



HAWAII COUNTY INCOME SCHEDULE BY FAMILY SIZE

2021

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
\$78,800									
Adjustments for family size		0.7000	0.8000	0.9000	1.0000	1.0800	1.1600	1.2400	1.3200
% of Income	10%	\$6,000	\$6,850	\$7,710	\$8,560	\$9,250	\$9,930	\$10,620	\$11,300
	20%	\$12,000	\$13,700	\$15,420	\$17,120	\$18,500	\$19,860	\$21,240	\$22,600
	30%	\$18,000	\$20,550	\$23,130	\$25,680	\$27,750	\$29,790	\$31,860	\$33,900
	40%	\$24,000	\$27,400	\$30,840	\$34,240	\$37,000	\$39,720	\$42,480	\$45,200
	50%	\$30,000	\$34,250	\$38,550	\$42,800	\$46,250	\$49,650	\$53,100	\$56,500
	60%	\$36,000	\$41,100	\$46,260	\$51,360	\$55,500	\$59,580	\$63,720	\$67,800
	70%	\$42,000	\$47,950	\$53,970	\$59,920	\$64,750	\$69,510	\$74,340	\$79,100
	80%	\$48,000	\$54,800	\$61,680	\$68,480	\$74,000	\$79,440	\$84,960	\$90,400
	90%	\$54,000	\$61,650	\$69,390	\$77,040	\$83,250	\$89,370	\$95,580	\$101,700
	100%	\$60,000	\$68,500	\$77,100	\$85,600	\$92,500	\$99,300	\$106,200	\$113,000
	110%	\$66,000	\$75,350	\$84,810	\$94,160	\$101,750	\$109,230	\$116,820	\$124,300
	120%	\$72,000	\$82,200	\$92,520	\$102,720	\$111,000	\$119,160	\$127,440	\$135,600
	130%	\$78,000	\$89,050	\$100,230	\$111,280	\$120,250	\$129,090	\$138,060	\$146,900
	140%	\$84,000	\$95,900	\$107,940	\$119,840	\$129,500	\$139,020	\$148,680	\$158,200

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 "FY2021 Briefing Materials" at <https://www.huduser.gov/portal/datasets/il/il21/IncomeLimitsMethodology-FY21.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 2021, 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*

2021

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

Area	\$78,800	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
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HAWAII COUNTY

30% of Median	\$450	\$481	\$578	\$667	\$744
50% of Median	\$750	\$803	\$963	\$1,113	\$1,241
60% of Median	\$900	\$963	\$1,156	\$1,335	\$1,489
80% of Median	\$1,200	\$1,285	\$1,542	\$1,781	\$1,986
100% of Median	\$1,500	\$1,606	\$1,927	\$2,226	\$2,482
120% of Median	\$1,800	\$1,927	\$2,313	\$2,672	\$2,979
140% of Median	\$2,100	\$2,248	\$2,698	\$3,116	\$3,475

*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*

2021

COUNTY:	HAWAII									
	FAMILY SIZE: 1 PERSON									
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$30,000	\$36,000	\$42,000	\$48,000	\$54,000	\$60,000	\$66,000	\$72,000	\$78,000	\$84,000
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$174,800	\$209,700	\$244,700	\$279,600	\$314,600	\$349,500	\$384,500	\$419,500	\$454,400	\$489,400
3.25%	\$169,300	\$203,200	\$237,000	\$270,900	\$304,800	\$338,600	\$372,500	\$406,300	\$440,200	\$474,100
3.50%	\$164,100	\$196,900	\$229,700	\$262,500	\$295,400	\$328,200	\$361,000	\$393,800	\$426,600	\$459,500
3.75%	\$159,100	\$190,900	\$222,700	\$254,600	\$286,400	\$318,200	\$350,000	\$381,900	\$413,700	\$445,500
4.00%	\$154,300	\$185,200	\$216,100	\$246,900	\$277,800	\$308,700	\$339,500	\$370,400	\$401,300	\$432,200
4.25%	\$149,800	\$179,700	\$209,700	\$239,700	\$269,600	\$299,600	\$329,500	\$359,500	\$389,400	\$419,400
4.50%	\$145,400	\$174,500	\$203,600	\$232,700	\$261,800	\$290,800	\$319,900	\$349,000	\$378,100	\$407,200
4.75%	\$141,300	\$169,500	\$197,800	\$226,000	\$254,300	\$282,500	\$310,800	\$339,000	\$367,300	\$395,500
5.00%	\$137,300	\$164,700	\$192,200	\$219,600	\$247,100	\$274,500	\$302,000	\$329,400	\$356,900	\$384,300
5.25%	\$133,400	\$160,100	\$186,800	\$213,500	\$240,200	\$266,900	\$293,600	\$320,200	\$346,900	\$373,600
5.50%	\$129,800	\$155,700	\$181,700	\$207,600	\$233,600	\$259,500	\$285,500	\$311,500	\$337,400	\$363,400
5.75%	\$126,300	\$151,500	\$176,800	\$202,000	\$227,300	\$252,500	\$277,800	\$303,000	\$328,300	\$353,500
6.00%	\$122,900	\$147,500	\$172,100	\$196,600	\$221,200	\$245,800	\$270,400	\$295,000	\$319,500	\$344,100
6.25%	\$119,700	\$143,600	\$167,500	\$191,500	\$215,400	\$239,300	\$263,300	\$287,200	\$311,100	\$335,100
6.50%	\$116,600	\$139,900	\$163,200	\$186,500	\$209,800	\$233,200	\$256,500	\$279,800	\$303,100	\$326,400

Sales prices shown are upper limits that may not be acceptable to the HHFDC or supported by the market.

Housing costs such as maintenance fees, property taxes, utility fees and other home ownership costs are also evaluated when establishing project-specific sales prices.

Prices are established based upon anticipated interest rates at the time of closing of unit sales.

1. Based on **2021** 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*

2021

COUNTY:	HAWAII									
	FAMILY SIZE: 2 PERSON									
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$34,250	\$41,100	\$47,950	\$54,800	\$61,650	\$68,500	\$75,350	\$82,200	\$89,050	\$95,900
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$199,500	\$239,400	\$279,300	\$319,200	\$359,200	\$399,100	\$439,000	\$478,900	\$518,800	\$558,700
3.25%	\$193,300	\$232,000	\$270,600	\$309,300	\$347,900	\$386,600	\$425,200	\$463,900	\$502,600	\$541,200
3.50%	\$187,300	\$224,800	\$262,300	\$299,700	\$337,200	\$374,700	\$412,100	\$449,600	\$487,100	\$524,500
3.75%	\$181,600	\$218,000	\$254,300	\$290,600	\$327,000	\$363,300	\$399,600	\$435,900	\$472,300	\$508,600
4.00%	\$176,200	\$211,400	\$246,700	\$281,900	\$317,200	\$352,400	\$387,700	\$422,900	\$458,100	\$493,400
4.25%	\$171,000	\$205,200	\$239,400	\$273,600	\$307,800	\$342,000	\$376,200	\$410,400	\$444,600	\$478,800
4.50%	\$166,000	\$199,200	\$232,400	\$265,600	\$298,800	\$332,100	\$365,300	\$398,500	\$431,700	\$464,900
4.75%	\$161,300	\$193,500	\$225,800	\$258,000	\$290,300	\$322,500	\$354,800	\$387,000	\$419,300	\$451,500
5.00%	\$156,700	\$188,000	\$219,400	\$250,700	\$282,100	\$313,400	\$344,800	\$376,100	\$407,400	\$438,800
5.25%	\$152,300	\$182,800	\$213,300	\$243,700	\$274,200	\$304,700	\$335,100	\$365,600	\$396,100	\$426,600
5.50%	\$148,200	\$177,800	\$207,400	\$237,100	\$266,700	\$296,300	\$325,900	\$355,600	\$385,200	\$414,800
5.75%	\$144,200	\$173,000	\$201,800	\$230,600	\$259,500	\$288,300	\$317,100	\$346,000	\$374,800	\$403,600
6.00%	\$140,300	\$168,400	\$196,400	\$224,500	\$252,600	\$280,600	\$308,700	\$336,700	\$364,800	\$392,900
6.25%	\$136,600	\$164,000	\$191,300	\$218,600	\$245,900	\$273,300	\$300,600	\$327,900	\$355,200	\$382,600
6.50%	\$133,100	\$159,700	\$186,300	\$212,900	\$239,600	\$266,200	\$292,800	\$319,400	\$346,000	\$372,700

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HAWAII COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2021

COUNTY:	HAWAII									
	FAMILY SIZE: 3 PERSON									
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$38,550	\$46,260	\$53,970	\$61,680	\$69,390	\$77,100	\$84,810	\$92,520	\$100,230	\$107,940
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$224,600	\$269,500	\$314,400	\$359,300	\$404,200	\$449,200	\$494,100	\$539,000	\$583,900	\$628,800
3.25%	\$217,600	\$261,100	\$304,600	\$348,100	\$391,600	\$435,100	\$478,600	\$522,100	\$565,700	\$609,200
3.50%	\$210,900	\$253,000	\$295,200	\$337,400	\$379,500	\$421,700	\$463,900	\$506,100	\$548,200	\$590,400
3.75%	\$204,500	\$245,300	\$286,200	\$327,100	\$368,000	\$408,900	\$449,800	\$490,700	\$531,600	\$572,500
4.00%	\$198,300	\$238,000	\$277,700	\$317,300	\$357,000	\$396,700	\$436,300	\$476,000	\$515,600	\$555,300
4.25%	\$192,500	\$231,000	\$269,500	\$308,000	\$346,400	\$384,900	\$423,400	\$461,900	\$500,400	\$538,900
4.50%	\$186,900	\$224,200	\$261,600	\$299,000	\$336,400	\$373,700	\$411,100	\$448,500	\$485,900	\$523,200
4.75%	\$181,500	\$217,800	\$254,100	\$290,400	\$326,700	\$363,000	\$399,300	\$435,600	\$471,900	\$508,200
5.00%	\$176,400	\$211,700	\$246,900	\$282,200	\$317,500	\$352,800	\$388,000	\$423,300	\$458,600	\$493,900
5.25%	\$171,500	\$205,800	\$240,100	\$274,300	\$308,600	\$342,900	\$377,200	\$411,500	\$445,800	\$480,100
5.50%	\$166,800	\$200,100	\$233,500	\$266,800	\$300,200	\$333,500	\$366,900	\$400,200	\$433,600	\$466,900
5.75%	\$162,200	\$194,700	\$227,100	\$259,600	\$292,000	\$324,500	\$356,900	\$389,400	\$421,800	\$454,300
6.00%	\$157,900	\$189,500	\$221,100	\$252,700	\$284,300	\$315,900	\$347,400	\$379,000	\$410,600	\$442,200
6.25%	\$153,800	\$184,500	\$215,300	\$246,000	\$276,800	\$307,600	\$338,300	\$369,100	\$399,800	\$430,600
6.50%	\$149,800	\$179,800	\$209,700	\$239,700	\$269,600	\$299,600	\$329,600	\$359,500	\$389,500	\$419,400

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HAWAII COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2021

COUNTY:	HAWAII									
	FAMILY SIZE: 4 PERSON									
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$42,800	\$51,360	\$59,920	\$68,480	\$77,040	\$85,600	\$94,160	\$102,720	\$111,280	\$119,840
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$249,300	\$299,200	\$349,100	\$398,900	\$448,800	\$498,700	\$548,500	\$598,400	\$648,300	\$698,200
3.25%	\$241,500	\$289,900	\$338,200	\$386,500	\$434,800	\$483,100	\$531,400	\$579,700	\$628,000	\$676,300
3.50%	\$234,100	\$280,900	\$327,700	\$374,600	\$421,400	\$468,200	\$515,000	\$561,800	\$608,700	\$655,500
3.75%	\$227,000	\$272,400	\$317,800	\$363,200	\$408,600	\$454,000	\$499,400	\$544,800	\$590,200	\$635,600
4.00%	\$220,200	\$264,200	\$308,300	\$352,300	\$396,300	\$440,400	\$484,400	\$528,500	\$572,500	\$616,500
4.25%	\$213,700	\$256,400	\$299,200	\$341,900	\$384,600	\$427,400	\$470,100	\$512,900	\$555,600	\$598,300
4.50%	\$207,500	\$249,000	\$290,500	\$332,000	\$373,400	\$414,900	\$456,400	\$497,900	\$539,400	\$580,900
4.75%	\$201,500	\$241,800	\$282,100	\$322,400	\$362,700	\$403,000	\$443,300	\$483,700	\$524,000	\$564,300
5.00%	\$195,800	\$235,000	\$274,200	\$313,300	\$352,500	\$391,600	\$430,800	\$470,000	\$509,100	\$548,300
5.25%	\$190,400	\$228,400	\$266,500	\$304,600	\$342,700	\$380,700	\$418,800	\$456,900	\$495,000	\$533,000
5.50%	\$185,100	\$222,200	\$259,200	\$296,200	\$333,300	\$370,300	\$407,300	\$444,300	\$481,400	\$518,400
5.75%	\$180,100	\$216,200	\$252,200	\$288,200	\$324,200	\$360,300	\$396,300	\$432,300	\$468,400	\$504,400
6.00%	\$175,300	\$210,400	\$245,500	\$280,500	\$315,600	\$350,700	\$385,700	\$420,800	\$455,900	\$490,900
6.25%	\$170,700	\$204,900	\$239,000	\$273,200	\$307,300	\$341,500	\$375,600	\$409,800	\$443,900	\$478,100
6.50%	\$166,300	\$199,600	\$232,800	\$266,100	\$299,400	\$332,600	\$365,900	\$399,200	\$432,400	\$465,700

