31,820
	30%	\$25,320	\$28,920	\$32,550	\$36,150	\$39,060	\$41,940	\$44,850	\$47,730
	40%	\$33,760	\$38,560	\$43,400	\$48,200	\$52,080	\$55,920	\$59,800	\$63,640
	50%	\$42,200	\$48,200	\$54,250	\$60,250	\$65,100	\$69,900	\$74,750	\$79,550
	60%	\$50,640	\$57,840	\$65,100	\$72,300	\$78,120	\$83,880	\$89,700	\$95,460
	70%	\$59,080	\$67,480	\$75,950	\$84,350	\$91,140	\$97,860	\$104,650	\$111,370
	80%	\$67,520	\$77,120	\$86,800	\$96,400	\$104,160	\$111,840	\$119,600	\$127,280
	90%	\$75,960	\$86,760	\$97,650	\$108,450	\$117,180	\$125,820	\$134,550	\$143,190
	100%	\$84,400	\$96,400	\$108,500	\$120,500	\$130,200	\$139,800	\$149,500	\$159,100
	110%	\$92,840	\$106,040	\$119,350	\$132,550	\$143,220	\$153,780	\$164,450	\$175,010
	120%	\$101,280	\$115,680	\$130,200	\$144,600	\$156,240	\$167,760	\$179,400	\$190,920
130%	\$109,720	\$125,320	\$141,050	\$156,650	\$169,260	\$181,740	\$194,350	\$206,830	
140%	\$118,160	\$134,960	\$151,900	\$168,700	\$182,280	\$195,720	\$209,300	\$222,740	

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 "FY2019 Briefing Materials" at <https://www.huduser.gov/portal/datasets/il/il19/IncomeLimitsMethodology-FY19.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 2019, 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\*

**2019**

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

<u>Area</u>	<u>\$99,000</u>	<u>Studio</u>	<u>1 Bedroom</u>	<u>2 Bedroom</u>	<u>3 Bedroom</u>	<u>4 Bedroom</u>
<b>HONOLULU COUNTY</b>						
30% of Median		\$633	\$678	\$813	\$940	\$1,048
50% of Median		\$1,055	\$1,130	\$1,356	\$1,566	\$1,747
60% of Median		\$1,266	\$1,356	\$1,627	\$1,880	\$2,097
80% of Median		\$1,688	\$1,808	\$2,170	\$2,507	\$2,796
100% of Median		\$2,110	\$2,260	\$2,712	\$3,133	\$3,495
120% of Median		\$2,532	\$2,712	\$3,255	\$3,760	\$4,194
140% of Median		\$2,954	\$3,164	\$3,797	\$4,387	\$4,893

\*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\*

2019

COUNTY:	HONOLULU 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>	\$42,200	\$50,640	\$59,080	\$67,520	\$75,960	\$84,400	\$92,840	\$101,280	\$109,720	\$118,160
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$245,800	\$295,000	\$344,200	\$393,400	\$442,500	\$491,700	\$540,900	\$590,000	\$639,200	\$688,400
3.25%	\$238,200	\$285,800	\$333,400	\$381,100	\$428,700	\$476,300	\$524,000	\$571,600	\$619,200	\$666,900
3.50%	\$230,800	\$277,000	\$323,100	\$369,300	\$415,500	\$461,600	\$507,800	\$554,000	\$600,100	\$646,300
3.75%	\$223,800	\$268,600	\$313,300	\$358,100	\$402,900	\$447,600	\$492,400	\$537,100	\$581,900	\$626,700
4.00%	\$217,100	\$260,500	\$303,900	\$347,400	\$390,800	\$434,200	\$477,600	\$521,100	\$564,500	\$607,900
4.25%	\$210,700	\$252,800	\$295,000	\$337,100	\$379,300	\$421,400	\$463,500	\$505,700	\$547,800	\$589,900
4.50%	\$204,600	\$245,500	\$286,400	\$327,300	\$368,200	\$409,100	\$450,000	\$491,000	\$531,900	\$572,800
4.75%	\$198,700	\$238,400	\$278,200	\$317,900	\$357,700	\$397,400	\$437,100	\$476,900	\$516,600	\$556,300
5.00%	\$193,100	\$231,700	\$270,300	\$308,900	\$347,500	\$386,200	\$424,800	\$463,400	\$502,000	\$540,600
5.25%	\$187,700	\$225,200	\$262,800	\$300,300	\$337,900	\$375,400	\$412,900	\$450,500	\$488,000	\$525,600
5.50%	\$182,500	\$219,100	\$255,600	\$292,100	\$328,600	\$365,100	\$401,600	\$438,100	\$474,600	\$511,100
5.75%	\$177,600	\$213,100	\$248,700	\$284,200	\$319,700	\$355,200	\$390,700	\$426,300	\$461,800	\$497,300
6.00%	\$172,900	\$207,500	\$242,000	\$276,600	\$311,200	\$345,800	\$380,300	\$414,900	\$449,500	\$484,100
6.25%	\$168,300	\$202,000	\$235,700	\$269,300	\$303,000	\$336,700	\$370,300	\$404,000	\$437,700	\$471,300
6.50%	\$164,000	\$196,800	\$229,600	\$262,400	\$295,200	\$328,000	\$360,800	\$393,600	\$426,400	\$459,200

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

1. Based on **2019** 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.



# HONOLULU COUNTY AFFORDABLE SALES PRICE GUIDELINES\*

2019

COUNTY:	HONOLULU FAMILY SIZE: 2 PERSON									
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$48,200	\$57,840	\$67,480	\$77,120	\$86,760	\$96,400	\$106,040	\$115,680	\$125,320	\$134,960
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$280,800	\$337,000	\$393,100	\$449,300	\$505,400	\$561,600	\$617,800	\$673,900	\$730,100	\$786,200
3.25%	\$272,000	\$326,400	\$380,800	\$435,200	\$489,600	\$544,000	\$598,400	\$652,900	\$707,300	\$761,700
3.50%	\$263,600	\$316,400	\$369,100	\$421,800	\$474,600	\$527,300	\$580,000	\$632,700	\$685,500	\$738,200
3.75%	\$255,600	\$306,800	\$357,900	\$409,000	\$460,100	\$511,300	\$562,400	\$613,500	\$664,600	\$715,800
4.00%	\$248,000	\$297,600	\$347,200	\$396,800	\$446,400	\$495,900	\$545,500	\$595,100	\$644,700	\$694,300
4.25%	\$240,700	\$288,800	\$336,900	\$385,000	\$433,200	\$481,300	\$529,400	\$577,600	\$625,700	\$673,800
4.50%	\$233,600	\$280,400	\$327,100	\$373,800	\$420,600	\$467,300	\$514,000	\$560,800	\$607,500	\$654,200
4.75%	\$226,900	\$272,300	\$317,700	\$363,100	\$408,500	\$453,900	\$499,300	\$544,700	\$590,100	\$635,400
5.00%	\$220,500	\$264,600	\$308,700	\$352,900	\$397,000	\$441,100	\$485,200	\$529,300	\$573,400	\$617,500
5.25%	\$214,400	\$257,300	\$300,100	\$343,000	\$385,900	\$428,800	\$471,700	\$514,500	\$557,400	\$600,300
5.50%	\$208,500	\$250,200	\$291,900	\$333,600	\$375,300	\$417,000	\$458,700	\$500,400	\$542,100	\$583,800
5.75%	\$202,900	\$243,400	\$284,000	\$324,600	\$365,200	\$405,700	\$446,300	\$486,900	\$527,400	\$568,000
6.00%	\$197,500	\$236,900	\$276,400	\$315,900	\$355,400	\$394,900	\$434,400	\$473,900	\$513,400	\$552,900
6.25%	\$192,300	\$230,700	\$269,200	\$307,600	\$346,100	\$384,500	\$423,000	\$461,500	\$499,900	\$538,400
6.50%	\$187,300	\$224,800	\$262,200	\$299,700	\$337,100	\$374,600	\$412,100	\$449,500	\$487,000	\$524,400

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

- Based on **2019** 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\*

2019

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>	\$54,250	\$65,100	\$75,950	\$86,800	\$97,650	\$108,500	\$119,350	\$130,200	\$141,050	\$151,900
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$316,000	\$379,300	\$442,500	\$505,700	\$568,900	\$632,100	\$695,300	\$758,500	\$821,700	\$884,900
3.25%	\$306,200	\$367,400	\$428,600	\$489,900	\$551,100	\$612,300	\$673,600	\$734,800	\$796,000	\$857,300
3.50%	\$296,700	\$356,100	\$415,400	\$474,800	\$534,100	\$593,500	\$652,800	\$712,200	\$771,500	\$830,800
3.75%	\$287,700	\$345,300	\$402,800	\$460,300	\$517,900	\$575,400	\$633,000	\$690,500	\$748,100	\$805,600
4.00%	\$279,100	\$334,900	\$390,700	\$446,600	\$502,400	\$558,200	\$614,000	\$669,800	\$725,700	\$781,500
4.25%	\$270,900	\$325,000	\$379,200	\$433,400	\$487,500	\$541,700	\$595,900	\$650,100	\$704,200	\$758,400
4.50%	\$263,000	\$315,600	\$368,200	\$420,800	\$473,400	\$526,000	\$578,500	\$631,100	\$683,700	\$736,300
4.75%	\$255,400	\$306,500	\$357,600	\$408,700	\$459,800	\$510,900	\$562,000	\$613,000	\$664,100	\$715,200
5.00%	\$248,200	\$297,900	\$347,500	\$397,100	\$446,800	\$496,400	\$546,100	\$595,700	\$645,400	\$695,000
5.25%	\$241,300	\$289,600	\$337,800	\$386,100	\$434,300	\$482,600	\$530,900	\$579,100	\$627,400	\$675,600
5.50%	\$234,700	\$281,600	\$328,500	\$375,500	\$422,400	\$469,300	\$516,300	\$563,200	\$610,200	\$657,100
5.75%	\$228,300	\$274,000	\$319,700	\$365,300	\$411,000	\$456,700	\$502,300	\$548,000	\$593,700	\$639,300
6.00%	\$222,200	\$266,700	\$311,100	\$355,600	\$400,000	\$444,500	\$488,900	\$533,400	\$577,800	\$622,300
6.25%	\$216,400	\$259,700	\$303,000	\$346,300	\$389,500	\$432,800	\$476,100	\$519,400	\$562,700	\$605,900
6.50%	\$210,800	\$253,000	\$295,100	\$337,300	\$379,500	\$421,600	\$463,800	\$505,900	\$548,100	\$590,300