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HAWAII COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2021

COUNTY:	HAWAII									
% of Median:	FAMILY SIZE: 5 PERSON									
\$ Income:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
	\$46,250	\$55,500	\$64,750	\$74,000	\$83,250	\$92,500	\$101,750	\$111,000	\$120,250	\$129,500
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$269,400	\$323,300	\$377,200	\$431,100	\$485,000	\$538,900	\$592,800	\$646,700	\$700,500	\$754,400
3.25%	\$261,000	\$313,200	\$365,400	\$417,600	\$469,800	\$522,000	\$574,200	\$626,400	\$678,600	\$730,800
3.50%	\$253,000	\$303,600	\$354,200	\$404,800	\$455,400	\$505,900	\$556,500	\$607,100	\$657,700	\$708,300
3.75%	\$245,300	\$294,300	\$343,400	\$392,500	\$441,500	\$490,600	\$539,600	\$588,700	\$637,700	\$686,800
4.00%	\$237,900	\$285,500	\$333,100	\$380,700	\$428,300	\$475,900	\$523,500	\$571,100	\$618,600	\$666,200
4.25%	\$230,900	\$277,100	\$323,300	\$369,500	\$415,600	\$461,800	\$508,000	\$554,200	\$600,400	\$646,600
4.50%	\$224,200	\$269,000	\$313,900	\$358,700	\$403,600	\$448,400	\$493,200	\$538,100	\$582,900	\$627,700
4.75%	\$217,800	\$261,300	\$304,900	\$348,400	\$392,000	\$435,500	\$479,100	\$522,600	\$566,200	\$609,700
5.00%	\$211,600	\$253,900	\$296,300	\$338,600	\$380,900	\$423,200	\$465,500	\$507,900	\$550,200	\$592,500
5.25%	\$205,700	\$246,900	\$288,000	\$329,100	\$370,300	\$411,400	\$452,600	\$493,700	\$534,900	\$576,000
5.50%	\$200,100	\$240,100	\$280,100	\$320,100	\$360,100	\$400,100	\$440,100	\$480,200	\$520,200	\$560,200
5.75%	\$194,700	\$233,600	\$272,500	\$311,500	\$350,400	\$389,300	\$428,200	\$467,200	\$506,100	\$545,000
6.00%	\$189,500	\$227,400	\$265,300	\$303,200	\$341,000	\$378,900	\$416,800	\$454,700	\$492,600	\$530,500
6.25%	\$184,500	\$221,400	\$258,300	\$295,200	\$332,100	\$369,000	\$405,900	\$442,800	\$479,700	\$516,600
6.50%	\$179,700	\$215,700	\$251,600	\$287,600	\$323,500	\$359,400	\$395,400	\$431,300	\$467,300	\$503,200

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HAWAII COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2021

COUNTY:	HAWAII									
	FAMILY SIZE: 6 PERSON									
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$49,650	\$59,580	\$69,510	\$79,440	\$89,370	\$99,300	\$109,230	\$119,160	\$129,090	\$139,020
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$289,200	\$347,100	\$404,900	\$462,800	\$520,600	\$578,500	\$636,300	\$694,200	\$752,000	\$809,900
3.25%	\$280,200	\$336,200	\$392,300	\$448,300	\$504,400	\$560,400	\$616,500	\$672,500	\$728,500	\$784,600
3.50%	\$271,600	\$325,900	\$380,200	\$434,500	\$488,800	\$543,100	\$597,500	\$651,800	\$706,100	\$760,400
3.75%	\$263,300	\$316,000	\$368,600	\$421,300	\$474,000	\$526,600	\$579,300	\$632,000	\$684,600	\$737,300
4.00%	\$255,400	\$306,500	\$357,600	\$408,700	\$459,800	\$510,900	\$562,000	\$613,000	\$664,100	\$715,200
4.25%	\$247,900	\$297,500	\$347,000	\$396,600	\$446,200	\$495,800	\$545,400	\$594,900	\$644,500	\$694,100
4.50%	\$240,700	\$288,800	\$336,900	\$385,100	\$433,200	\$481,400	\$529,500	\$577,600	\$625,800	\$673,900
4.75%	\$233,800	\$280,500	\$327,300	\$374,000	\$420,800	\$467,500	\$514,300	\$561,100	\$607,800	\$654,600
5.00%	\$227,200	\$272,600	\$318,000	\$363,500	\$408,900	\$454,300	\$499,800	\$545,200	\$590,600	\$636,100
5.25%	\$220,800	\$265,000	\$309,200	\$353,300	\$397,500	\$441,700	\$485,800	\$530,000	\$574,200	\$618,300
5.50%	\$214,800	\$257,700	\$300,700	\$343,600	\$386,600	\$429,600	\$472,500	\$515,500	\$558,400	\$601,400
5.75%	\$209,000	\$250,800	\$292,600	\$334,300	\$376,100	\$417,900	\$459,700	\$501,500	\$543,300	\$585,100
6.00%	\$203,400	\$244,100	\$284,800	\$325,400	\$366,100	\$406,800	\$447,500	\$488,200	\$528,800	\$569,500
6.25%	\$198,100	\$237,700	\$277,300	\$316,900	\$356,500	\$396,100	\$435,700	\$475,300	\$514,900	\$554,600
6.50%	\$192,900	\$231,500	\$270,100	\$308,700	\$347,300	\$385,900	\$424,500	\$463,000	\$501,600	\$540,200

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



HAWAII COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2021

COUNTY:	HAWAII									
	FAMILY SIZE: 7 PERSON									
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$53,100	\$63,720	\$74,340	\$84,960	\$95,580	\$106,200	\$116,820	\$127,440	\$138,060	\$148,680
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$309,300	\$371,200	\$433,100	\$495,000	\$556,800	\$618,700	\$680,600	\$742,400	\$804,300	\$866,200
3.25%	\$299,700	\$359,600	\$419,500	\$479,500	\$539,400	\$599,400	\$659,300	\$719,200	\$779,200	\$839,100
3.50%	\$290,400	\$348,500	\$406,600	\$464,700	\$522,800	\$580,900	\$639,000	\$697,100	\$755,100	\$813,200
3.75%	\$281,600	\$337,900	\$394,300	\$450,600	\$506,900	\$563,200	\$619,600	\$675,900	\$732,200	\$788,500
4.00%	\$273,200	\$327,800	\$382,500	\$437,100	\$491,700	\$546,400	\$601,000	\$655,600	\$710,300	\$764,900
4.25%	\$265,100	\$318,100	\$371,200	\$424,200	\$477,200	\$530,200	\$583,300	\$636,300	\$689,300	\$742,300
4.50%	\$257,400	\$308,900	\$360,400	\$411,800	\$463,300	\$514,800	\$566,300	\$617,800	\$669,200	\$720,700
4.75%	\$250,000	\$300,000	\$350,000	\$400,000	\$450,000	\$500,000	\$550,000	\$600,000	\$650,000	\$700,000
5.00%	\$243,000	\$291,500	\$340,100	\$388,700	\$437,300	\$485,900	\$534,500	\$583,100	\$631,700	\$680,300
5.25%	\$236,200	\$283,400	\$330,700	\$377,900	\$425,100	\$472,400	\$519,600	\$566,800	\$614,100	\$661,300
5.50%	\$229,700	\$275,600	\$321,600	\$367,500	\$413,500	\$459,400	\$505,300	\$551,300	\$597,200	\$643,200
5.75%	\$223,500	\$268,200	\$312,900	\$357,600	\$402,300	\$447,000	\$491,700	\$536,400	\$581,100	\$625,800
6.00%	\$217,500	\$261,000	\$304,500	\$348,100	\$391,600	\$435,100	\$478,600	\$522,100	\$565,600	\$609,100
6.25%	\$211,800	\$254,200	\$296,500	\$338,900	\$381,300	\$423,600	\$466,000	\$508,400	\$550,700	\$593,100
6.50%	\$206,300	\$247,600	\$288,900	\$330,100	\$371,400	\$412,700	\$453,900	\$495,200	\$536,500	\$577,800

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HAWAII COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2021

COUNTY:	HAWAII									
	FAMILY SIZE: 8 PERSON									
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$56,500	\$67,800	\$79,100	\$90,400	\$101,700	\$113,000	\$124,300	\$135,600	\$146,900	\$158,200
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$329,200	\$395,000	\$460,800	\$526,600	\$592,500	\$658,300	\$724,100	\$790,000	\$855,800	\$921,600
3.25%	\$318,900	\$382,600	\$446,400	\$510,200	\$574,000	\$637,700	\$701,500	\$765,300	\$829,000	\$892,800
3.50%	\$309,000	\$370,800	\$432,700	\$494,500	\$556,300	\$618,100	\$679,900	\$741,700	\$803,500	\$865,300
3.75%	\$299,600	\$359,600	\$419,500	\$479,400	\$539,400	\$599,300	\$659,200	\$719,200	\$779,100	\$839,000
4.00%	\$290,700	\$348,800	\$406,900	\$465,100	\$523,200	\$581,300	\$639,500	\$697,600	\$755,800	\$813,900
4.25%	\$282,100	\$338,500	\$394,900	\$451,300	\$507,800	\$564,200	\$620,600	\$677,000	\$733,400	\$789,900
4.50%	\$273,900	\$328,700	\$383,400	\$438,200	\$493,000	\$547,800	\$602,500	\$657,300	\$712,100	\$766,900
4.75%	\$266,000	\$319,200	\$372,400	\$425,600	\$478,800	\$532,100	\$585,300	\$638,500	\$691,700	\$744,900
5.00%	\$258,500	\$310,200	\$361,900	\$413,600	\$465,300	\$517,000	\$568,700	\$620,400	\$672,100	\$723,800
5.25%	\$251,300	\$301,600	\$351,800	\$402,100	\$452,400	\$502,600	\$552,900	\$603,100	\$653,400	\$703,700
5.50%	\$244,400	\$293,300	\$342,200	\$391,100	\$439,900	\$488,800	\$537,700	\$586,600	\$635,500	\$684,300
5.75%	\$237,800	\$285,400	\$332,900	\$380,500	\$428,000	\$475,600	\$523,200	\$570,700	\$618,300	\$665,800
6.00%	\$231,500	\$277,800	\$324,000	\$370,300	\$416,600	\$462,900	\$509,200	\$555,500	\$601,800	\$648,100
6.25%	\$225,400	\$270,500	\$315,500	\$360,600	\$405,700	\$450,800	\$495,800	\$540,900	\$586,000	\$631,100
6.50%	\$219,600	\$263,500	\$307,400	\$351,300	\$395,200	\$439,100	\$483,000	\$526,900	\$570,800	\$614,700

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HAWAII COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2021

COUNTY:	HAWAII									
	BEDROOMS: 0 BEDROOMS									
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$30,000	\$36,000	\$42,000	\$48,000	\$54,000	\$60,000	\$66,000	\$72,000	\$78,000	\$84,000
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$174,800	\$209,700	\$244,700	\$279,600	\$314,600	\$349,500	\$384,500	\$419,500	\$454,400	\$489,400
3.25%	\$169,300	\$203,200	\$237,000	\$270,900	\$304,800	\$338,600	\$372,500	\$406,300	\$440,200	\$474,100
3.50%	\$164,100	\$196,900	\$229,700	\$262,500	\$295,400	\$328,200	\$361,000	\$393,800	\$426,600	\$459,500
3.75%	\$159,100	\$190,900	\$222,700	\$254,600	\$286,400	\$318,200	\$350,000	\$381,900	\$413,700	\$445,500
4.00%	\$154,300	\$185,200	\$216,100	\$246,900	\$277,800	\$308,700	\$339,500	\$370,400	\$401,300	\$432,200
4.25%	\$149,800	\$179,700	\$209,700	\$239,700	\$269,600	\$299,600	\$329,500	\$359,500	\$389,400	\$419,400
4.50%	\$145,400	\$174,500	\$203,600	\$232,700	\$261,800	\$290,800	\$319,900	\$349,000	\$378,100	\$407,200
4.75%	\$141,300	\$169,500	\$197,800	\$226,000	\$254,300	\$282,500	\$310,800	\$339,000	\$367,300	\$395,500
5.00%	\$137,300	\$164,700	\$192,200	\$219,600	\$247,100	\$274,500	\$302,000	\$329,400	\$356,900	\$384,300
5.25%	\$133,400	\$160,100	\$186,800	\$213,500	\$240,200	\$266,900	\$293,600	\$320,200	\$346,900	\$373,600
5.50%	\$129,800	\$155,700	\$181,700	\$207,600	\$233,600	\$259,500	\$285,500	\$311,500	\$337,400	\$363,400
5.75%	\$126,300	\$151,500	\$176,800	\$202,000	\$227,300	\$252,500	\$277,800	\$303,000	\$328,300	\$353,500
6.00%	\$122,900	\$147,500	\$172,100	\$196,600	\$221,200	\$245,800	\$270,400	\$295,000	\$319,500	\$344,100
6.25%	\$119,700	\$143,600	\$167,500	\$191,500	\$215,400	\$239,300	\$263,300	\$287,200	\$311,100	\$335,100
6.50%	\$116,600	\$139,900	\$163,200	\$186,500	\$209,800	\$233,200	\$256,500	\$279,800	\$303,100	\$326,400

Pricing reflects occupancy guidelines set forth in section 15-307-76 HAR (Studio-1 person; 1 Bedroom-2 persons; 2 Bedrooms-3 persons; 3-Bedroom-4 persons; 4 Bedroom-5 persons).

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HAWAII COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2021

COUNTY:	HAWAII									
	BEDROOMS: 1 BEDROOMS									
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$34,250	\$41,100	\$47,950	\$54,800	\$61,650	\$68,500	\$75,350	\$82,200	\$89,050	\$95,900
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$199,500	\$239,400	\$279,300	\$319,200	\$359,200	\$399,100	\$439,000	\$478,900	\$518,800	\$558,700
3.25%	\$193,300	\$232,000	\$270,600	\$309,300	\$347,900	\$386,600	\$425,200	\$463,900	\$502,600	\$541,200
3.50%	\$187,300	\$224,800	\$262,300	\$299,700	\$337,200	\$374,700	\$412,100	\$449,600	\$487,100	\$524,500
3.75%	\$181,600	\$218,000	\$254,300	\$290,600	\$327,000	\$363,300	\$399,600	\$435,900	\$472,300	\$508,600
4.00%	\$176,200	\$211,400	\$246,700	\$281,900	\$317,200	\$352,400	\$387,700	\$422,900	\$458,100	\$493,400
4.25%	\$171,000	\$205,200	\$239,400	\$273,600	\$307,800	\$342,000	\$376,200	\$410,400	\$444,600	\$478,800
4.50%	\$166,000	\$199,200	\$232,400	\$265,600	\$298,800	\$332,100	\$365,300	\$398,500	\$431,700	\$464,900
4.75%	\$161,300	\$193,500	\$225,800	\$258,000	\$290,300	\$322,500	\$354,800	\$387,000	\$419,300	\$451,500
5.00%	\$156,700	\$188,000	\$219,400	\$250,700	\$282,100	\$313,400	\$344,800	\$376,100	\$407,400	\$438,800
5.25%	\$152,300	\$182,800	\$213,300	\$243,700	\$274,200	\$304,700	\$335,100	\$365,600	\$396,100	\$426,600
5.50%	\$148,200	\$177,800	\$207,400	\$237,100	\$266,700	\$296,300	\$325,900	\$355,600	\$385,200	\$414,800
5.75%	\$144,200	\$173,000	\$201,800	\$230,600	\$259,500	\$288,300	\$317,100	\$346,000	\$374,800	\$403,600
6.00%	\$140,300	\$168,400	\$196,400	\$224,500	\$252,600	\$280,600	\$308,700	\$336,700	\$364,800	\$392,900
6.25%	\$136,600	\$164,000	\$191,300	\$218,600	\$245,900	\$273,300	\$300,600	\$327,900	\$355,200	\$382,600
6.50%	\$133,100	\$159,700	\$186,300	\$212,900	\$239,600	\$266,200	\$292,800	\$319,400	\$346,000	\$372,700

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HAWAII COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2021

COUNTY:	HAWAII									
	BEDROOMS: 2 BEDROOMS									
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$38,550	\$46,260	\$53,970	\$61,680	\$69,390	\$77,100	\$84,810	\$92,520	\$100,230	\$107,940
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$224,600	\$269,500	\$314,400	\$359,300	\$404,200	\$449,200	\$494,100	\$539,000	\$583,900	\$628,800
3.25%	\$217,600	\$261,100	\$304,600	\$348,100	\$391,600	\$435,100	\$478,600	\$522,100	\$565,700	\$609,200
3.50%	\$210,900	\$253,000	\$295,200	\$337,400	\$379,500	\$421,700	\$463,900	\$506,100	\$548,200	\$590,400
3.75%	\$204,500	\$245,300	\$286,200	\$327,100	\$368,000	\$408,900	\$449,800	\$490,700	\$531,600	\$572,500
4.00%	\$198,300	\$238,000	\$277,700	\$317,300	\$357,000	\$396,700	\$436,300	\$476,000	\$515,600	\$555,300
4.25%	\$192,500	\$231,000	\$269,500	\$308,000	\$346,400	\$384,900	\$423,400	\$461,900	\$500,400	\$538,900
4.50%	\$186,900	\$224,200	\$261,600	\$299,000	\$336,400	\$373,700	\$411,100	\$448,500	\$485,900	\$523,200
4.75%	\$181,500	\$217,800	\$254,100	\$290,400	\$326,700	\$363,000	\$399,300	\$435,600	\$471,900	\$508,200
5.00%	\$176,400	\$211,700	\$246,900	\$282,200	\$317,500	\$352,800	\$388,000	\$423,300	\$458,600	\$493,900
5.25%	\$171,500	\$205,800	\$240,100	\$274,300	\$308,600	\$342,900	\$377,200	\$411,500	\$445,800	\$480,100
5.50%	\$166,800	\$200,100	\$233,500	\$266,800	\$300,200	\$333,500	\$366,900	\$400,200	\$433,600	\$466,900
5.75%	\$162,200	\$194,700	\$227,100	\$259,600	\$292,000	\$324,500	\$356,900	\$389,400	\$421,800	\$454,300
6.00%	\$157,900	\$189,500	\$221,100	\$252,700	\$284,300	\$315,900	\$347,400	\$379,000	\$410,600	\$442,200
6.25%	\$153,800	\$184,500	\$215,300	\$246,000	\$276,800	\$307,600	\$338,300	\$369,100	\$399,800	\$430,600
6.50%	\$149,800	\$179,800	\$209,700	\$239,700	\$269,600	\$299,600	\$329,600	\$359,500	\$389,500	\$419,400

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HAWAII COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2021

COUNTY:	HAWAII									
BEDROOMS:	3 BEDROOMS									
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$42,800	\$51,360	\$59,920	\$68,480	\$77,040	\$85,600	\$94,160	\$102,720	\$111,280	\$119,840
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$249,300	\$299,200	\$349,100	\$398,900	\$448,800	\$498,700	\$548,500	\$598,400	\$648,300	\$698,200
3.25%	\$241,500	\$289,900	\$338,200	\$386,500	\$434,800	\$483,100	\$531,400	\$579,700	\$628,000	\$676,300
3.50%	\$234,100	\$280,900	\$327,700	\$374,600	\$421,400	\$468,200	\$515,000	\$561,800	\$608,700	\$655,500
3.75%	\$227,000	\$272,400	\$317,800	\$363,200	\$408,600	\$454,000	\$499,400	\$544,800	\$590,200	\$635,600
4.00%	\$220,200	\$264,200	\$308,300	\$352,300	\$396,300	\$440,400	\$484,400	\$528,500	\$572,500	\$616,500
4.25%	\$213,700	\$256,400	\$299,200	\$341,900	\$384,600	\$427,400	\$470,100	\$512,900	\$555,600	\$598,300
4.50%	\$207,500	\$249,000	\$290,500	\$332,000	\$373,400	\$414,900	\$456,400	\$497,900	\$539,400	\$580,900
4.75%	\$201,500	\$241,800	\$282,100	\$322,400	\$362,700	\$403,000	\$443,300	\$483,700	\$524,000	\$564,300
5.00%	\$195,800	\$235,000	\$274,200	\$313,300	\$352,500	\$391,600	\$430,800	\$470,000	\$509,100	\$548,300
5.25%	\$190,400	\$228,400	\$266,500	\$304,600	\$342,700	\$380,700	\$418,800	\$456,900	\$495,000	\$533,000
5.50%	\$185,100	\$222,200	\$259,200	\$296,200	\$333,300	\$370,300	\$407,300	\$444,300	\$481,400	\$518,400
5.75%	\$180,100	\$216,200	\$252,200	\$288,200	\$324,200	\$360,300	\$396,300	\$432,300	\$468,400	\$504,400
6.00%	\$175,300	\$210,400	\$245,500	\$280,500	\$315,600	\$350,700	\$385,700	\$420,800	\$455,900	\$490,900
6.25%	\$170,700	\$204,900	\$239,000	\$273,200	\$307,300	\$341,500	\$375,600	\$409,800	\$443,900	\$478,100
6.50%	\$166,300	\$199,600	\$232,800	\$266,100	\$299,400	\$332,600	\$365,900	\$399,200	\$432,400	\$465,700

Pricing reflects occupancy guidelines set forth in section 15-307-76 HAR (Studio-1 person; 1 Bedroom-2 persons; 2 Bedrooms-3 persons; 3-Bedroom-4 persons; 4 Bedroom-5 persons).

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



HAWAII COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2021

COUNTY:	HAWAII									
	BEDROOMS: 4 BEDROOMS									
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$46,250	\$55,500	\$64,750	\$74,000	\$83,250	\$92,500	\$101,750	\$111,000	\$120,250	\$129,500
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$269,400	\$323,300	\$377,200	\$431,100	\$485,000	\$538,900	\$592,800	\$646,700	\$700,500	\$754,400
3.25%	\$261,000	\$313,200	\$365,400	\$417,600	\$469,800	\$522,000	\$574,200	\$626,400	\$678,600	\$730,800
3.50%	\$253,000	\$303,600	\$354,200	\$404,800	\$455,400	\$505,900	\$556,500	\$607,100	\$657,700	\$708,300
3.75%	\$245,300	\$294,300	\$343,400	\$392,500	\$441,500	\$490,600	\$539,600	\$588,700	\$637,700	\$686,800
4.00%	\$237,900	\$285,500	\$333,100	\$380,700	\$428,300	\$475,900	\$523,500	\$571,100	\$618,600	\$666,200
4.25%	\$230,900	\$277,100	\$323,300	\$369,500	\$415,600	\$461,800	\$508,000	\$554,200	\$600,400	\$646,600
4.50%	\$224,200	\$269,000	\$313,900	\$358,700	\$403,600	\$448,400	\$493,200	\$538,100	\$582,900	\$627,700
4.75%	\$217,800	\$261,300	\$304,900	\$348,400	\$392,000	\$435,500	\$479,100	\$522,600	\$566,200	\$609,700
5.00%	\$211,600	\$253,900	\$296,300	\$338,600	\$380,900	\$423,200	\$465,500	\$507,900	\$550,200	\$592,500
5.25%	\$205,700	\$246,900	\$288,000	\$329,100	\$370,300	\$411,400	\$452,600	\$493,700	\$534,900	\$576,000
5.50%	\$200,100	\$240,100	\$280,100	\$320,100	\$360,100	\$400,100	\$440,100	\$480,200	\$520,200	\$560,200
5.75%	\$194,700	\$233,600	\$272,500	\$311,500	\$350,400	\$389,300	\$428,200	\$467,200	\$506,100	\$545,000
6.00%	\$189,500	\$227,400	\$265,300	\$303,200	\$341,000	\$378,900	\$416,800	\$454,700	\$492,600	\$530,500
6.25%	\$184,500	\$221,400	\$258,300	\$295,200	\$332,100	\$369,000	\$405,900	\$442,800	\$479,700	\$516,600
6.50%	\$179,700	\$215,700	\$251,600	\$287,600	\$323,500	\$359,400	\$395,400	\$431,300	\$467,300	\$503,200

Pricing reflects occupancy guidelines set forth in section 15-307-76 HAR (Studio-1 person; 1 Bedroom-2 persons; 2 Bedrooms-3 persons; 3-Bedroom-4 persons; 4 Bedroom-5 persons).