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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\*

2019

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

<b>% of Median:</b>	<b>50%</b>	<b>60%</b>	<b>70%</b>	<b>80%</b>	<b>90%</b>	<b>100%</b>	<b>110%</b>	<b>120%</b>	<b>130%</b>	<b>140%</b>
<b>\$ Income:</b>	<b>\$60,250</b>	<b>\$72,300</b>	<b>\$84,350</b>	<b>\$96,400</b>	<b>\$108,450</b>	<b>\$120,500</b>	<b>\$132,550</b>	<b>\$144,600</b>	<b>\$156,650</b>	<b>\$168,700</b>
<b>0.00%</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>3.00%</b>	\$351,000	\$421,200	\$491,400	\$561,600	\$631,800	\$702,000	\$772,200	\$842,400	\$912,600	\$982,800
<b>3.25%</b>	\$340,000	\$408,000	\$476,000	\$544,000	\$612,100	\$680,100	\$748,100	\$816,100	\$884,100	\$952,100
<b>3.50%</b>	\$329,500	\$395,500	\$461,400	\$527,300	\$593,200	\$659,100	\$725,000	\$790,900	\$856,800	\$922,700
<b>3.75%</b>	\$319,500	\$383,400	\$447,400	\$511,300	\$575,200	\$639,100	\$703,000	\$766,900	\$830,800	\$894,700
<b>4.00%</b>	\$310,000	\$372,000	\$434,000	\$495,900	\$557,900	\$619,900	\$681,900	\$743,900	\$805,900	\$867,900
<b>4.25%</b>	\$300,800	\$361,000	\$421,100	\$481,300	\$541,500	\$601,600	\$661,800	\$722,000	\$782,100	\$842,300
<b>4.50%</b>	\$292,100	\$350,500	\$408,900	\$467,300	\$525,700	\$584,100	\$642,500	\$700,900	\$759,400	\$817,800
<b>4.75%</b>	\$283,700	\$340,400	\$397,200	\$453,900	\$510,600	\$567,400	\$624,100	\$680,800	\$737,600	\$794,300
<b>5.00%</b>	\$275,700	\$330,800	\$385,900	\$441,100	\$496,200	\$551,300	\$606,500	\$661,600	\$716,700	\$771,900
<b>5.25%</b>	\$268,000	\$321,600	\$375,200	\$428,800	\$482,400	\$536,000	\$589,600	\$643,200	\$696,800	\$750,400
<b>5.50%</b>	\$260,600	\$312,800	\$364,900	\$417,000	\$469,100	\$521,300	\$573,400	\$625,500	\$677,600	\$729,800
<b>5.75%</b>	\$253,600	\$304,300	\$355,000	\$405,700	\$456,400	\$507,200	\$557,900	\$608,600	\$659,300	\$710,000
<b>6.00%</b>	\$246,800	\$296,200	\$345,600	\$394,900	\$444,300	\$493,600	\$543,000	\$592,400	\$641,700	\$691,100
<b>6.25%</b>	\$240,300	\$288,400	\$336,500	\$384,500	\$432,600	\$480,700	\$528,800	\$576,800	\$624,900	\$673,000
<b>6.50%</b>	\$234,100	\$280,900	\$327,800	\$374,600	\$421,400	\$468,200	\$515,100	\$561,900	\$608,700	\$655,500

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

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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\*

2019

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>	\$65,100	\$78,120	\$91,140	\$104,160	\$117,180	\$130,200	\$143,220	\$156,240	\$169,260	\$182,280
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$379,300	\$455,100	\$531,000	\$606,800	\$682,700	\$758,500	\$834,400	\$910,200	\$986,100	\$1,061,900
3.25%	\$367,400	\$440,900	\$514,400	\$587,800	\$661,300	\$734,800	\$808,300	\$881,800	\$955,200	\$1,028,700
3.50%	\$356,100	\$427,300	\$498,500	\$569,700	\$640,900	\$712,200	\$783,400	\$854,600	\$925,800	\$997,000
3.75%	\$345,300	\$414,300	\$483,400	\$552,400	\$621,500	\$690,500	\$759,600	\$828,600	\$897,700	\$966,700
4.00%	\$334,900	\$401,900	\$468,900	\$535,900	\$602,900	\$669,800	\$736,800	\$803,800	\$870,800	\$937,800
4.25%	\$325,000	\$390,000	\$455,000	\$520,000	\$585,100	\$650,100	\$715,100	\$780,100	\$845,100	\$910,100
4.50%	\$315,600	\$378,700	\$441,800	\$504,900	\$568,000	\$631,100	\$694,300	\$757,400	\$820,500	\$883,600
4.75%	\$306,500	\$367,800	\$429,100	\$490,400	\$551,700	\$613,000	\$674,300	\$735,600	\$796,900	\$858,300
5.00%	\$297,900	\$357,400	\$417,000	\$476,600	\$536,100	\$595,700	\$655,300	\$714,900	\$774,400	\$834,000
5.25%	\$289,600	\$347,500	\$405,400	\$463,300	\$521,200	\$579,100	\$637,000	\$694,900	\$752,800	\$810,800
5.50%	\$281,600	\$337,900	\$394,300	\$450,600	\$506,900	\$563,200	\$619,500	\$675,900	\$732,200	\$788,500
5.75%	\$274,000	\$328,800	\$383,600	\$438,400	\$493,200	\$548,000	\$602,800	\$657,600	\$712,400	\$767,200
6.00%	\$266,700	\$320,000	\$373,400	\$426,700	\$480,000	\$533,400	\$586,700	\$640,100	\$693,400	\$746,700
6.25%	\$259,700	\$311,600	\$363,600	\$415,500	\$467,400	\$519,400	\$571,300	\$623,300	\$675,200	\$727,100
6.50%	\$253,000	\$303,600	\$354,200	\$404,800	\$455,300	\$505,900	\$556,500	\$607,100	\$657,700	\$708,300

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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\*

2019

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>	\$69,900	\$83,880	\$97,860	\$111,840	\$125,820	\$139,800	\$153,780	\$167,760	\$181,740	\$195,720
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$407,200	\$488,700	\$570,100	\$651,500	\$733,000	\$814,400	\$895,900	\$977,300	\$1,058,800	\$1,140,200
3.25%	\$394,500	\$473,400	\$552,300	\$631,200	\$710,100	\$789,000	\$867,900	\$946,800	\$1,025,700	\$1,104,600
3.50%	\$382,300	\$458,800	\$535,300	\$611,700	\$688,200	\$764,700	\$841,100	\$917,600	\$994,100	\$1,070,500
3.75%	\$370,700	\$444,900	\$519,000	\$593,100	\$667,300	\$741,400	\$815,600	\$889,700	\$963,900	\$1,038,000
4.00%	\$359,600	\$431,500	\$503,500	\$575,400	\$647,300	\$719,200	\$791,100	\$863,100	\$935,000	\$1,006,900
4.25%	\$349,000	\$418,800	\$488,600	\$558,400	\$628,200	\$698,000	\$767,800	\$837,600	\$907,400	\$977,200
4.50%	\$338,800	\$406,600	\$474,400	\$542,100	\$609,900	\$677,700	\$745,400	\$813,200	\$881,000	\$948,700
4.75%	\$329,100	\$394,900	\$460,800	\$526,600	\$592,400	\$658,200	\$724,100	\$789,900	\$855,700	\$921,500
5.00%	\$319,800	\$383,800	\$447,700	\$511,700	\$575,700	\$639,600	\$703,600	\$767,600	\$831,500	\$895,500
5.25%	\$310,900	\$373,100	\$435,300	\$497,500	\$559,600	\$621,800	\$684,000	\$746,200	\$808,400	\$870,500
5.50%	\$302,400	\$362,800	\$423,300	\$483,800	\$544,300	\$604,700	\$665,200	\$725,700	\$786,200	\$846,600
5.75%	\$294,200	\$353,000	\$411,900	\$470,700	\$529,600	\$588,400	\$647,200	\$706,100	\$764,900	\$823,700
6.00%	\$286,400	\$343,600	\$400,900	\$458,200	\$515,400	\$572,700	\$630,000	\$687,300	\$744,500	\$801,800
6.25%	\$278,800	\$334,600	\$390,400	\$446,100	\$501,900	\$557,700	\$613,400	\$669,200	\$725,000	\$780,700
6.50%	\$271,600	\$325,900	\$380,300	\$434,600	\$488,900	\$543,200	\$597,600	\$651,900	\$706,200	\$760,500