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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 INCOME SCHEDULE BY FAMILY SIZE

2021

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
\$106,000									
Adjustments		0.7000	0.8000	0.9000	1.0000	1.0800	1.1600	1.2400	1.3200
for family size									
% of Income	10%	\$8,460	\$9,670	\$10,880	\$12,080	\$13,050	\$14,020	\$14,980	\$15,950
	20%	\$16,920	\$19,340	\$21,760	\$24,160	\$26,100	\$28,040	\$29,960	\$31,900
	30%	\$25,380	\$29,010	\$32,640	\$36,240	\$39,150	\$42,060	\$44,940	\$47,850
	40%	\$33,840	\$38,680	\$43,520	\$48,320	\$52,200	\$56,080	\$59,920	\$63,800
	50%	\$42,300	\$48,350	\$54,400	\$60,400	\$65,250	\$70,100	\$74,900	\$79,750
	60%	\$50,760	\$58,020	\$65,280	\$72,480	\$78,300	\$84,120	\$89,880	\$95,700
	70%	\$59,220	\$67,690	\$76,160	\$84,560	\$91,350	\$98,140	\$104,860	\$111,650
	80%	\$67,680	\$77,360	\$87,040	\$96,640	\$104,400	\$112,160	\$119,840	\$127,600
	90%	\$76,140	\$87,030	\$97,920	\$108,720	\$117,450	\$126,180	\$134,820	\$143,550
	100%	\$84,600	\$96,700	\$108,800	\$120,800	\$130,500	\$140,200	\$149,800	\$159,500
	110%	\$93,060	\$106,370	\$119,680	\$132,880	\$143,550	\$154,220	\$164,780	\$175,450
	120%	\$101,520	\$116,040	\$130,560	\$144,960	\$156,600	\$168,240	\$179,760	\$191,400
	130%	\$109,980	\$125,710	\$141,440	\$157,040	\$169,650	\$182,260	\$194,740	\$207,350
140%	\$118,440	\$135,380	\$152,320	\$169,120	\$182,700	\$196,280	\$209,720	\$223,300	

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 "FY2021 Briefing Materials" at <https://www.huduser.gov/portal/datasets/il/il21/IncomeLimitsMethodology-FY21.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 2021, 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*

2021

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

Area	\$106,000	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
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HONOLULU COUNTY

30% of Median	\$634	\$679	\$816	\$942	\$1,051
50% of Median	\$1,057	\$1,133	\$1,360	\$1,570	\$1,752
60% of Median	\$1,269	\$1,359	\$1,632	\$1,885	\$2,103
80% of Median	\$1,692	\$1,813	\$2,176	\$2,513	\$2,804
100% of Median	\$2,115	\$2,266	\$2,720	\$3,141	\$3,505
120% of Median	\$2,538	\$2,719	\$3,264	\$3,769	\$4,206
140% of Median	\$2,961	\$3,172	\$3,808	\$4,397	\$4,907

*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*

2021

COUNTY: HONOLULU FAMILY SIZE: 1 PERSON

% of Median: \$ Income:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
	\$42,300	\$50,760	\$59,220	\$67,680	\$76,140	\$84,600	\$93,060	\$101,520	\$109,980	\$118,440
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$246,400	\$295,700	\$345,000	\$394,300	\$443,600	\$492,900	\$542,100	\$591,400	\$640,700	\$690,000
3.25%	\$238,700	\$286,500	\$334,200	\$382,000	\$429,700	\$477,500	\$525,200	\$572,900	\$620,700	\$668,400
3.50%	\$231,400	\$277,600	\$323,900	\$370,200	\$416,500	\$462,700	\$509,000	\$555,300	\$601,600	\$647,800
3.75%	\$224,300	\$269,200	\$314,100	\$358,900	\$403,800	\$448,700	\$493,500	\$538,400	\$583,300	\$628,100
4.00%	\$217,600	\$261,100	\$304,700	\$348,200	\$391,700	\$435,200	\$478,800	\$522,300	\$565,800	\$609,300
4.25%	\$211,200	\$253,400	\$295,700	\$337,900	\$380,100	\$422,400	\$464,600	\$506,900	\$549,100	\$591,300
4.50%	\$205,000	\$246,100	\$287,100	\$328,100	\$369,100	\$410,100	\$451,100	\$492,100	\$533,100	\$574,100
4.75%	\$199,200	\$239,000	\$278,800	\$318,700	\$358,500	\$398,300	\$438,200	\$478,000	\$517,800	\$557,700
5.00%	\$193,500	\$232,200	\$271,000	\$309,700	\$348,400	\$387,100	\$425,800	\$464,500	\$503,200	\$541,900
5.25%	\$188,100	\$225,800	\$263,400	\$301,000	\$338,700	\$376,300	\$413,900	\$451,500	\$489,200	\$526,800
5.50%	\$183,000	\$219,600	\$256,200	\$292,800	\$329,400	\$366,000	\$402,600	\$439,200	\$475,800	\$512,300
5.75%	\$178,000	\$213,600	\$249,200	\$284,900	\$320,500	\$356,100	\$391,700	\$427,300	\$462,900	\$498,500
6.00%	\$173,300	\$207,900	\$242,600	\$277,300	\$311,900	\$346,600	\$381,200	\$415,900	\$450,500	\$485,200
6.25%	\$168,700	\$202,500	\$236,200	\$270,000	\$303,700	\$337,500	\$371,200	\$405,000	\$438,700	\$472,500
6.50%	\$164,400	\$197,200	\$230,100	\$263,000	\$295,900	\$328,700	\$361,600	\$394,500	\$427,400	\$460,200

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HONOLULU COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2021

COUNTY:	HONOLULU FAMILY SIZE: 2 PERSON									
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$48,350	\$58,020	\$67,690	\$77,360	\$87,030	\$96,700	\$106,370	\$116,040	\$125,710	\$135,380
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$281,700	\$338,000	\$394,300	\$450,700	\$507,000	\$563,300	\$619,700	\$676,000	\$732,300	\$788,700
3.25%	\$272,900	\$327,400	\$382,000	\$436,600	\$491,200	\$545,700	\$600,300	\$654,900	\$709,500	\$764,000
3.50%	\$264,500	\$317,400	\$370,200	\$423,100	\$476,000	\$528,900	\$581,800	\$634,700	\$687,600	\$740,500
3.75%	\$256,400	\$307,700	\$359,000	\$410,300	\$461,600	\$512,800	\$564,100	\$615,400	\$666,700	\$718,000
4.00%	\$248,700	\$298,500	\$348,200	\$398,000	\$447,700	\$497,500	\$547,200	\$597,000	\$646,700	\$696,500
4.25%	\$241,400	\$289,700	\$338,000	\$386,200	\$434,500	\$482,800	\$531,100	\$579,400	\$627,600	\$675,900
4.50%	\$234,400	\$281,300	\$328,100	\$375,000	\$421,900	\$468,800	\$515,600	\$562,500	\$609,400	\$656,300
4.75%	\$227,700	\$273,200	\$318,700	\$364,200	\$409,800	\$455,300	\$500,800	\$546,400	\$591,900	\$637,400
5.00%	\$221,200	\$265,500	\$309,700	\$353,900	\$398,200	\$442,400	\$486,700	\$530,900	\$575,200	\$619,400
5.25%	\$215,100	\$258,100	\$301,100	\$344,100	\$387,100	\$430,100	\$473,100	\$516,100	\$559,100	\$602,200
5.50%	\$209,200	\$251,000	\$292,800	\$334,600	\$376,500	\$418,300	\$460,100	\$502,000	\$543,800	\$585,600
5.75%	\$203,500	\$244,200	\$284,900	\$325,600	\$366,300	\$407,000	\$447,700	\$488,400	\$529,100	\$569,800
6.00%	\$198,100	\$237,700	\$277,300	\$316,900	\$356,500	\$396,100	\$435,800	\$475,400	\$515,000	\$554,600
6.25%	\$192,900	\$231,400	\$270,000	\$308,600	\$347,200	\$385,700	\$424,300	\$462,900	\$501,500	\$540,000
6.50%	\$187,900	\$225,500	\$263,000	\$300,600	\$338,200	\$375,800	\$413,300	\$450,900	\$488,500	\$526,100

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HONOLULU COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2021

COUNTY: HONOLULU FAMILY SIZE: 3 PERSON

% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$54,400	\$65,280	\$76,160	\$87,040	\$97,920	\$108,800	\$119,680	\$130,560	\$141,440	\$152,320
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$316,900	\$380,300	\$443,700	\$507,100	\$570,500	\$633,800	\$697,200	\$760,600	\$824,000	\$887,400
3.25%	\$307,000	\$368,400	\$429,800	\$491,200	\$552,600	\$614,000	\$675,400	\$736,800	\$798,200	\$859,600
3.50%	\$297,600	\$357,100	\$416,600	\$476,100	\$535,600	\$595,100	\$654,600	\$714,100	\$773,600	\$833,100
3.75%	\$288,500	\$346,200	\$403,900	\$461,600	\$519,300	\$577,000	\$634,700	\$692,400	\$750,100	\$807,800
4.00%	\$279,900	\$335,800	\$391,800	\$447,800	\$503,800	\$559,700	\$615,700	\$671,700	\$727,700	\$783,600
4.25%	\$271,600	\$325,900	\$380,200	\$434,600	\$488,900	\$543,200	\$597,500	\$651,900	\$706,200	\$760,500
4.50%	\$263,700	\$316,400	\$369,200	\$421,900	\$474,700	\$527,400	\$580,100	\$632,900	\$685,600	\$738,400
4.75%	\$256,100	\$307,400	\$358,600	\$409,800	\$461,000	\$512,300	\$563,500	\$614,700	\$666,000	\$717,200
5.00%	\$248,900	\$298,700	\$348,500	\$398,200	\$448,000	\$497,800	\$547,600	\$597,400	\$647,100	\$696,900
5.25%	\$242,000	\$290,400	\$338,800	\$387,100	\$435,500	\$483,900	\$532,300	\$580,700	\$629,100	\$677,500
5.50%	\$235,300	\$282,400	\$329,500	\$376,500	\$423,600	\$470,600	\$517,700	\$564,800	\$611,800	\$658,900
5.75%	\$229,000	\$274,800	\$320,500	\$366,300	\$412,100	\$457,900	\$503,700	\$549,500	\$595,300	\$641,100
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6.50%	\$211,400	\$253,700	\$295,900	\$338,200	\$380,500	\$422,800	\$465,100	\$507,300	\$549,600	\$591,900

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HONOLULU COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2021

COUNTY: HONOLULU FAMILY SIZE: 4 PERSON

% of Median: \$ Income:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$60,400	\$72,480	\$84,560	\$96,640	\$108,720	\$120,800	\$132,880	\$144,960	\$157,040	\$169,120
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$351,900	\$422,200	\$492,600	\$563,000	\$633,400	\$703,700	\$774,100	\$844,500	\$914,900	\$985,200
3.25%	\$340,900	\$409,000	\$477,200	\$545,400	\$613,600	\$681,700	\$749,900	\$818,100	\$886,300	\$954,400
3.50%	\$330,400	\$396,400	\$462,500	\$528,600	\$594,700	\$660,700	\$726,800	\$792,900	\$859,000	\$925,000
3.75%	\$320,300	\$384,400	\$448,500	\$512,500	\$576,600	\$640,700	\$704,700	\$768,800	\$832,900	\$896,900
4.00%	\$310,700	\$372,900	\$435,000	\$497,200	\$559,300	\$621,500	\$683,600	\$745,800	\$807,900	\$870,100
4.25%	\$301,600	\$361,900	\$422,200	\$482,500	\$542,800	\$603,100	\$663,400	\$723,800	\$784,100	\$844,400
4.50%	\$292,800	\$351,300	\$409,900	\$468,500	\$527,000	\$585,600	\$644,100	\$702,700	\$761,200	\$819,800
4.75%	\$284,400	\$341,300	\$398,100	\$455,000	\$511,900	\$568,800	\$625,700	\$682,500	\$739,400	\$796,300
5.00%	\$276,400	\$331,600	\$386,900	\$442,200	\$497,400	\$552,700	\$608,000	\$663,200	\$718,500	\$773,800
5.25%	\$268,700	\$322,400	\$376,100	\$429,800	\$483,600	\$537,300	\$591,000	\$644,800	\$698,500	\$752,200
5.50%	\$261,300	\$313,500	\$365,800	\$418,000	\$470,300	\$522,600	\$574,800	\$627,100	\$679,300	\$731,600
5.75%	\$254,200	\$305,100	\$355,900	\$406,700	\$457,600	\$508,400	\$559,300	\$610,100	\$660,900	\$711,800
6.00%	\$247,400	\$296,900	\$346,400	\$395,900	\$445,400	\$494,900	\$544,400	\$593,800	\$643,300	\$692,800
6.25%	\$240,900	\$289,100	\$337,300	\$385,500	\$433,700	\$481,900	\$530,100	\$578,300	\$626,400	\$674,600
6.50%	\$234,700	\$281,600	\$328,600	\$375,500	\$422,500	\$469,400	\$516,400	\$563,300	\$610,200	\$657,200