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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\*

2019

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

<b>% of Median:</b>	<b>50%</b>	<b>60%</b>	<b>70%</b>	<b>80%</b>	<b>90%</b>	<b>100%</b>	<b>110%</b>	<b>120%</b>	<b>130%</b>	<b>140%</b>
<b>\$ Income:</b>	\$74,750	\$89,700	\$104,650	\$119,600	\$134,550	\$149,500	\$164,450	\$179,400	\$194,350	\$209,300
<b>0.00%</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>3.00%</b>	\$435,500	\$522,600	\$609,700	\$696,800	\$783,800	\$870,900	\$958,000	\$1,045,100	\$1,132,200	\$1,219,300
<b>3.25%</b>	\$421,900	\$506,200	\$590,600	\$675,000	\$759,300	\$843,700	\$928,100	\$1,012,500	\$1,096,800	\$1,181,200
<b>3.50%</b>	\$408,900	\$490,600	\$572,400	\$654,200	\$735,900	\$817,700	\$899,500	\$981,300	\$1,063,000	\$1,144,800
<b>3.75%</b>	\$396,400	\$475,700	\$555,000	\$634,300	\$713,600	\$792,900	\$872,200	\$951,500	\$1,030,700	\$1,110,000
<b>4.00%</b>	\$384,600	\$461,500	\$538,400	\$615,300	\$692,200	\$769,100	\$846,000	\$923,000	\$999,900	\$1,076,800
<b>4.25%</b>	\$373,200	\$447,900	\$522,500	\$597,100	\$671,800	\$746,400	\$821,100	\$895,700	\$970,300	\$1,045,000
<b>4.50%</b>	\$362,300	\$434,800	\$507,300	\$579,800	\$652,200	\$724,700	\$797,200	\$869,600	\$942,100	\$1,014,600
<b>4.75%</b>	\$352,000	\$422,300	\$492,700	\$563,100	\$633,500	\$703,900	\$774,300	\$844,700	\$915,100	\$985,500
<b>5.00%</b>	\$342,000	\$410,400	\$478,800	\$547,200	\$615,600	\$684,000	\$752,400	\$820,800	\$889,200	\$957,600
<b>5.25%</b>	\$332,500	\$399,000	\$465,500	\$532,000	\$598,500	\$665,000	\$731,500	\$798,000	\$864,400	\$930,900
<b>5.50%</b>	\$323,400	\$388,000	\$452,700	\$517,400	\$582,000	\$646,700	\$711,400	\$776,000	\$840,700	\$905,400
<b>5.75%</b>	\$314,600	\$377,500	\$440,500	\$503,400	\$566,300	\$629,200	\$692,100	\$755,100	\$818,000	\$880,900
<b>6.00%</b>	\$306,200	\$367,500	\$428,700	\$490,000	\$551,200	\$612,400	\$673,700	\$734,900	\$796,200	\$857,400
<b>6.25%</b>	\$298,200	\$357,800	\$417,500	\$477,100	\$536,700	\$596,400	\$656,000	\$715,600	\$775,300	\$834,900
<b>6.50%</b>	\$290,500	\$348,600	\$406,700	\$464,800	\$522,800	\$580,900	\$639,000	\$697,100	\$755,200	\$813,300

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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\*

2019

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

<b>% of Median:</b>	<b>50%</b>	<b>60%</b>	<b>70%</b>	<b>80%</b>	<b>90%</b>	<b>100%</b>	<b>110%</b>	<b>120%</b>	<b>130%</b>	<b>140%</b>
<b>\$ Income:</b>	\$79,550	\$95,460	\$111,370	\$127,280	\$143,190	\$159,100	\$175,010	\$190,920	\$206,830	\$222,740
<b>0.00%</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>3.00%</b>	\$463,400	\$556,100	\$648,800	\$741,500	\$834,200	\$926,900	\$1,019,600	\$1,112,200	\$1,204,900	\$1,297,600
<b>3.25%</b>	\$449,000	\$538,700	\$628,500	\$718,300	\$808,100	\$897,900	\$987,700	\$1,077,500	\$1,167,300	\$1,257,100
<b>3.50%</b>	\$435,100	\$522,100	\$609,200	\$696,200	\$783,200	\$870,200	\$957,300	\$1,044,300	\$1,131,300	\$1,218,300
<b>3.75%</b>	\$421,900	\$506,300	\$590,700	\$675,000	\$759,400	\$843,800	\$928,200	\$1,012,500	\$1,096,900	\$1,181,300
<b>4.00%</b>	\$409,300	\$491,100	\$573,000	\$654,800	\$736,700	\$818,500	\$900,400	\$982,200	\$1,064,100	\$1,145,900
<b>4.25%</b>	\$397,200	\$476,600	\$556,000	\$635,500	\$714,900	\$794,300	\$873,800	\$953,200	\$1,032,700	\$1,112,100
<b>4.50%</b>	\$385,600	\$462,700	\$539,900	\$617,000	\$694,100	\$771,200	\$848,400	\$925,500	\$1,002,600	\$1,079,700
<b>4.75%</b>	\$374,600	\$449,500	\$524,400	\$599,300	\$674,200	\$749,100	\$824,000	\$898,900	\$973,800	\$1,048,800
<b>5.00%</b>	\$364,000	\$436,800	\$509,600	\$582,300	\$655,100	\$727,900	\$800,700	\$873,500	\$946,300	\$1,019,100
<b>5.25%</b>	\$353,800	\$424,600	\$495,400	\$566,100	\$636,900	\$707,700	\$778,400	\$849,200	\$920,000	\$990,700
<b>5.50%</b>	\$344,100	\$412,900	\$481,800	\$550,600	\$619,400	\$688,200	\$757,100	\$825,900	\$894,700	\$963,500
<b>5.75%</b>	\$334,800	\$401,800	\$468,700	\$535,700	\$602,700	\$669,600	\$736,600	\$803,500	\$870,500	\$937,500
<b>6.00%</b>	\$325,900	\$391,100	\$456,200	\$521,400	\$586,600	\$651,800	\$717,000	\$782,100	\$847,300	\$912,500
<b>6.25%</b>	\$317,300	\$380,800	\$444,300	\$507,700	\$571,200	\$634,700	\$698,100	\$761,600	\$825,100	\$888,500
<b>6.50%</b>	\$309,100	\$370,900	\$432,800	\$494,600	\$556,400	\$618,200	\$680,100	\$741,900	\$803,700	\$865,500

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# KAUAI COUNTY INCOME SCHEDULE BY FAMILY SIZE

2019

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 \$90,000		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Adjustments for family size		0.7000	0.8000	0.9000	1.0000	1.0800	1.1600	1.2400	1.3200
% of Income	10%	\$6,300	\$7,200	\$8,100	\$9,000	\$9,720	\$10,440	\$11,160	\$11,880
	20%	\$12,600	\$14,400	\$16,200	\$18,000	\$19,440	\$20,880	\$22,320	\$23,760
	30%	\$18,900	\$21,600	\$24,300	\$27,000	\$29,160	\$31,320	\$33,480	\$35,640
	40%	\$25,200	\$28,800	\$32,400	\$36,000	\$38,880	\$41,760	\$44,640	\$47,520
	50%	\$31,500	\$36,000	\$40,500	\$45,000	\$48,600	\$52,200	\$55,800	\$59,400
	60%	\$37,800	\$43,200	\$48,600	\$54,000	\$58,320	\$62,640	\$66,960	\$71,280
	70%	\$44,100	\$50,400	\$56,700	\$63,000	\$68,040	\$73,080	\$78,120	\$83,160
	80%	\$50,400	\$57,600	\$64,800	\$72,000	\$77,760	\$83,520	\$89,280	\$95,040
	90%	\$56,700	\$64,800	\$72,900	\$81,000	\$87,480	\$93,960	\$100,440	\$106,920
	100%	\$63,000	\$72,000	\$81,000	\$90,000	\$97,200	\$104,400	\$111,600	\$118,800
	110%	\$69,300	\$79,200	\$89,100	\$99,000	\$106,920	\$114,840	\$122,760	\$130,680
	120%	\$75,600	\$86,400	\$97,200	\$108,000	\$116,640	\$125,280	\$133,920	\$142,560
	130%	\$81,900	\$93,600	\$105,300	\$117,000	\$126,360	\$135,720	\$145,080	\$154,440
	140%	\$88,200	\$100,800	\$113,400	\$126,000	\$136,080	\$146,160	\$156,240	\$166,320

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 "FY2019 Briefing Materials" at <https://www.huduser.gov/portal/datasets/il/il19/IncomeLimitsMethodology-FY19.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 2019, 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\*

2019

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

Area	\$90,000	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
<b>KAUAI</b>						
30% of Median		\$472	\$506	\$607	\$702	\$783
50% of Median		\$787	\$843	\$1,012	\$1,170	\$1,305
60% of Median		\$945	\$1,012	\$1,215	\$1,404	\$1,566
80% of Median		\$1,260	\$1,350	\$1,620	\$1,872	\$2,088
100% of Median		\$1,575	\$1,687	\$2,025	\$2,340	\$2,610
120% of Median		\$1,890	\$2,025	\$2,430	\$2,808	\$3,132
140% of Median		\$2,205	\$2,362	\$2,835	\$3,276	\$3,654