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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*

2021

COUNTY:	HONOLULU FAMILY SIZE: 5 PERSON									
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$65,250	\$78,300	\$91,350	\$104,400	\$117,450	\$130,500	\$143,550	\$156,600	\$169,650	\$182,700
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$380,100	\$456,200	\$532,200	\$608,200	\$684,200	\$760,300	\$836,300	\$912,300	\$988,300	\$1,064,400
3.25%	\$368,200	\$441,900	\$515,500	\$589,200	\$662,800	\$736,500	\$810,100	\$883,800	\$957,400	\$1,031,100
3.50%	\$356,900	\$428,300	\$499,700	\$571,000	\$642,400	\$713,800	\$785,200	\$856,600	\$927,900	\$999,300
3.75%	\$346,100	\$415,300	\$484,500	\$553,700	\$622,900	\$692,100	\$761,300	\$830,500	\$899,700	\$969,000
4.00%	\$335,700	\$402,800	\$470,000	\$537,100	\$604,200	\$671,400	\$738,500	\$805,700	\$872,800	\$939,900
4.25%	\$325,800	\$390,900	\$456,100	\$521,200	\$586,400	\$651,600	\$716,700	\$781,900	\$847,000	\$912,200
4.50%	\$316,300	\$379,600	\$442,800	\$506,100	\$569,300	\$632,600	\$695,900	\$759,100	\$822,400	\$885,600
4.75%	\$307,200	\$368,700	\$430,100	\$491,600	\$553,000	\$614,500	\$675,900	\$737,300	\$798,800	\$860,200
5.00%	\$298,500	\$358,200	\$418,000	\$477,700	\$537,400	\$597,100	\$656,800	\$716,500	\$776,200	\$835,900
5.25%	\$290,200	\$348,300	\$406,300	\$464,400	\$522,400	\$580,400	\$638,500	\$696,500	\$754,600	\$812,600
5.50%	\$282,300	\$338,700	\$395,200	\$451,600	\$508,100	\$564,500	\$621,000	\$677,400	\$733,900	\$790,300
5.75%	\$274,600	\$329,500	\$384,500	\$439,400	\$494,300	\$549,200	\$604,200	\$659,100	\$714,000	\$768,900
6.00%	\$267,300	\$320,800	\$374,200	\$427,700	\$481,100	\$534,600	\$588,100	\$641,500	\$695,000	\$748,500
6.25%	\$260,300	\$312,300	\$364,400	\$416,500	\$468,500	\$520,600	\$572,600	\$624,700	\$676,700	\$728,800
6.50%	\$253,600	\$304,300	\$355,000	\$405,700	\$456,400	\$507,100	\$557,800	\$608,500	\$659,200	\$710,000

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HONOLULU COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2021

COUNTY: HONOLULU FAMILY SIZE: 6 PERSON

% of Median: \$ Income:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
	\$70,100	\$84,120	\$98,140	\$112,160	\$126,180	\$140,200	\$154,220	\$168,240	\$182,260	\$196,280
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$408,400	\$490,100	\$571,700	\$653,400	\$735,100	\$816,800	\$898,400	\$980,100	\$1,061,800	\$1,143,500
3.25%	\$395,600	\$474,700	\$553,900	\$633,000	\$712,100	\$791,200	\$870,400	\$949,500	\$1,028,600	\$1,107,700
3.50%	\$383,400	\$460,100	\$536,800	\$613,500	\$690,200	\$766,900	\$843,500	\$920,200	\$996,900	\$1,073,600
3.75%	\$371,800	\$446,100	\$520,500	\$594,800	\$669,200	\$743,600	\$817,900	\$892,300	\$966,600	\$1,041,000
4.00%	\$360,600	\$432,800	\$504,900	\$577,000	\$649,200	\$721,300	\$793,400	\$865,500	\$937,700	\$1,009,800
4.25%	\$350,000	\$420,000	\$490,000	\$560,000	\$630,000	\$700,000	\$770,000	\$840,000	\$910,000	\$980,000
4.50%	\$339,800	\$407,800	\$475,700	\$543,700	\$611,700	\$679,600	\$747,600	\$815,500	\$883,500	\$951,500
4.75%	\$330,100	\$396,100	\$462,100	\$528,100	\$594,100	\$660,100	\$726,100	\$792,100	\$858,200	\$924,200
5.00%	\$320,700	\$384,900	\$449,000	\$513,200	\$577,300	\$641,500	\$705,600	\$769,800	\$833,900	\$898,000
5.25%	\$311,800	\$374,200	\$436,500	\$498,900	\$561,200	\$623,600	\$686,000	\$748,300	\$810,700	\$873,000
5.50%	\$303,200	\$363,900	\$424,500	\$485,200	\$545,800	\$606,500	\$667,100	\$727,800	\$788,400	\$849,100
5.75%	\$295,000	\$354,000	\$413,100	\$472,100	\$531,100	\$590,100	\$649,100	\$708,100	\$767,100	\$826,100
6.00%	\$287,200	\$344,600	\$402,000	\$459,500	\$516,900	\$574,300	\$631,800	\$689,200	\$746,700	\$804,100
6.25%	\$279,600	\$335,600	\$391,500	\$447,400	\$503,300	\$559,300	\$615,200	\$671,100	\$727,000	\$783,000
6.50%	\$272,400	\$326,900	\$381,400	\$435,800	\$490,300	\$544,800	\$599,300	\$653,800	\$708,200	\$762,700

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HONOLULU COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2021

COUNTY: HONOLULU FAMILY SIZE: 7 PERSON

% of Median: \$ Income:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
	\$74,900	\$89,880	\$104,860	\$119,840	\$134,820	\$149,800	\$164,780	\$179,760	\$194,740	\$209,720
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$436,300	\$523,600	\$610,900	\$698,200	\$785,400	\$872,700	\$960,000	\$1,047,200	\$1,134,500	\$1,221,800
3.25%	\$422,700	\$507,200	\$591,800	\$676,300	\$760,900	\$845,400	\$930,000	\$1,014,500	\$1,099,000	\$1,183,600
3.50%	\$409,700	\$491,600	\$573,600	\$655,500	\$737,400	\$819,400	\$901,300	\$983,200	\$1,065,200	\$1,147,100
3.75%	\$397,200	\$476,700	\$556,100	\$635,600	\$715,000	\$794,500	\$873,900	\$953,400	\$1,032,800	\$1,112,300
4.00%	\$385,300	\$462,400	\$539,500	\$616,500	\$693,600	\$770,700	\$847,700	\$924,800	\$1,001,900	\$1,078,900
4.25%	\$374,000	\$448,700	\$523,500	\$598,300	\$673,100	\$747,900	\$822,700	\$897,500	\$972,300	\$1,047,100
4.50%	\$363,100	\$435,700	\$508,300	\$580,900	\$653,500	\$726,200	\$798,800	\$871,400	\$944,000	\$1,016,600
4.75%	\$352,700	\$423,200	\$493,700	\$564,300	\$634,800	\$705,300	\$775,900	\$846,400	\$916,900	\$987,500
5.00%	\$342,700	\$411,200	\$479,800	\$548,300	\$616,800	\$685,400	\$753,900	\$822,500	\$891,000	\$959,500
5.25%	\$333,100	\$399,800	\$466,400	\$533,000	\$599,700	\$666,300	\$732,900	\$799,600	\$866,200	\$932,800
5.50%	\$324,000	\$388,800	\$453,600	\$518,400	\$583,200	\$648,000	\$712,800	\$777,600	\$842,400	\$907,200
5.75%	\$315,200	\$378,300	\$441,300	\$504,400	\$567,400	\$630,500	\$693,500	\$756,600	\$819,600	\$882,700
6.00%	\$306,800	\$368,200	\$429,600	\$490,900	\$552,300	\$613,700	\$675,000	\$736,400	\$797,800	\$859,100
6.25%	\$298,800	\$358,500	\$418,300	\$478,100	\$537,800	\$597,600	\$657,300	\$717,100	\$776,800	\$836,600
6.50%	\$291,100	\$349,300	\$407,500	\$465,700	\$523,900	\$582,100	\$640,300	\$698,500	\$756,700	\$814,900

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HONOLULU COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2021

COUNTY: HONOLULU FAMILY SIZE: 8 PERSON

% of Median: \$ Income:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
	\$79,750	\$95,700	\$111,650	\$127,600	\$143,550	\$159,500	\$175,450	\$191,400	\$207,350	\$223,300
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$464,600	\$557,500	\$650,400	\$743,400	\$836,300	\$929,200	\$1,022,100	\$1,115,000	\$1,208,000	\$1,300,900
3.25%	\$450,100	\$540,100	\$630,100	\$720,100	\$810,100	\$900,200	\$990,200	\$1,080,200	\$1,170,200	\$1,260,200
3.50%	\$436,200	\$523,500	\$610,700	\$697,900	\$785,200	\$872,400	\$959,700	\$1,046,900	\$1,134,100	\$1,221,400
3.75%	\$423,000	\$507,500	\$592,100	\$676,700	\$761,300	\$845,900	\$930,500	\$1,015,100	\$1,099,700	\$1,184,300
4.00%	\$410,300	\$492,300	\$574,400	\$656,500	\$738,500	\$820,600	\$902,600	\$984,700	\$1,066,700	\$1,148,800
4.25%	\$398,200	\$477,800	\$557,400	\$637,100	\$716,700	\$796,300	\$876,000	\$955,600	\$1,035,200	\$1,114,900
4.50%	\$386,600	\$463,900	\$541,200	\$618,500	\$695,900	\$773,200	\$850,500	\$927,800	\$1,005,100	\$1,082,400
4.75%	\$375,500	\$450,600	\$525,700	\$600,800	\$675,900	\$751,000	\$826,100	\$901,200	\$976,300	\$1,051,400
5.00%	\$364,900	\$437,900	\$510,800	\$583,800	\$656,800	\$729,800	\$802,700	\$875,700	\$948,700	\$1,021,700
5.25%	\$354,700	\$425,700	\$496,600	\$567,600	\$638,500	\$709,400	\$780,400	\$851,300	\$922,300	\$993,200
5.50%	\$345,000	\$414,000	\$483,000	\$552,000	\$621,000	\$690,000	\$759,000	\$828,000	\$897,000	\$966,000
5.75%	\$335,700	\$402,800	\$469,900	\$537,000	\$604,200	\$671,300	\$738,400	\$805,600	\$872,700	\$939,800
6.00%	\$326,700	\$392,000	\$457,400	\$522,700	\$588,100	\$653,400	\$718,800	\$784,100	\$849,400	\$914,800
6.25%	\$318,100	\$381,800	\$445,400	\$509,000	\$572,600	\$636,300	\$699,900	\$763,500	\$827,100	\$890,800
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HONOLULU COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2021

COUNTY: HONOLULU BEDROOMS: 0 BEDROOMS

<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>	\$42,300	\$50,760	\$59,220	\$67,680	\$76,140	\$84,600	\$93,060	\$101,520	\$109,980	\$118,440
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$246,400	\$295,700	\$345,000	\$394,300	\$443,600	\$492,900	\$542,100	\$591,400	\$640,700	\$690,000
3.25%	\$238,700	\$286,500	\$334,200	\$382,000	\$429,700	\$477,500	\$525,200	\$572,900	\$620,700	\$668,400
3.50%	\$231,400	\$277,600	\$323,900	\$370,200	\$416,500	\$462,700	\$509,000	\$555,300	\$601,600	\$647,800
3.75%	\$224,300	\$269,200	\$314,100	\$358,900	\$403,800	\$448,700	\$493,500	\$538,400	\$583,300	\$628,100
4.00%	\$217,600	\$261,100	\$304,700	\$348,200	\$391,700	\$435,200	\$478,800	\$522,300	\$565,800	\$609,300
4.25%	\$211,200	\$253,400	\$295,700	\$337,900	\$380,100	\$422,400	\$464,600	\$506,900	\$549,100	\$591,300
4.50%	\$205,000	\$246,100	\$287,100	\$328,100	\$369,100	\$410,100	\$451,100	\$492,100	\$533,100	\$574,100
4.75%	\$199,200	\$239,000	\$278,800	\$318,700	\$358,500	\$398,300	\$438,200	\$478,000	\$517,800	\$557,700
5.00%	\$193,500	\$232,200	\$271,000	\$309,700	\$348,400	\$387,100	\$425,800	\$464,500	\$503,200	\$541,900
5.25%	\$188,100	\$225,800	\$263,400	\$301,000	\$338,700	\$376,300	\$413,900	\$451,500	\$489,200	\$526,800
5.50%	\$183,000	\$219,600	\$256,200	\$292,800	\$329,400	\$366,000	\$402,600	\$439,200	\$475,800	\$512,300
5.75%	\$178,000	\$213,600	\$249,200	\$284,900	\$320,500	\$356,100	\$391,700	\$427,300	\$462,900	\$498,500
6.00%	\$173,300	\$207,900	\$242,600	\$277,300	\$311,900	\$346,600	\$381,200	\$415,900	\$450,500	\$485,200
6.25%	\$168,700	\$202,500	\$236,200	\$270,000	\$303,700	\$337,500	\$371,200	\$405,000	\$438,700	\$472,500
6.50%	\$164,400	\$197,200	\$230,100	\$263,000	\$295,900	\$328,700	\$361,600	\$394,500	\$427,400	\$460,200

Pricing reflects occupancy guidelines set forth in section 15-307-76 HAR (Studio-1 person; 1 Bedroom-2 persons; 2 Bedrooms-3 persons; 3-Bedroom-4 persons; 4 Bedroom-5 persons).

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4. Down Payment of: **5.00%**
5. Max Housing Expense: **38.00%** 0.00%



HONOLULU COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2021

COUNTY: HONOLULU BEDROOMS: 1 BEDROOMS

% of Median: \$ Income:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$48,350	\$58,020	\$67,690	\$77,360	\$87,030	\$96,700	\$106,370	\$116,040	\$125,710	\$135,380	
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$281,700	\$338,000	\$394,300	\$450,700	\$507,000	\$563,300	\$619,700	\$676,000	\$732,300	\$788,700
3.25%	\$272,900	\$327,400	\$382,000	\$436,600	\$491,200	\$545,700	\$600,300	\$654,900	\$709,500	\$764,000
3.50%	\$264,500	\$317,400	\$370,200	\$423,100	\$476,000	\$528,900	\$581,800	\$634,700	\$687,600	\$740,500
3.75%	\$256,400	\$307,700	\$359,000	\$410,300	\$461,600	\$512,800	\$564,100	\$615,400	\$666,700	\$718,000
4.00%	\$248,700	\$298,500	\$348,200	\$398,000	\$447,700	\$497,500	\$547,200	\$597,000	\$646,700	\$696,500
4.25%	\$241,400	\$289,700	\$338,000	\$386,200	\$434,500	\$482,800	\$531,100	\$579,400	\$627,600	\$675,900
4.50%	\$234,400	\$281,300	\$328,100	\$375,000	\$421,900	\$468,800	\$515,600	\$562,500	\$609,400	\$656,300
4.75%	\$227,700	\$273,200	\$318,700	\$364,200	\$409,800	\$455,300	\$500,800	\$546,400	\$591,900	\$637,400
5.00%	\$221,200	\$265,500	\$309,700	\$353,900	\$398,200	\$442,400	\$486,700	\$530,900	\$575,200	\$619,400
5.25%	\$215,100	\$258,100	\$301,100	\$344,100	\$387,100	\$430,100	\$473,100	\$516,100	\$559,100	\$602,200
5.50%	\$209,200	\$251,000	\$292,800	\$334,600	\$376,500	\$418,300	\$460,100	\$502,000	\$543,800	\$585,600
5.75%	\$203,500	\$244,200	\$284,900	\$325,600	\$366,300	\$407,000	\$447,700	\$488,400	\$529,100	\$569,800
6.00%	\$198,100	\$237,700	\$277,300	\$316,900	\$356,500	\$396,100	\$435,800	\$475,400	\$515,000	\$554,600
6.25%	\$192,900	\$231,400	\$270,000	\$308,600	\$347,200	\$385,700	\$424,300	\$462,900	\$501,500	\$540,000
6.50%	\$187,900	\$225,500	\$263,000	\$300,600	\$338,200	\$375,800	\$413,300	\$450,900	\$488,500	\$526,100

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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%** 0.00%



HONOLULU COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2021

COUNTY: HONOLULU BEDROOMS: 2 BEDROOMS

<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>	\$54,400	\$65,280	\$76,160	\$87,040	\$97,920	\$108,800	\$119,680	\$130,560	\$141,440	\$152,320
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$316,900	\$380,300	\$443,700	\$507,100	\$570,500	\$633,800	\$697,200	\$760,600	\$824,000	\$887,400
3.25%	\$307,000	\$368,400	\$429,800	\$491,200	\$552,600	\$614,000	\$675,400	\$736,800	\$798,200	\$859,600
3.50%	\$297,600	\$357,100	\$416,600	\$476,100	\$535,600	\$595,100	\$654,600	\$714,100	\$773,600	\$833,100
3.75%	\$288,500	\$346,200	\$403,900	\$461,600	\$519,300	\$577,000	\$634,700	\$692,400	\$750,100	\$807,800
4.00%	\$279,900	\$335,800	\$391,800	\$447,800	\$503,800	\$559,700	\$615,700	\$671,700	\$727,700	\$783,600
4.25%	\$271,600	\$325,900	\$380,200	\$434,600	\$488,900	\$543,200	\$597,500	\$651,900	\$706,200	\$760,500
4.50%	\$263,700	\$316,400	\$369,200	\$421,900	\$474,700	\$527,400	\$580,100	\$632,900	\$685,600	\$738,400
4.75%	\$256,100	\$307,400	\$358,600	\$409,800	\$461,000	\$512,300	\$563,500	\$614,700	\$666,000	\$717,200
5.00%	\$248,900	\$298,700	\$348,500	\$398,200	\$448,000	\$497,800	\$547,600	\$597,400	\$647,100	\$696,900
5.25%	\$242,000	\$290,400	\$338,800	\$387,100	\$435,500	\$483,900	\$532,300	\$580,700	\$629,100	\$677,500
5.50%	\$235,300	\$282,400	\$329,500	\$376,500	\$423,600	\$470,600	\$517,700	\$564,800	\$611,800	\$658,900
5.75%	\$229,000	\$274,800	\$320,500	\$366,300	\$412,100	\$457,900	\$503,700	\$549,500	\$595,300	\$641,100
6.00%	\$222,900	\$267,400	\$312,000	\$356,600	\$401,100	\$445,700	\$490,300	\$534,900	\$579,400	\$624,000
6.25%	\$217,000	\$260,400	\$303,800	\$347,200	\$390,600	\$434,000	\$477,400	\$520,800	\$564,200	\$607,600
6.50%	\$211,400	\$253,700	\$295,900	\$338,200	\$380,500	\$422,800	\$465,100	\$507,300	\$549,600	\$591,900

Pricing reflects occupancy guidelines set forth in section 15-307-76 HAR (Studio-1 person; 1 Bedroom-2 persons; 2 Bedrooms-3 persons; 3-Bedroom-4 persons; 4 Bedroom-5 persons).

Sales prices shown are upper limits that may not be acceptable to the HHFDC or supported by the market.

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4. Down Payment of: **5.00%**
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HONOLULU COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2021

COUNTY: HONOLULU BEDROOMS: 3 BEDROOMS

% of Median: \$ Income:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
	\$60,400	\$72,480	\$84,560	\$96,640	\$108,720	\$120,800	\$132,880	\$144,960	\$157,040	\$169,120
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$351,900	\$422,200	\$492,600	\$563,000	\$633,400	\$703,700	\$774,100	\$844,500	\$914,900	\$985,200
3.25%	\$340,900	\$409,000	\$477,200	\$545,400	\$613,600	\$681,700	\$749,900	\$818,100	\$886,300	\$954,400
3.50%	\$330,400	\$396,400	\$462,500	\$528,600	\$594,700	\$660,700	\$726,800	\$792,900	\$859,000	\$925,000
3.75%	\$320,300	\$384,400	\$448,500	\$512,500	\$576,600	\$640,700	\$704,700	\$768,800	\$832,900	\$896,900
4.00%	\$310,700	\$372,900	\$435,000	\$497,200	\$559,300	\$621,500	\$683,600	\$745,800	\$807,900	\$870,100
4.25%	\$301,600	\$361,900	\$422,200	\$482,500	\$542,800	\$603,100	\$663,400	\$723,800	\$784,100	\$844,400
4.50%	\$292,800	\$351,300	\$409,900	\$468,500	\$527,000	\$585,600	\$644,100	\$702,700	\$761,200	\$819,800
4.75%	\$284,400	\$341,300	\$398,100	\$455,000	\$511,900	\$568,800	\$625,700	\$682,500	\$739,400	\$796,300
5.00%	\$276,400	\$331,600	\$386,900	\$442,200	\$497,400	\$552,700	\$608,000	\$663,200	\$718,500	\$773,800
5.25%	\$268,700	\$322,400	\$376,100	\$429,800	\$483,600	\$537,300	\$591,000	\$644,800	\$698,500	\$752,200
5.50%	\$261,300	\$313,500	\$365,800	\$418,000	\$470,300	\$522,600	\$574,800	\$627,100	\$679,300	\$731,600
5.75%	\$254,200	\$305,100	\$355,900	\$406,700	\$457,600	\$508,400	\$559,300	\$610,100	\$660,900	\$711,800
6.00%	\$247,400	\$296,900	\$346,400	\$395,900	\$445,400	\$494,900	\$544,400	\$593,800	\$643,300	\$692,800
6.25%	\$240,900	\$289,100	\$337,300	\$385,500	\$433,700	\$481,900	\$530,100	\$578,300	\$626,400	\$674,600
6.50%	\$234,700	\$281,600	\$328,600	\$375,500	\$422,500	\$469,400	\$516,400	\$563,300	\$610,200	\$657,200

Pricing reflects occupancy guidelines set forth in section 15-307-76 HAR (Studio-1 person; 1 Bedroom-2 persons; 2 Bedrooms-3 persons; 3-Bedroom-4 persons; 4 Bedroom-5 persons).

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HONOLULU COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2021

COUNTY: HONOLULU BEDROOMS: 4 BEDROOMS

% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$65,250	\$78,300	\$91,350	\$104,400	\$117,450	\$130,500	\$143,550	\$156,600	\$169,650	\$182,700
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$380,100	\$456,200	\$532,200	\$608,200	\$684,200	\$760,300	\$836,300	\$912,300	\$988,300	\$1,064,400
3.25%	\$368,200	\$441,900	\$515,500	\$589,200	\$662,800	\$736,500	\$810,100	\$883,800	\$957,400	\$1,031,100
3.50%	\$356,900	\$428,300	\$499,700	\$571,000	\$642,400	\$713,800	\$785,200	\$856,600	\$927,900	\$999,300
3.75%	\$346,100	\$415,300	\$484,500	\$553,700	\$622,900	\$692,100	\$761,300	\$830,500	\$899,700	\$969,000
4.00%	\$335,700	\$402,800	\$470,000	\$537,100	\$604,200	\$671,400	\$738,500	\$805,700	\$872,800	\$939,900
4.25%	\$325,800	\$390,900	\$456,100	\$521,200	\$586,400	\$651,600	\$716,700	\$781,900	\$847,000	\$912,200
4.50%	\$316,300	\$379,600	\$442,800	\$506,100	\$569,300	\$632,600	\$695,900	\$759,100	\$822,400	\$885,600
4.75%	\$307,200	\$368,700	\$430,100	\$491,600	\$553,000	\$614,500	\$675,900	\$737,300	\$798,800	\$860,200
5.00%	\$298,500	\$358,200	\$418,000	\$477,700	\$537,400	\$597,100	\$656,800	\$716,500	\$776,200	\$835,900
5.25%	\$290,200	\$348,300	\$406,300	\$464,400	\$522,400	\$580,400	\$638,500	\$696,500	\$754,600	\$812,600
5.50%	\$282,300	\$338,700	\$395,200	\$451,600	\$508,100	\$564,500	\$621,000	\$677,400	\$733,900	\$790,300
5.75%	\$274,600	\$329,500	\$384,500	\$439,400	\$494,300	\$549,200	\$604,200	\$659,100	\$714,000	\$768,900
6.00%	\$267,300	\$320,800	\$374,200	\$427,700	\$481,100	\$534,600	\$588,100	\$641,500	\$695,000	\$748,500
6.25%	\$260,300	\$312,300	\$364,400	\$416,500	\$468,500	\$520,600	\$572,600	\$624,700	\$676,700	\$728,800
6.50%	\$253,600	\$304,300	\$355,000	\$405,700	\$456,400	\$507,100	\$557,800	\$608,500	\$659,200	\$710,000

Pricing reflects occupancy guidelines set forth in section 15-307-76 HAR (Studio-1 person; 1 Bedroom-2 persons; 2 Bedrooms-3 persons; 3-Bedroom-4 persons; 4 Bedroom-5 persons).