\*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\*

2019

COUNTY:	KAUAI		FAMILY SIZE:		1 PERSON					
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$31,500	\$37,800	\$44,100	\$50,400	\$56,700	\$63,000	\$69,300	\$75,600	\$81,900	\$88,200
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$183,500	\$220,200	\$256,900	\$293,600	\$330,300	\$367,000	\$403,700	\$440,400	\$477,100	\$513,800
3.25%	\$177,800	\$213,300	\$248,900	\$284,400	\$320,000	\$355,500	\$391,100	\$426,700	\$462,200	\$497,800
3.50%	\$172,300	\$206,800	\$241,200	\$275,700	\$310,100	\$344,600	\$379,100	\$413,500	\$448,000	\$482,400
3.75%	\$167,100	\$200,500	\$233,900	\$267,300	\$300,700	\$334,100	\$367,500	\$400,900	\$434,400	\$467,800
4.00%	\$162,100	\$194,500	\$226,900	\$259,300	\$291,700	\$324,100	\$356,500	\$388,900	\$421,300	\$453,800
4.25%	\$157,300	\$188,700	\$220,200	\$251,600	\$283,100	\$314,500	\$346,000	\$377,500	\$408,900	\$440,400
4.50%	\$152,700	\$183,200	\$213,800	\$244,300	\$274,900	\$305,400	\$335,900	\$366,500	\$397,000	\$427,500
4.75%	\$148,300	\$178,000	\$207,600	\$237,300	\$267,000	\$296,600	\$326,300	\$356,000	\$385,600	\$415,300
5.00%	\$144,100	\$172,900	\$201,800	\$230,600	\$259,400	\$288,200	\$317,100	\$345,900	\$374,700	\$403,500
5.25%	\$140,100	\$168,100	\$196,200	\$224,200	\$252,200	\$280,200	\$308,200	\$336,300	\$364,300	\$392,300
5.50%	\$136,300	\$163,500	\$190,800	\$218,000	\$245,300	\$272,500	\$299,800	\$327,000	\$354,300	\$381,500
5.75%	\$132,600	\$159,100	\$185,600	\$212,100	\$238,600	\$265,200	\$291,700	\$318,200	\$344,700	\$371,200
6.00%	\$129,000	\$154,900	\$180,700	\$206,500	\$232,300	\$258,100	\$283,900	\$309,700	\$335,500	\$361,300
6.25%	\$125,700	\$150,800	\$175,900	\$201,000	\$226,200	\$251,300	\$276,400	\$301,600	\$326,700	\$351,800
6.50%	\$122,400	\$146,900	\$171,400	\$195,800	\$220,300	\$244,800	\$269,300	\$293,800	\$318,300	\$342,700

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

1. Based on **2019** 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\*

2019

COUNTY:	KAUAI		FAMILY SIZE:		2 PERSON					
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$36,000	\$43,200	\$50,400	\$57,600	\$64,800	\$72,000	\$79,200	\$86,400	\$93,600	\$100,800
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$209,700	\$251,700	\$293,600	\$335,600	\$377,500	\$419,500	\$461,400	\$503,300	\$545,300	\$587,200
3.25%	\$203,200	\$243,800	\$284,400	\$325,100	\$365,700	\$406,300	\$447,000	\$487,600	\$528,200	\$568,900
3.50%	\$196,900	\$236,300	\$275,700	\$315,100	\$354,400	\$393,800	\$433,200	\$472,600	\$512,000	\$551,300
3.75%	\$190,900	\$229,100	\$267,300	\$305,500	\$343,700	\$381,900	\$420,000	\$458,200	\$496,400	\$534,600
4.00%	\$185,200	\$222,200	\$259,300	\$296,300	\$333,400	\$370,400	\$407,500	\$444,500	\$481,500	\$518,600
4.25%	\$179,700	\$215,700	\$251,600	\$287,600	\$323,500	\$359,500	\$395,400	\$431,400	\$467,300	\$503,300
4.50%	\$174,500	\$209,400	\$244,300	\$279,200	\$314,100	\$349,000	\$383,900	\$418,800	\$453,700	\$488,600
4.75%	\$169,500	\$203,400	\$237,300	\$271,200	\$305,100	\$339,000	\$372,900	\$406,800	\$440,700	\$474,600
5.00%	\$164,700	\$197,700	\$230,600	\$263,500	\$296,500	\$329,400	\$362,400	\$395,300	\$428,300	\$461,200
5.25%	\$160,100	\$192,100	\$224,200	\$256,200	\$288,200	\$320,200	\$352,300	\$384,300	\$416,300	\$448,300
5.50%	\$155,700	\$186,900	\$218,000	\$249,200	\$280,300	\$311,500	\$342,600	\$373,700	\$404,900	\$436,000
5.75%	\$151,500	\$181,800	\$212,100	\$242,400	\$272,700	\$303,000	\$333,300	\$363,600	\$393,900	\$424,200
6.00%	\$147,500	\$177,000	\$206,500	\$236,000	\$265,500	\$295,000	\$324,500	\$353,900	\$383,400	\$412,900
6.25%	\$143,600	\$172,300	\$201,000	\$229,800	\$258,500	\$287,200	\$315,900	\$344,700	\$373,400	\$402,100
6.50%	\$139,900	\$167,900	\$195,800	\$223,800	\$251,800	\$279,800	\$307,800	\$335,700	\$363,700	\$391,700

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

1. Based on **2019** 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\*

2019

COUNTY:	KAUAI		FAMILY SIZE:		3 PERSON					
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$40,500	\$48,600	\$56,700	\$64,800	\$72,900	\$81,000	\$89,100	\$97,200	\$105,300	\$113,400
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$235,900	\$283,100	\$330,300	\$377,500	\$424,700	\$471,900	\$519,100	\$566,300	\$613,400	\$660,600
3.25%	\$228,600	\$274,300	\$320,000	\$365,700	\$411,400	\$457,100	\$502,800	\$548,600	\$594,300	\$640,000
3.50%	\$221,500	\$265,800	\$310,100	\$354,400	\$398,700	\$443,000	\$487,400	\$531,700	\$576,000	\$620,300
3.75%	\$214,800	\$257,800	\$300,700	\$343,700	\$386,600	\$429,600	\$472,500	\$515,500	\$558,500	\$601,400
4.00%	\$208,400	\$250,000	\$291,700	\$333,400	\$375,000	\$416,700	\$458,400	\$500,100	\$541,700	\$583,400
4.25%	\$202,200	\$242,600	\$283,100	\$323,500	\$364,000	\$404,400	\$444,900	\$485,300	\$525,700	\$566,200
4.50%	\$196,300	\$235,600	\$274,900	\$314,100	\$353,400	\$392,600	\$431,900	\$471,200	\$510,400	\$549,700
4.75%	\$190,700	\$228,800	\$267,000	\$305,100	\$343,200	\$381,400	\$419,500	\$457,700	\$495,800	\$533,900
5.00%	\$185,300	\$222,400	\$259,400	\$296,500	\$333,500	\$370,600	\$407,700	\$444,700	\$481,800	\$518,800
5.25%	\$180,100	\$216,200	\$252,200	\$288,200	\$324,300	\$360,300	\$396,300	\$432,300	\$468,400	\$504,400
5.50%	\$175,200	\$210,200	\$245,300	\$280,300	\$315,400	\$350,400	\$385,400	\$420,500	\$455,500	\$490,500
5.75%	\$170,500	\$204,500	\$238,600	\$272,700	\$306,800	\$340,900	\$375,000	\$409,100	\$443,200	\$477,300
6.00%	\$165,900	\$199,100	\$232,300	\$265,500	\$298,600	\$331,800	\$365,000	\$398,200	\$431,400	\$464,600
6.25%	\$161,600	\$193,900	\$226,200	\$258,500	\$290,800	\$323,100	\$355,400	\$387,700	\$420,000	\$452,400
6.50%	\$157,400	\$188,900	\$220,300	\$251,800	\$283,300	\$314,800	\$346,200	\$377,700	\$409,200	\$440,700

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

1. Based on **2019** 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\*

2019

COUNTY:	KAUAI		FAMILY SIZE: 4 PERSON							
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$45,000	\$54,000	\$63,000	\$72,000	\$81,000	\$90,000	\$99,000	\$108,000	\$117,000	\$126,000
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$262,200	\$314,600	\$367,000	\$419,500	\$471,900	\$524,300	\$576,700	\$629,200	\$681,600	\$734,000
3.25%	\$254,000	\$304,800	\$355,500	\$406,300	\$457,100	\$507,900	\$558,700	\$609,500	\$660,300	\$711,100
3.50%	\$246,100	\$295,400	\$344,600	\$393,800	\$443,000	\$492,300	\$541,500	\$590,700	\$640,000	\$689,200
3.75%	\$238,700	\$286,400	\$334,100	\$381,900	\$429,600	\$477,300	\$525,000	\$572,800	\$620,500	\$668,200
4.00%	\$231,500	\$277,800	\$324,100	\$370,400	\$416,700	\$463,000	\$509,300	\$555,600	\$601,900	\$648,200
4.25%	\$224,700	\$269,600	\$314,500	\$359,500	\$404,400	\$449,300	\$494,300	\$539,200	\$584,200	\$629,100
4.50%	\$218,100	\$261,800	\$305,400	\$349,000	\$392,600	\$436,300	\$479,900	\$523,500	\$567,200	\$610,800
4.75%	\$211,900	\$254,300	\$296,600	\$339,000	\$381,400	\$423,800	\$466,100	\$508,500	\$550,900	\$593,300
5.00%	\$205,900	\$247,100	\$288,200	\$329,400	\$370,600	\$411,800	\$453,000	\$494,100	\$535,300	\$576,500
5.25%	\$200,200	\$240,200	\$280,200	\$320,200	\$360,300	\$400,300	\$440,300	\$480,400	\$520,400	\$560,400
5.50%	\$194,700	\$233,600	\$272,500	\$311,500	\$350,400	\$389,300	\$428,300	\$467,200	\$506,100	\$545,100
5.75%	\$189,400	\$227,300	\$265,200	\$303,000	\$340,900	\$378,800	\$416,700	\$454,600	\$492,400	\$530,300
6.00%	\$184,300	\$221,200	\$258,100	\$295,000	\$331,800	\$368,700	\$405,600	\$442,400	\$479,300	\$516,200
6.25%	\$179,500	\$215,400	\$251,300	\$287,200	\$323,100	\$359,000	\$394,900	\$430,800	\$466,700	\$502,600
6.50%	\$174,900	\$209,800	\$244,800	\$279,800	\$314,800	\$349,700	\$384,700	\$419,700	\$454,600	\$489,600

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

- Based on **2019** 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\*

2019

COUNTY:	KAUAI		FAMILY SIZE:		5 PERSON					
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$48,600	\$58,320	\$68,040	\$77,760	\$87,480	\$97,200	\$106,920	\$116,640	\$126,360	\$136,080
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$283,100	\$339,800	\$396,400	\$453,000	\$509,600	\$566,300	\$622,900	\$679,500	\$736,100	\$792,800
3.25%	\$274,300	\$329,100	\$384,000	\$438,800	\$493,700	\$548,600	\$603,400	\$658,300	\$713,100	\$768,000
3.50%	\$265,800	\$319,000	\$372,200	\$425,300	\$478,500	\$531,700	\$584,800	\$638,000	\$691,200	\$744,300
3.75%	\$257,800	\$309,300	\$360,900	\$412,400	\$464,000	\$515,500	\$567,100	\$618,600	\$670,200	\$721,700
4.00%	\$250,000	\$300,000	\$350,000	\$400,000	\$450,100	\$500,100	\$550,100	\$600,100	\$650,100	\$700,100
4.25%	\$242,600	\$291,200	\$339,700	\$388,200	\$436,800	\$485,300	\$533,800	\$582,400	\$630,900	\$679,400
4.50%	\$235,600	\$282,700	\$329,800	\$376,900	\$424,100	\$471,200	\$518,300	\$565,400	\$612,500	\$659,600
4.75%	\$228,800	\$274,600	\$320,400	\$366,100	\$411,900	\$457,700	\$503,400	\$549,200	\$595,000	\$640,700
5.00%	\$222,400	\$266,800	\$311,300	\$355,800	\$400,300	\$444,700	\$489,200	\$533,700	\$578,100	\$622,600
5.25%	\$216,200	\$259,400	\$302,600	\$345,900	\$389,100	\$432,300	\$475,600	\$518,800	\$562,000	\$605,300
5.50%	\$210,200	\$252,300	\$294,300	\$336,400	\$378,400	\$420,500	\$462,500	\$504,600	\$546,600	\$588,700
5.75%	\$204,500	\$245,500	\$286,400	\$327,300	\$368,200	\$409,100	\$450,000	\$490,900	\$531,800	\$572,700
6.00%	\$199,100	\$238,900	\$278,700	\$318,600	\$358,400	\$398,200	\$438,000	\$477,800	\$517,700	\$557,500
6.25%	\$193,900	\$232,600	\$271,400	\$310,200	\$349,000	\$387,700	\$426,500	\$465,300	\$504,100	\$542,800
6.50%	\$188,900	\$226,600	\$264,400	\$302,200	\$339,900	\$377,700	\$415,500	\$453,200	\$491,000	\$528,800

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

1. Based on **2019** 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\*

2019

COUNTY:	KAUAI		FAMILY SIZE: 6 PERSON							
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$52,200	\$62,640	\$73,080	\$83,520	\$93,960	\$104,400	\$114,840	\$125,280	\$135,720	\$146,160
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$304,100	\$364,900	\$425,700	\$486,600	\$547,400	\$608,200	\$669,000	\$729,800	\$790,700	\$851,500
3.25%	\$294,600	\$353,500	\$412,400	\$471,400	\$530,300	\$589,200	\$648,100	\$707,000	\$766,000	\$824,900
3.50%	\$285,500	\$342,600	\$399,700	\$456,800	\$513,900	\$571,000	\$628,100	\$685,200	\$742,300	\$799,500
3.75%	\$276,800	\$332,200	\$387,600	\$442,900	\$498,300	\$553,700	\$609,100	\$664,400	\$719,800	\$775,200
4.00%	\$268,600	\$322,300	\$376,000	\$429,700	\$483,400	\$537,100	\$590,800	\$644,500	\$698,200	\$751,900
4.25%	\$260,600	\$312,700	\$364,900	\$417,000	\$469,100	\$521,200	\$573,400	\$625,500	\$677,600	\$729,700
4.50%	\$253,000	\$303,600	\$354,300	\$404,900	\$455,500	\$506,100	\$556,700	\$607,300	\$657,900	\$708,500
4.75%	\$245,800	\$294,900	\$344,100	\$393,200	\$442,400	\$491,600	\$540,700	\$589,900	\$639,000	\$688,200
5.00%	\$238,800	\$286,600	\$334,400	\$382,100	\$429,900	\$477,700	\$525,400	\$573,200	\$621,000	\$668,700
5.25%	\$232,200	\$278,600	\$325,100	\$371,500	\$417,900	\$464,400	\$510,800	\$557,200	\$603,700	\$650,100
5.50%	\$225,800	\$271,000	\$316,100	\$361,300	\$406,500	\$451,600	\$496,800	\$541,900	\$587,100	\$632,300
5.75%	\$219,700	\$263,600	\$307,600	\$351,500	\$395,500	\$439,400	\$483,300	\$527,300	\$571,200	\$615,200
6.00%	\$213,800	\$256,600	\$299,400	\$342,200	\$384,900	\$427,700	\$470,500	\$513,200	\$556,000	\$598,800
6.25%	\$208,200	\$249,900	\$291,500	\$333,200	\$374,800	\$416,500	\$458,100	\$499,800	\$541,400	\$583,000
6.50%	\$202,800	\$243,400	\$284,000	\$324,500	\$365,100	\$405,700	\$446,300	\$486,800	\$527,400	\$568,000

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

1. Based on **2019** 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\*

2019

COUNTY:	KAUAI		FAMILY SIZE: 7 PERSON							
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$55,800	\$66,960	\$78,120	\$89,280	\$100,440	\$111,600	\$122,760	\$133,920	\$145,080	\$156,240
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$325,100	\$390,100	\$455,100	\$520,100	\$585,100	\$650,100	\$715,200	\$780,200	\$845,200	\$910,200
3.25%	\$314,900	\$377,900	\$440,900	\$503,900	\$566,800	\$629,800	\$692,800	\$755,800	\$818,800	\$881,800
3.50%	\$305,200	\$366,300	\$427,300	\$488,300	\$549,400	\$610,400	\$671,500	\$732,500	\$793,500	\$854,600
3.75%	\$295,900	\$355,100	\$414,300	\$473,500	\$532,700	\$591,900	\$651,100	\$710,200	\$769,400	\$828,600
4.00%	\$287,100	\$344,500	\$401,900	\$459,300	\$516,700	\$574,100	\$631,600	\$689,000	\$746,400	\$803,800
4.25%	\$278,600	\$334,300	\$390,000	\$445,800	\$501,500	\$557,200	\$612,900	\$668,600	\$724,400	\$780,100
4.50%	\$270,500	\$324,600	\$378,700	\$432,800	\$486,900	\$541,000	\$595,100	\$649,200	\$703,300	\$757,400
4.75%	\$262,700	\$315,300	\$367,800	\$420,400	\$472,900	\$525,500	\$578,000	\$630,600	\$683,100	\$735,600
5.00%	\$255,300	\$306,400	\$357,400	\$408,500	\$459,500	\$510,600	\$561,700	\$612,700	\$663,800	\$714,900
5.25%	\$248,200	\$297,800	\$347,500	\$397,100	\$446,700	\$496,400	\$546,000	\$595,700	\$645,300	\$694,900
5.50%	\$241,400	\$289,700	\$337,900	\$386,200	\$434,500	\$482,800	\$531,000	\$579,300	\$627,600	\$675,900
5.75%	\$234,900	\$281,800	\$328,800	\$375,800	\$422,700	\$469,700	\$516,700	\$563,600	\$610,600	\$657,600
6.00%	\$228,600	\$274,300	\$320,000	\$365,700	\$411,500	\$457,200	\$502,900	\$548,600	\$594,300	\$640,100
6.25%	\$222,600	\$267,100	\$311,600	\$356,100	\$400,700	\$445,200	\$489,700	\$534,200	\$578,700	\$623,300
6.50%	\$216,800	\$260,200	\$303,600	\$346,900	\$390,300	\$433,700	\$477,000	\$520,400	\$563,800	\$607,100