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KAUAI COUNTY INCOME SCHEDULE BY FAMILY SIZE

2021

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
\$93,400									
Adjustments		0.7000	0.8000	0.9000	1.0000	1.0800	1.1600	1.2400	1.3200
for family size									
% of Income	10%	\$7,140	\$8,160	\$9,180	\$10,190	\$11,010	\$11,830	\$12,640	\$13,460
	20%	\$14,280	\$16,320	\$18,360	\$20,380	\$22,020	\$23,660	\$25,280	\$26,920
	30%	\$21,420	\$24,480	\$27,540	\$30,570	\$33,030	\$35,490	\$37,920	\$40,380
	40%	\$28,560	\$32,640	\$36,720	\$40,760	\$44,040	\$47,320	\$50,560	\$53,840
	50%	\$35,700	\$40,800	\$45,900	\$50,950	\$55,050	\$59,150	\$63,200	\$67,300
	60%	\$42,840	\$48,960	\$55,080	\$61,140	\$66,060	\$70,980	\$75,840	\$80,760
	70%	\$49,980	\$57,120	\$64,260	\$71,330	\$77,070	\$82,810	\$88,480	\$94,220
	80%	\$57,120	\$65,280	\$73,440	\$81,520	\$88,080	\$94,640	\$101,120	\$107,680
	90%	\$64,260	\$73,440	\$82,620	\$91,710	\$99,090	\$106,470	\$113,760	\$121,140
	100%	\$71,400	\$81,600	\$91,800	\$101,900	\$110,100	\$118,300	\$126,400	\$134,600
	110%	\$78,540	\$89,760	\$100,980	\$112,090	\$121,110	\$130,130	\$139,040	\$148,060
	120%	\$85,680	\$97,920	\$110,160	\$122,280	\$132,120	\$141,960	\$151,680	\$161,520
	130%	\$92,820	\$106,080	\$119,340	\$132,470	\$143,130	\$153,790	\$164,320	\$174,980
	140%	\$99,960	\$114,240	\$128,520	\$142,660	\$154,140	\$165,620	\$176,960	\$188,440

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 "FY2021 Briefing Materials" at <https://www.huduser.gov/portal/datasets/il/il21/IncomeLimitsMethodology-FY21.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 2021, 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*

2021

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

Area **\$93,400** **Studio** **1 Bedroom** **2 Bedroom** **3 Bedroom** **4 Bedroom**

KAUAI

30% of Median	\$535	\$573	\$688	\$795	\$887
50% of Median	\$892	\$956	\$1,147	\$1,325	\$1,478
60% of Median	\$1,071	\$1,147	\$1,377	\$1,590	\$1,774
80% of Median	\$1,428	\$1,530	\$1,836	\$2,120	\$2,366
100% of Median	\$1,785	\$1,912	\$2,295	\$2,650	\$2,957
120% of Median	\$2,142	\$2,295	\$2,754	\$3,180	\$3,549
140% of Median	\$2,499	\$2,677	\$3,213	\$3,710	\$4,140

*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*

2021

COUNTY:	KAUAI									
	FAMILY SIZE: 1 PERSON									
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$35,700	\$42,840	\$49,980	\$57,120	\$64,260	\$71,400	\$78,540	\$85,680	\$92,820	\$99,960
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$208,000	\$249,600	\$291,200	\$332,800	\$374,400	\$416,000	\$457,600	\$499,100	\$540,700	\$582,300
3.25%	\$201,500	\$241,800	\$282,100	\$322,400	\$362,700	\$403,000	\$443,300	\$483,500	\$523,800	\$564,100
3.50%	\$195,300	\$234,300	\$273,400	\$312,400	\$351,500	\$390,500	\$429,600	\$468,600	\$507,700	\$546,800
3.75%	\$189,300	\$227,200	\$265,100	\$302,900	\$340,800	\$378,700	\$416,500	\$454,400	\$492,300	\$530,100
4.00%	\$183,700	\$220,400	\$257,100	\$293,900	\$330,600	\$367,300	\$404,100	\$440,800	\$477,500	\$514,300
4.25%	\$178,200	\$213,900	\$249,500	\$285,200	\$320,800	\$356,500	\$392,100	\$427,800	\$463,400	\$499,100
4.50%	\$173,100	\$207,700	\$242,300	\$276,900	\$311,500	\$346,100	\$380,700	\$415,300	\$449,900	\$484,600
4.75%	\$168,100	\$201,700	\$235,300	\$268,900	\$302,600	\$336,200	\$369,800	\$403,400	\$437,000	\$470,700
5.00%	\$163,300	\$196,000	\$228,700	\$261,300	\$294,000	\$326,700	\$359,300	\$392,000	\$424,700	\$457,400
5.25%	\$158,800	\$190,500	\$222,300	\$254,100	\$285,800	\$317,600	\$349,300	\$381,100	\$412,900	\$444,600
5.50%	\$154,400	\$185,300	\$216,200	\$247,100	\$278,000	\$308,900	\$339,700	\$370,600	\$401,500	\$432,400
5.75%	\$150,300	\$180,300	\$210,400	\$240,400	\$270,500	\$300,500	\$330,600	\$360,600	\$390,700	\$420,700
6.00%	\$146,200	\$175,500	\$204,700	\$234,000	\$263,200	\$292,500	\$321,700	\$351,000	\$380,200	\$409,500
6.25%	\$142,400	\$170,900	\$199,400	\$227,900	\$256,300	\$284,800	\$313,300	\$341,800	\$370,300	\$398,700
6.50%	\$138,700	\$166,500	\$194,200	\$222,000	\$249,700	\$277,500	\$305,200	\$332,900	\$360,700	\$388,400

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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.



KAUAI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2021

COUNTY:	KAUAI									
	FAMILY SIZE: 2 PERSON									
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$40,800	\$48,960	\$57,120	\$65,280	\$73,440	\$81,600	\$89,760	\$97,920	\$106,080	\$114,240
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$237,700	\$285,200	\$332,800	\$380,300	\$427,800	\$475,400	\$522,900	\$570,500	\$618,000	\$665,500
3.25%	\$230,300	\$276,300	\$322,400	\$368,400	\$414,500	\$460,500	\$506,600	\$552,600	\$598,700	\$644,700
3.50%	\$223,200	\$267,800	\$312,400	\$357,100	\$401,700	\$446,300	\$491,000	\$535,600	\$580,200	\$624,900
3.75%	\$216,400	\$259,700	\$302,900	\$346,200	\$389,500	\$432,800	\$476,000	\$519,300	\$562,600	\$605,900
4.00%	\$209,900	\$251,900	\$293,900	\$335,800	\$377,800	\$419,800	\$461,800	\$503,800	\$545,700	\$587,700
4.25%	\$203,700	\$244,400	\$285,200	\$325,900	\$366,700	\$407,400	\$448,200	\$488,900	\$529,600	\$570,400
4.50%	\$197,800	\$237,300	\$276,900	\$316,400	\$356,000	\$395,600	\$435,100	\$474,700	\$514,200	\$553,800
4.75%	\$192,100	\$230,500	\$268,900	\$307,400	\$345,800	\$384,200	\$422,600	\$461,000	\$499,500	\$537,900
5.00%	\$186,700	\$224,000	\$261,300	\$298,700	\$336,000	\$373,300	\$410,700	\$448,000	\$485,400	\$522,700
5.25%	\$181,500	\$217,800	\$254,100	\$290,400	\$326,700	\$362,900	\$399,200	\$435,500	\$471,800	\$508,100
5.50%	\$176,500	\$211,800	\$247,100	\$282,400	\$317,700	\$353,000	\$388,300	\$423,600	\$458,900	\$494,200
5.75%	\$171,700	\$206,100	\$240,400	\$274,800	\$309,100	\$343,400	\$377,800	\$412,100	\$446,500	\$480,800
6.00%	\$167,100	\$200,600	\$234,000	\$267,400	\$300,900	\$334,300	\$367,700	\$401,100	\$434,600	\$468,000
6.25%	\$162,800	\$195,300	\$227,900	\$260,400	\$293,000	\$325,500	\$358,100	\$390,600	\$423,200	\$455,700
6.50%	\$158,500	\$190,300	\$222,000	\$253,700	\$285,400	\$317,100	\$348,800	\$380,500	\$412,200	\$443,900

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KAUAI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2021

COUNTY:	KAUAI									
	FAMILY SIZE: 3 PERSON									
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$45,900	\$55,080	\$64,260	\$73,440	\$82,620	\$91,800	\$100,980	\$110,160	\$119,340	\$128,520
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$267,400	\$320,900	\$374,400	\$427,800	\$481,300	\$534,800	\$588,300	\$641,800	\$695,200	\$748,700
3.25%	\$259,000	\$310,900	\$362,700	\$414,500	\$466,300	\$518,100	\$569,900	\$621,700	\$673,500	\$725,300
3.50%	\$251,100	\$301,300	\$351,500	\$401,700	\$451,900	\$502,100	\$552,300	\$602,500	\$652,800	\$703,000
3.75%	\$243,400	\$292,100	\$340,800	\$389,500	\$438,200	\$486,900	\$535,500	\$584,200	\$632,900	\$681,600
4.00%	\$236,100	\$283,400	\$330,600	\$377,800	\$425,100	\$472,300	\$519,500	\$566,700	\$614,000	\$661,200
4.25%	\$229,200	\$275,000	\$320,800	\$366,700	\$412,500	\$458,300	\$504,200	\$550,000	\$595,800	\$641,700
4.50%	\$222,500	\$267,000	\$311,500	\$356,000	\$400,500	\$445,000	\$489,500	\$534,000	\$578,500	\$623,000
4.75%	\$216,100	\$259,300	\$302,600	\$345,800	\$389,000	\$432,200	\$475,500	\$518,700	\$561,900	\$605,100
5.00%	\$210,000	\$252,000	\$294,000	\$336,000	\$378,000	\$420,000	\$462,000	\$504,000	\$546,000	\$588,000
5.25%	\$204,200	\$245,000	\$285,800	\$326,700	\$367,500	\$408,300	\$449,100	\$490,000	\$530,800	\$571,600
5.50%	\$198,600	\$238,300	\$278,000	\$317,700	\$357,400	\$397,100	\$436,800	\$476,500	\$516,200	\$556,000
5.75%	\$193,200	\$231,800	\$270,500	\$309,100	\$347,700	\$386,400	\$425,000	\$463,600	\$502,300	\$540,900
6.00%	\$188,000	\$225,600	\$263,200	\$300,900	\$338,500	\$376,100	\$413,700	\$451,300	\$488,900	\$526,500
6.25%	\$183,100	\$219,700	\$256,300	\$293,000	\$329,600	\$366,200	\$402,800	\$439,400	\$476,100	\$512,700
6.50%	\$178,400	\$214,000	\$249,700	\$285,400	\$321,100	\$356,700	\$392,400	\$428,100	\$463,700	\$499,400

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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.