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

1. Based on **2019** 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\*

2019

COUNTY:	KAUAI									
	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>	\$59,400	\$71,280	\$83,160	\$95,040	\$106,920	\$118,800	\$130,680	\$142,560	\$154,440	\$166,320
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$346,000	\$415,300	\$484,500	\$553,700	\$622,900	\$692,100	\$761,300	\$830,500	\$899,700	\$968,900
3.25%	\$335,200	\$402,300	\$469,300	\$536,400	\$603,400	\$670,500	\$737,500	\$804,600	\$871,600	\$938,600
3.50%	\$324,900	\$389,900	\$454,900	\$519,800	\$584,800	\$649,800	\$714,800	\$779,800	\$844,700	\$909,700
3.75%	\$315,000	\$378,000	\$441,000	\$504,000	\$567,100	\$630,100	\$693,100	\$756,100	\$819,100	\$882,100
4.00%	\$305,600	\$366,700	\$427,800	\$488,900	\$550,100	\$611,200	\$672,300	\$733,400	\$794,500	\$855,700
4.25%	\$296,600	\$355,900	\$415,200	\$474,500	\$533,800	\$593,100	\$652,500	\$711,800	\$771,100	\$830,400
4.50%	\$287,900	\$345,500	\$403,100	\$460,700	\$518,300	\$575,900	\$633,500	\$691,100	\$748,600	\$806,200
4.75%	\$279,700	\$335,600	\$391,600	\$447,500	\$503,400	\$559,400	\$615,300	\$671,200	\$727,200	\$783,100
5.00%	\$271,800	\$326,100	\$380,500	\$434,800	\$489,200	\$543,600	\$597,900	\$652,300	\$706,600	\$761,000
5.25%	\$264,200	\$317,000	\$369,900	\$422,700	\$475,600	\$528,400	\$581,300	\$634,100	\$686,900	\$739,800
5.50%	\$257,000	\$308,300	\$359,700	\$411,100	\$462,500	\$513,900	\$565,300	\$616,700	\$668,100	\$719,500
5.75%	\$250,000	\$300,000	\$350,000	\$400,000	\$450,000	\$500,000	\$550,000	\$600,000	\$650,000	\$700,000
6.00%	\$243,300	\$292,000	\$340,700	\$389,300	\$438,000	\$486,700	\$535,300	\$584,000	\$632,700	\$681,400
6.25%	\$237,000	\$284,300	\$331,700	\$379,100	\$426,500	\$473,900	\$521,300	\$568,700	\$616,100	\$663,500
6.50%	\$230,800	\$277,000	\$323,100	\$369,300	\$415,500	\$461,600	\$507,800	\$554,000	\$600,100	\$646,300

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

- Based on **2019** 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.



# MAUI COUNTY INCOME SCHEDULE BY FAMILY SIZE

2019

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

		-----LIMITS BY FAMILY SIZE-----							
<u>MEDIAN</u>		<u>1 PERSON</u>	<u>2 PERSON</u>	<u>3 PERSON</u>	<u>4 PERSON</u>	<u>5 PERSON</u>	<u>6 PERSON</u>	<u>7 PERSON</u>	<u>8 PERSON</u>
\$83,800									
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%	\$6,840	\$7,810	\$8,790	\$9,760	\$10,550	\$11,330	\$12,110	\$12,890
	20%	\$13,680	\$15,620	\$17,580	\$19,520	\$21,100	\$22,660	\$24,220	\$25,780
	30%	\$20,520	\$23,430	\$26,370	\$29,280	\$31,650	\$33,990	\$36,330	\$38,670
	40%	\$27,360	\$31,240	\$35,160	\$39,040	\$42,200	\$45,320	\$48,440	\$51,560
	50%	\$34,200	\$39,050	\$43,950	\$48,800	\$52,750	\$56,650	\$60,550	\$64,450
	60%	\$41,040	\$46,860	\$52,740	\$58,560	\$63,300	\$67,980	\$72,660	\$77,340
	70%	\$47,880	\$54,670	\$61,530	\$68,320	\$73,850	\$79,310	\$84,770	\$90,230
	80%	\$54,720	\$62,480	\$70,320	\$78,080	\$84,400	\$90,640	\$96,880	\$103,120
	90%	\$61,560	\$70,290	\$79,110	\$87,840	\$94,950	\$101,970	\$108,990	\$116,010
	100%	\$68,400	\$78,100	\$87,900	\$97,600	\$105,500	\$113,300	\$121,100	\$128,900
	110%	\$75,240	\$85,910	\$96,690	\$107,360	\$116,050	\$124,630	\$133,210	\$141,790
	120%	\$82,080	\$93,720	\$105,480	\$117,120	\$126,600	\$135,960	\$145,320	\$154,680
	130%	\$88,920	\$101,530	\$114,270	\$126,880	\$137,150	\$147,290	\$157,430	\$167,570
	140%	\$95,760	\$109,340	\$123,060	\$136,640	\$147,700	\$158,620	\$169,540	\$180,460

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 "FY2019 Briefing Materials" at <https://www.huduser.gov/portal/datasets/il/il19/IncomeLimitsMethodology-FY19.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 2019, 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\*

2019

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

Area	\$83,800	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
<b>MAUI</b>						
30% of Median		\$513	\$549	\$659	\$761	\$849
50% of Median		\$855	\$915	\$1,098	\$1,269	\$1,416
60% of Median		\$1,026	\$1,098	\$1,318	\$1,523	\$1,699
80% of Median		\$1,368	\$1,465	\$1,758	\$2,031	\$2,266
100% of Median		\$1,710	\$1,831	\$2,197	\$2,538	\$2,832
120% of Median		\$2,052	\$2,198	\$2,637	\$3,047	\$3,399
140% of Median		\$2,394	\$2,563	\$3,076	\$3,554	\$3,965

\*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\*

2019

COUNTY:	MAUI									
	FAMILY SIZE: 1 PERSON									
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$34,200	\$41,040	\$47,880	\$54,720	\$61,560	\$68,400	\$75,240	\$82,080	\$88,920	\$95,760
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$199,200	\$239,100	\$278,900	\$318,800	\$358,600	\$398,500	\$438,300	\$478,200	\$518,000	\$557,900
3.25%	\$193,000	\$231,600	\$270,200	\$308,800	\$347,400	\$386,000	\$424,600	\$463,200	\$501,800	\$540,400
3.50%	\$187,100	\$224,500	\$261,900	\$299,300	\$336,700	\$374,100	\$411,500	\$449,000	\$486,400	\$523,800
3.75%	\$181,400	\$217,700	\$253,900	\$290,200	\$326,500	\$362,800	\$399,000	\$435,300	\$471,600	\$507,900
4.00%	\$175,900	\$211,100	\$246,300	\$281,500	\$316,700	\$351,900	\$387,100	\$422,300	\$457,500	\$492,700
4.25%	\$170,800	\$204,900	\$239,100	\$273,200	\$307,400	\$341,500	\$375,700	\$409,800	\$444,000	\$478,100
4.50%	\$165,800	\$198,900	\$232,100	\$265,300	\$298,400	\$331,600	\$364,700	\$397,900	\$431,000	\$464,200
4.75%	\$161,000	\$193,200	\$225,400	\$257,600	\$289,900	\$322,100	\$354,300	\$386,500	\$418,700	\$450,900
5.00%	\$156,500	\$187,800	\$219,100	\$250,400	\$281,700	\$313,000	\$344,200	\$375,500	\$406,800	\$438,100
5.25%	\$152,100	\$182,500	\$213,000	\$243,400	\$273,800	\$304,200	\$334,700	\$365,100	\$395,500	\$425,900
5.50%	\$147,900	\$177,500	\$207,100	\$236,700	\$266,300	\$295,900	\$325,500	\$355,100	\$384,600	\$414,200
5.75%	\$143,900	\$172,700	\$201,500	\$230,300	\$259,100	\$287,900	\$316,700	\$345,500	\$374,200	\$403,000
6.00%	\$140,100	\$168,100	\$196,100	\$224,200	\$252,200	\$280,200	\$308,200	\$336,300	\$364,300	\$392,300
6.25%	\$136,400	\$163,700	\$191,000	\$218,300	\$245,600	\$272,900	\$300,100	\$327,400	\$354,700	\$382,000
6.50%	\$132,900	\$159,500	\$186,100	\$212,600	\$239,200	\$265,800	\$292,400	\$319,000	\$345,500	\$372,100

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

- Based on **2019** 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.



# MAUI COUNTY AFFORDABLE SALES PRICE GUIDELINES\*

2019

COUNTY:	MAUI									
	FAMILY SIZE: 2 PERSON									
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$39,050	\$46,860	\$54,670	\$62,480	\$70,290	\$78,100	\$85,910	\$93,720	\$101,530	\$109,340
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$227,500	\$273,000	\$318,500	\$364,000	\$409,500	\$455,000	\$500,500	\$546,000	\$591,500	\$637,000
3.25%	\$220,400	\$264,500	\$308,500	\$352,600	\$396,700	\$440,800	\$484,800	\$528,900	\$573,000	\$617,100
3.50%	\$213,600	\$256,300	\$299,000	\$341,700	\$384,500	\$427,200	\$469,900	\$512,600	\$555,300	\$598,100
3.75%	\$207,100	\$248,500	\$289,900	\$331,400	\$372,800	\$414,200	\$455,600	\$497,000	\$538,500	\$579,900
4.00%	\$200,900	\$241,100	\$281,300	\$321,400	\$361,600	\$401,800	\$442,000	\$482,200	\$522,300	\$562,500
4.25%	\$195,000	\$234,000	\$273,000	\$311,900	\$350,900	\$389,900	\$428,900	\$467,900	\$506,900	\$545,900
4.50%	\$189,300	\$227,200	\$265,000	\$302,900	\$340,700	\$378,600	\$416,400	\$454,300	\$492,200	\$530,000
4.75%	\$183,900	\$220,600	\$257,400	\$294,200	\$331,000	\$367,700	\$404,500	\$441,300	\$478,000	\$514,800
5.00%	\$178,700	\$214,400	\$250,100	\$285,900	\$321,600	\$357,300	\$393,100	\$428,800	\$464,500	\$500,300
5.25%	\$173,700	\$208,400	\$243,200	\$277,900	\$312,600	\$347,400	\$382,100	\$416,900	\$451,600	\$486,300
5.50%	\$168,900	\$202,700	\$236,500	\$270,300	\$304,100	\$337,800	\$371,600	\$405,400	\$439,200	\$473,000
5.75%	\$164,400	\$197,200	\$230,100	\$263,000	\$295,800	\$328,700	\$361,600	\$394,400	\$427,300	\$460,200
6.00%	\$160,000	\$192,000	\$224,000	\$256,000	\$288,000	\$319,900	\$351,900	\$383,900	\$415,900	\$447,900
6.25%	\$155,800	\$186,900	\$218,100	\$249,200	\$280,400	\$311,500	\$342,700	\$373,900	\$405,000	\$436,200
6.50%	\$151,700	\$182,100	\$212,400	\$242,800	\$273,100	\$303,500	\$333,800	\$364,200	\$394,500	\$424,900

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

1. Based on **2019** 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\*

2019

COUNTY:	MAUI									
	FAMILY SIZE: 3 PERSON									
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$43,940	\$52,740	\$61,530	\$70,320	\$79,110	\$87,900	\$96,690	\$105,480	\$114,270	\$123,060
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$256,000	\$307,200	\$358,500	\$409,700	\$460,900	\$512,100	\$563,300	\$614,500	\$665,700	\$716,900
3.25%	\$248,000	\$297,600	\$347,300	\$396,900	\$446,500	\$496,100	\$545,700	\$595,300	\$644,900	\$694,500
3.50%	\$240,300	\$288,500	\$336,600	\$384,600	\$432,700	\$480,800	\$528,900	\$576,900	\$625,000	\$673,100
3.75%	\$233,000	\$279,700	\$326,300	\$372,900	\$419,600	\$466,200	\$512,800	\$559,400	\$606,000	\$652,700
4.00%	\$226,100	\$271,300	\$316,600	\$361,800	\$407,000	\$452,200	\$497,400	\$542,700	\$587,900	\$633,100
4.25%	\$219,400	\$263,300	\$307,200	\$351,100	\$395,000	\$438,900	\$482,800	\$526,600	\$570,500	\$614,400
4.50%	\$213,000	\$255,700	\$298,300	\$340,900	\$383,500	\$426,100	\$468,700	\$511,300	\$553,900	\$596,500
4.75%	\$206,900	\$248,300	\$289,700	\$331,100	\$372,500	\$413,900	\$455,300	\$496,600	\$538,000	\$579,400
5.00%	\$201,000	\$241,300	\$281,500	\$321,700	\$362,000	\$402,200	\$442,400	\$482,600	\$522,800	\$563,000
5.25%	\$195,400	\$234,600	\$273,700	\$312,800	\$351,900	\$391,000	\$430,100	\$469,200	\$508,300	\$547,400
5.50%	\$190,100	\$228,100	\$266,200	\$304,200	\$342,200	\$380,200	\$418,300	\$456,300	\$494,300	\$532,300
5.75%	\$184,900	\$222,000	\$259,000	\$296,000	\$333,000	\$370,000	\$406,900	\$443,900	\$480,900	\$517,900
6.00%	\$180,000	\$216,100	\$252,100	\$288,100	\$324,100	\$360,100	\$396,100	\$432,100	\$468,100	\$504,100
6.25%	\$175,300	\$210,400	\$245,400	\$280,500	\$315,600	\$350,600	\$385,700	\$420,800	\$455,800	\$490,900
6.50%	\$170,700	\$204,900	\$239,100	\$273,300	\$307,400	\$341,600	\$375,700	\$409,900	\$444,000	\$478,200

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

1. Based on **2019** 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\*

2019

COUNTY:	MAUI		FAMILY SIZE: 4 PERSON							
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$48,800	\$58,560	\$68,320	\$78,080	\$87,840	\$97,600	\$107,360	\$117,120	\$126,880	\$136,640
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$284,300	\$341,200	\$398,000	\$454,900	\$511,700	\$568,600	\$625,400	\$682,300	\$739,200	\$796,000
3.25%	\$275,400	\$330,500	\$385,600	\$440,700	\$495,700	\$550,800	\$605,900	\$661,000	\$716,100	\$771,100
3.50%	\$266,900	\$320,300	\$373,700	\$427,100	\$480,500	\$533,800	\$587,200	\$640,600	\$694,000	\$747,400
3.75%	\$258,800	\$310,600	\$362,300	\$414,100	\$465,900	\$517,600	\$569,400	\$621,100	\$672,900	\$724,700
4.00%	\$251,100	\$301,300	\$351,500	\$401,700	\$451,900	\$502,100	\$552,300	\$602,500	\$652,800	\$703,000
4.25%	\$243,600	\$292,400	\$341,100	\$389,800	\$438,600	\$487,300	\$536,000	\$584,800	\$633,500	\$682,200
4.50%	\$236,600	\$283,900	\$331,200	\$378,500	\$425,800	\$473,100	\$520,400	\$567,700	\$615,000	\$662,400
4.75%	\$229,800	\$275,700	\$321,700	\$367,600	\$413,600	\$459,500	\$505,500	\$551,500	\$597,400	\$643,400
5.00%	\$223,300	\$267,900	\$312,600	\$357,200	\$401,900	\$446,600	\$491,200	\$535,900	\$580,500	\$625,200
5.25%	\$217,100	\$260,500	\$303,900	\$347,300	\$390,700	\$434,100	\$477,500	\$520,900	\$564,300	\$607,800
5.50%	\$211,100	\$253,300	\$295,500	\$337,800	\$380,000	\$422,200	\$464,400	\$506,600	\$548,900	\$591,100
5.75%	\$205,400	\$246,500	\$287,500	\$328,600	\$369,700	\$410,800	\$451,900	\$492,900	\$534,000	\$575,100
6.00%	\$199,900	\$239,900	\$279,900	\$319,900	\$359,800	\$399,800	\$439,800	\$479,800	\$519,800	\$559,800
6.25%	\$194,700	\$233,600	\$272,500	\$311,500	\$350,400	\$389,300	\$428,300	\$467,200	\$506,100	\$545,100
6.50%	\$189,600	\$227,600	\$265,500	\$303,400	\$341,300	\$379,300	\$417,200	\$455,100	\$493,000	\$531,000

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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.



# MAUI COUNTY AFFORDABLE SALES PRICE GUIDELINES\*

2019

COUNTY:	MAUI									
	FAMILY SIZE: 5 PERSON									
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$52,750	\$63,300	\$73,850	\$84,400	\$94,950	\$105,500	\$116,050	\$126,600	\$137,150	\$147,700
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$307,300	\$368,800	\$430,200	\$491,700	\$553,200	\$614,600	\$676,100	\$737,500	\$799,000	\$860,500
3.25%	\$297,700	\$357,200	\$416,800	\$476,300	\$535,900	\$595,400	\$654,900	\$714,500	\$774,000	\$833,600
3.50%	\$288,500	\$346,200	\$403,900	\$461,600	\$519,300	\$577,100	\$634,800	\$692,500	\$750,200	\$807,900
3.75%	\$279,800	\$335,700	\$391,700	\$447,600	\$503,600	\$559,500	\$615,500	\$671,400	\$727,400	\$783,300
4.00%	\$271,400	\$325,700	\$379,900	\$434,200	\$488,500	\$542,800	\$597,000	\$651,300	\$705,600	\$759,900
4.25%	\$263,400	\$316,000	\$368,700	\$421,400	\$474,100	\$526,700	\$579,400	\$632,100	\$684,800	\$737,400
4.50%	\$255,700	\$306,800	\$358,000	\$409,100	\$460,300	\$511,400	\$562,500	\$613,700	\$664,800	\$716,000
4.75%	\$248,400	\$298,000	\$347,700	\$397,400	\$447,100	\$496,700	\$546,400	\$596,100	\$645,800	\$695,400
5.00%	\$241,300	\$289,600	\$337,900	\$386,200	\$434,400	\$482,700	\$531,000	\$579,200	\$627,500	\$675,800
5.25%	\$234,600	\$281,600	\$328,500	\$375,400	\$422,300	\$469,300	\$516,200	\$563,100	\$610,000	\$657,000
5.50%	\$228,200	\$273,800	\$319,500	\$365,100	\$410,700	\$456,400	\$502,000	\$547,600	\$593,300	\$638,900
5.75%	\$222,000	\$266,400	\$310,800	\$355,200	\$399,600	\$444,000	\$488,400	\$532,800	\$577,200	\$621,600
6.00%	\$216,100	\$259,300	\$302,500	\$345,800	\$389,000	\$432,200	\$475,400	\$518,600	\$561,900	\$605,100
6.25%	\$210,400	\$252,500	\$294,600	\$336,700	\$378,800	\$420,800	\$462,900	\$505,000	\$547,100	\$589,200
6.50%	\$205,000	\$246,000	\$287,000	\$328,000	\$369,000	\$410,000	\$451,000	\$492,000	\$532,900	\$573,900

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# MAUI COUNTY AFFORDABLE SALES PRICE GUIDELINES\*

2019

COUNTY:	MAUI									
	FAMILY SIZE: 6 PERSON									
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$56,650	\$67,980	\$79,310	\$90,640	\$101,970	\$113,300	\$124,630	\$135,960	\$147,290	\$158,620
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$330,000	\$396,000	\$462,000	\$528,000	\$594,000	\$660,100	\$726,100	\$792,100	\$858,100	\$924,100
3.25%	\$319,700	\$383,700	\$447,600	\$511,500	\$575,500	\$639,400	\$703,400	\$767,300	\$831,200	\$895,200
3.50%	\$309,900	\$371,800	\$433,800	\$495,800	\$557,700	\$619,700	\$681,700	\$743,700	\$805,600	\$867,600
3.75%	\$300,400	\$360,500	\$420,600	\$480,700	\$540,800	\$600,900	\$661,000	\$721,100	\$781,200	\$841,200
4.00%	\$291,400	\$349,700	\$408,000	\$466,300	\$524,600	\$582,900	\$641,200	\$699,500	\$757,800	\$816,000
4.25%	\$282,800	\$339,400	\$396,000	\$452,500	\$509,100	\$565,700	\$622,200	\$678,800	\$735,400	\$792,000
4.50%	\$274,600	\$329,500	\$384,500	\$439,400	\$494,300	\$549,200	\$604,100	\$659,100	\$714,000	\$768,900
4.75%	\$266,700	\$320,100	\$373,400	\$426,800	\$480,100	\$533,500	\$586,800	\$640,200	\$693,500	\$746,900
5.00%	\$259,200	\$311,000	\$362,900	\$414,700	\$466,500	\$518,400	\$570,200	\$622,100	\$673,900	\$725,700
5.25%	\$252,000	\$302,400	\$352,800	\$403,200	\$453,600	\$503,900	\$554,300	\$604,700	\$655,100	\$705,500
5.50%	\$245,100	\$294,100	\$343,100	\$392,100	\$441,100	\$490,100	\$539,100	\$588,100	\$637,100	\$686,200
5.75%	\$238,400	\$286,100	\$333,800	\$381,500	\$429,200	\$476,900	\$524,500	\$572,200	\$619,900	\$667,600
6.00%	\$232,100	\$278,500	\$324,900	\$371,300	\$417,700	\$464,100	\$510,600	\$557,000	\$603,400	\$649,800
6.25%	\$226,000	\$271,200	\$316,400	\$361,600	\$406,800	\$452,000	\$497,200	\$542,400	\$587,600	\$632,700
6.50%	\$220,100	\$264,200	\$308,200	\$352,200	\$396,200	\$440,300	\$484,300	\$528,300	\$572,400	\$616,400

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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.



# MAUI COUNTY AFFORDABLE SALES PRICE GUIDELINES\*

2019

COUNTY:	MAUI									
	FAMILY SIZE: 7 PERSON									
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$60,550	\$72,660	\$84,770	\$96,880	\$108,990	\$121,100	\$133,210	\$145,320	\$157,430	\$169,540
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$352,700	\$423,300	\$493,800	\$564,400	\$634,900	\$705,500	\$776,000	\$846,600	\$917,100	\$987,700
3.25%	\$341,700	\$410,100	\$478,400	\$546,800	\$615,100	\$683,400	\$751,800	\$820,100	\$888,500	\$956,800
3.50%	\$331,200	\$397,400	\$463,700	\$529,900	\$596,100	\$662,400	\$728,600	\$794,900	\$861,100	\$927,300
3.75%	\$321,100	\$385,400	\$449,600	\$513,800	\$578,000	\$642,300	\$706,500	\$770,700	\$834,900	\$899,200
4.00%	\$311,500	\$373,800	\$436,100	\$498,400	\$560,700	\$623,000	\$685,300	\$747,600	\$809,900	\$872,200
4.25%	\$302,300	\$362,800	\$423,200	\$483,700	\$544,200	\$604,600	\$665,100	\$725,500	\$786,000	\$846,500
4.50%	\$293,500	\$352,200	\$410,900	\$469,600	\$528,300	\$587,000	\$645,700	\$704,400	\$763,100	\$821,800
4.75%	\$285,100	\$342,100	\$399,100	\$456,200	\$513,200	\$570,200	\$627,200	\$684,200	\$741,200	\$798,300
5.00%	\$277,000	\$332,400	\$387,900	\$443,300	\$498,700	\$554,100	\$609,500	\$664,900	\$720,300	\$775,700
5.25%	\$269,300	\$323,200	\$377,000	\$430,900	\$484,800	\$538,600	\$592,500	\$646,400	\$700,200	\$754,100
5.50%	\$261,900	\$314,300	\$366,700	\$419,100	\$471,500	\$523,900	\$576,200	\$628,600	\$681,000	\$733,400
5.75%	\$254,800	\$305,800	\$356,800	\$407,700	\$458,700	\$509,700	\$560,700	\$611,600	\$662,600	\$713,600
6.00%	\$248,100	\$297,700	\$347,300	\$396,900	\$446,500	\$496,100	\$545,700	\$595,300	\$644,900	\$694,500
6.25%	\$241,500	\$289,800	\$338,200	\$386,500	\$434,800	\$483,100	\$531,400	\$579,700	\$628,000	\$676,300
6.50%	\$235,300	\$282,300	\$329,400	\$376,500	\$423,500	\$470,600	\$517,600	\$564,700	\$611,800	\$658,800

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# MAUI COUNTY AFFORDABLE SALES PRICE GUIDELINES\*

2019

COUNTY:	MAUI									
	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>	<u>\$64,450</u>	<u>\$77,340</u>	<u>\$90,230</u>	<u>\$103,120</u>	<u>\$116,010</u>	<u>\$128,900</u>	<u>\$141,790</u>	<u>\$154,680</u>	<u>\$167,570</u>	<u>\$180,460</u>
<b>0.00%</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>3.00%</b>	\$375,500	\$450,600	\$525,700	\$600,700	\$675,800	\$750,900	\$826,000	\$901,100	\$976,200	\$1,051,300
<b>3.25%</b>	\$363,700	\$436,500	\$509,200	\$582,000	\$654,700	\$727,500	\$800,200	\$873,000	\$945,700	\$1,018,400
<b>3.50%</b>	\$352,500	\$423,000	\$493,500	\$564,000	\$634,500	\$705,000	\$775,500	\$846,100	\$916,600	\$987,100
<b>3.75%</b>	\$341,800	\$410,200	\$478,500	\$546,900	\$615,300	\$683,600	\$752,000	\$820,300	\$888,700	\$957,100
<b>4.00%</b>	\$331,600	\$397,900	\$464,200	\$530,500	\$596,800	\$663,100	\$729,500	\$795,800	\$862,100	\$928,400
<b>4.25%</b>	\$321,800	\$386,100	\$450,500	\$514,900	\$579,200	\$643,600	\$707,900	\$772,300	\$836,600	\$901,000
<b>4.50%</b>	\$312,400	\$374,900	\$437,400	\$499,900	\$562,400	\$624,800	\$687,300	\$749,800	\$812,300	\$874,800
<b>4.75%</b>	\$303,500	\$364,200	\$424,800	\$485,500	\$546,200	\$606,900	\$667,600	\$728,300	\$789,000	\$849,700
<b>5.00%</b>	\$294,900	\$353,900	\$412,800	\$471,800	\$530,800	\$589,800	\$648,700	\$707,700	\$766,700	\$825,700
<b>5.25%</b>	\$286,700	\$344,000	\$401,300	\$458,700	\$516,000	\$573,300	\$630,700	\$688,000	\$745,300	\$802,700
<b>5.50%</b>	\$278,800	\$334,600	\$390,300	\$446,100	\$501,800	\$557,600	\$613,400	\$669,100	\$724,900	\$780,600
<b>5.75%</b>	\$271,300	\$325,500	\$379,800	\$434,000	\$488,300	\$542,500	\$596,800	\$651,000	\$705,300	\$759,500
<b>6.00%</b>	\$264,000	\$316,800	\$369,600	\$422,400	\$475,300	\$528,100	\$580,900	\$633,700	\$686,500	\$739,300
<b>6.25%</b>	\$257,100	\$308,500	\$359,900	\$411,400	\$462,800	\$514,200	\$565,600	\$617,000	\$668,400	\$719,900
<b>6.50%</b>	\$250,400	\$300,500	\$350,600	\$400,700	\$450,800	\$500,900	\$551,000	\$601,100	\$651,200	\$701,200

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