KAUAI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2021

COUNTY:	KAUAI									
	FAMILY SIZE: 4 PERSON									
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$50,950	\$61,140	\$71,330	\$81,520	\$91,710	\$101,900	\$112,090	\$122,280	\$132,470	\$142,660
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$296,800	\$356,200	\$415,500	\$474,900	\$534,300	\$593,600	\$653,000	\$712,400	\$771,700	\$831,100
3.25%	\$287,500	\$345,100	\$402,600	\$460,100	\$517,600	\$575,100	\$632,600	\$690,100	\$747,600	\$805,100
3.50%	\$278,700	\$334,400	\$390,200	\$445,900	\$501,600	\$557,400	\$613,100	\$668,800	\$724,600	\$780,300
3.75%	\$270,200	\$324,300	\$378,300	\$432,300	\$486,400	\$540,400	\$594,500	\$648,500	\$702,600	\$756,600
4.00%	\$262,100	\$314,500	\$367,000	\$419,400	\$471,800	\$524,200	\$576,700	\$629,100	\$681,500	\$733,900
4.25%	\$254,400	\$305,300	\$356,100	\$407,000	\$457,900	\$508,800	\$559,600	\$610,500	\$661,400	\$712,300
4.50%	\$247,000	\$296,400	\$345,800	\$395,200	\$444,600	\$494,000	\$543,400	\$592,700	\$642,100	\$691,500
4.75%	\$239,900	\$287,900	\$335,900	\$383,800	\$431,800	\$479,800	\$527,800	\$575,700	\$623,700	\$671,700
5.00%	\$233,100	\$279,700	\$326,400	\$373,000	\$419,600	\$466,200	\$512,800	\$559,500	\$606,100	\$652,700
5.25%	\$226,600	\$271,900	\$317,300	\$362,600	\$407,900	\$453,200	\$498,600	\$543,900	\$589,200	\$634,500
5.50%	\$220,400	\$264,500	\$308,600	\$352,600	\$396,700	\$440,800	\$484,900	\$529,000	\$573,000	\$617,100
5.75%	\$214,400	\$257,300	\$300,200	\$343,100	\$386,000	\$428,900	\$471,800	\$514,700	\$557,500	\$600,400
6.00%	\$208,700	\$250,500	\$292,200	\$334,000	\$375,700	\$417,400	\$459,200	\$500,900	\$542,700	\$584,400
6.25%	\$203,200	\$243,900	\$284,500	\$325,200	\$365,800	\$406,500	\$447,100	\$487,800	\$528,400	\$569,100
6.50%	\$198,000	\$237,600	\$277,200	\$316,800	\$356,400	\$396,000	\$435,600	\$475,200	\$514,800	\$554,400

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KAUAI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2021

COUNTY:	KAUAI									
	FAMILY SIZE: 5 PERSON									
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$55,050	\$66,060	\$77,070	\$88,080	\$99,090	\$110,100	\$121,110	\$132,120	\$143,130	\$154,140
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$320,700	\$384,800	\$449,000	\$513,100	\$577,300	\$641,400	\$705,600	\$769,700	\$833,800	\$898,000
3.25%	\$310,700	\$372,800	\$435,000	\$497,100	\$559,200	\$621,400	\$683,500	\$745,600	\$807,800	\$869,900
3.50%	\$301,100	\$361,300	\$421,500	\$481,800	\$542,000	\$602,200	\$662,400	\$722,700	\$782,900	\$843,100
3.75%	\$292,000	\$350,400	\$408,700	\$467,100	\$525,500	\$583,900	\$642,300	\$700,700	\$759,100	\$817,500
4.00%	\$283,200	\$339,900	\$396,500	\$453,100	\$509,800	\$566,400	\$623,100	\$679,700	\$736,400	\$793,000
4.25%	\$274,900	\$329,800	\$384,800	\$439,800	\$494,700	\$549,700	\$604,700	\$659,600	\$714,600	\$769,600
4.50%	\$266,900	\$320,200	\$373,600	\$427,000	\$480,300	\$533,700	\$587,100	\$640,400	\$693,800	\$747,200
4.75%	\$259,200	\$311,000	\$362,900	\$414,700	\$466,600	\$518,400	\$570,200	\$622,100	\$673,900	\$725,800
5.00%	\$251,900	\$302,200	\$352,600	\$403,000	\$453,400	\$503,700	\$554,100	\$604,500	\$654,900	\$705,200
5.25%	\$244,900	\$293,800	\$342,800	\$391,800	\$440,700	\$489,700	\$538,700	\$587,700	\$636,600	\$685,600
5.50%	\$238,100	\$285,800	\$333,400	\$381,000	\$428,600	\$476,300	\$523,900	\$571,500	\$619,200	\$666,800
5.75%	\$231,700	\$278,000	\$324,400	\$370,700	\$417,000	\$463,400	\$509,700	\$556,100	\$602,400	\$648,700
6.00%	\$225,500	\$270,600	\$315,700	\$360,800	\$405,900	\$451,000	\$496,100	\$541,200	\$586,400	\$631,500
6.25%	\$219,600	\$263,500	\$307,400	\$351,400	\$395,300	\$439,200	\$483,100	\$527,000	\$571,000	\$614,900
6.50%	\$213,900	\$256,700	\$299,500	\$342,300	\$385,100	\$427,800	\$470,600	\$513,400	\$556,200	\$599,000

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KAUAI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2021

COUNTY:	KAUAI									
	FAMILY SIZE: 6 PERSON									
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$59,150	\$70,980	\$82,810	\$94,640	\$106,470	\$118,300	\$130,130	\$141,960	\$153,790	\$165,620
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$344,600	\$413,500	\$482,400	\$551,300	\$620,300	\$689,200	\$758,100	\$827,000	\$895,900	\$964,900
3.25%	\$333,800	\$400,600	\$467,300	\$534,100	\$600,900	\$667,600	\$734,400	\$801,200	\$867,900	\$934,700
3.50%	\$323,500	\$388,200	\$452,900	\$517,700	\$582,400	\$647,100	\$711,800	\$776,500	\$841,200	\$905,900
3.75%	\$313,700	\$376,400	\$439,200	\$501,900	\$564,700	\$627,400	\$690,100	\$752,900	\$815,600	\$878,400
4.00%	\$304,300	\$365,200	\$426,000	\$486,900	\$547,800	\$608,600	\$669,500	\$730,300	\$791,200	\$852,100
4.25%	\$295,300	\$354,400	\$413,500	\$472,500	\$531,600	\$590,600	\$649,700	\$708,800	\$767,800	\$826,900
4.50%	\$286,700	\$344,100	\$401,400	\$458,800	\$516,100	\$573,500	\$630,800	\$688,100	\$745,500	\$802,800
4.75%	\$278,500	\$334,200	\$389,900	\$445,600	\$501,300	\$557,000	\$612,700	\$668,400	\$724,100	\$779,800
5.00%	\$270,600	\$324,800	\$378,900	\$433,000	\$487,100	\$541,300	\$595,400	\$649,500	\$703,600	\$757,800
5.25%	\$263,100	\$315,700	\$368,300	\$420,900	\$473,600	\$526,200	\$578,800	\$631,400	\$684,000	\$736,700
5.50%	\$255,900	\$307,000	\$358,200	\$409,400	\$460,600	\$511,700	\$562,900	\$614,100	\$665,300	\$716,400
5.75%	\$249,000	\$298,700	\$348,500	\$398,300	\$448,100	\$497,900	\$547,700	\$597,500	\$647,300	\$697,100
6.00%	\$242,300	\$290,800	\$339,200	\$387,700	\$436,200	\$484,600	\$533,100	\$581,600	\$630,000	\$678,500
6.25%	\$236,000	\$283,100	\$330,300	\$377,500	\$424,700	\$471,900	\$519,100	\$566,300	\$613,500	\$660,700
6.50%	\$229,800	\$275,800	\$321,800	\$367,800	\$413,700	\$459,700	\$505,700	\$551,600	\$597,600	\$643,600

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KAUAI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2021

COUNTY:	KAUAI									
	FAMILY SIZE: 7 PERSON									
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$63,200	\$75,840	\$88,480	\$101,120	\$113,760	\$126,400	\$139,040	\$151,680	\$164,320	\$176,960
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$368,200	\$441,800	\$515,500	\$589,100	\$662,700	\$736,400	\$810,000	\$883,600	\$957,300	\$1,030,900
3.25%	\$356,700	\$428,000	\$499,300	\$570,700	\$642,000	\$713,400	\$784,700	\$856,000	\$927,400	\$998,700
3.50%	\$345,700	\$414,800	\$484,000	\$553,100	\$622,200	\$691,400	\$760,500	\$829,600	\$898,800	\$967,900
3.75%	\$335,200	\$402,200	\$469,300	\$536,300	\$603,300	\$670,400	\$737,400	\$804,400	\$871,500	\$938,500
4.00%	\$325,100	\$390,200	\$455,200	\$520,200	\$585,300	\$650,300	\$715,300	\$780,300	\$845,400	\$910,400
4.25%	\$315,500	\$378,700	\$441,800	\$504,900	\$568,000	\$631,100	\$694,200	\$757,300	\$820,400	\$883,500
4.50%	\$306,400	\$367,600	\$428,900	\$490,200	\$551,400	\$612,700	\$674,000	\$735,300	\$796,500	\$857,800
4.75%	\$297,600	\$357,100	\$416,600	\$476,100	\$535,600	\$595,100	\$654,700	\$714,200	\$773,700	\$833,200
5.00%	\$289,200	\$347,000	\$404,800	\$462,700	\$520,500	\$578,300	\$636,200	\$694,000	\$751,800	\$809,700
5.25%	\$281,100	\$337,300	\$393,500	\$449,800	\$506,000	\$562,200	\$618,400	\$674,700	\$730,900	\$787,100
5.50%	\$273,400	\$328,100	\$382,700	\$437,400	\$492,100	\$546,800	\$601,500	\$656,100	\$710,800	\$765,500
5.75%	\$266,000	\$319,200	\$372,400	\$425,600	\$478,800	\$532,000	\$585,200	\$638,400	\$691,600	\$744,800
6.00%	\$258,900	\$310,700	\$362,500	\$414,300	\$466,000	\$517,800	\$569,600	\$621,400	\$673,200	\$724,900
6.25%	\$252,100	\$302,500	\$353,000	\$403,400	\$453,800	\$504,200	\$554,600	\$605,100	\$655,500	\$705,900
6.50%	\$245,600	\$294,700	\$343,800	\$392,900	\$442,100	\$491,200	\$540,300	\$589,400	\$638,500	\$687,600

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KAUAI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2021

COUNTY:	KAUAI									
	FAMILY SIZE: 8 PERSON									
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$67,300	\$80,760	\$94,220	\$107,680	\$121,140	\$134,600	\$148,060	\$161,520	\$174,980	\$188,440
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$392,100	\$470,500	\$548,900	\$627,300	\$705,700	\$784,100	\$862,600	\$941,000	\$1,019,400	\$1,097,800
3.25%	\$379,800	\$455,800	\$531,700	\$607,700	\$683,700	\$759,600	\$835,600	\$911,600	\$987,500	\$1,063,500
3.50%	\$368,100	\$441,700	\$515,400	\$589,000	\$662,600	\$736,200	\$809,800	\$883,500	\$957,100	\$1,030,700
3.75%	\$356,900	\$428,300	\$499,700	\$571,100	\$642,500	\$713,900	\$785,200	\$856,600	\$928,000	\$999,400
4.00%	\$346,200	\$415,500	\$484,700	\$554,000	\$623,200	\$692,500	\$761,700	\$831,000	\$900,200	\$969,500
4.25%	\$336,000	\$403,200	\$470,400	\$537,600	\$604,800	\$672,000	\$739,200	\$806,400	\$873,600	\$940,800
4.50%	\$326,200	\$391,500	\$456,700	\$522,000	\$587,200	\$652,500	\$717,700	\$783,000	\$848,200	\$913,500
4.75%	\$316,900	\$380,300	\$443,600	\$507,000	\$570,400	\$633,800	\$697,100	\$760,500	\$823,900	\$887,300
5.00%	\$307,900	\$369,500	\$431,100	\$492,700	\$554,300	\$615,800	\$677,400	\$739,000	\$800,600	\$862,200
5.25%	\$299,300	\$359,200	\$419,100	\$478,900	\$538,800	\$598,700	\$658,600	\$718,400	\$778,300	\$838,200
5.50%	\$291,100	\$349,400	\$407,600	\$465,800	\$524,000	\$582,300	\$640,500	\$698,700	\$756,900	\$815,200
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6.25%	\$268,500	\$322,200	\$375,900	\$429,500	\$483,200	\$536,900	\$590,600	\$644,300	\$698,000	\$751,700
6.50%	\$261,500	\$313,800	\$366,100	\$418,400	\$470,700	\$523,000	\$575,300	\$627,600	\$680,000	\$732,300

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KAUAI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2021

COUNTY:	KAUAI									
BEDROOMS:	0 BEDROOMS									
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$35,700	\$42,840	\$49,980	\$57,120	\$64,260	\$71,400	\$78,540	\$85,680	\$92,820	\$99,960
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$208,000	\$249,600	\$291,200	\$332,800	\$374,400	\$416,000	\$457,600	\$499,100	\$540,700	\$582,300
3.25%	\$201,500	\$241,800	\$282,100	\$322,400	\$362,700	\$403,000	\$443,300	\$483,500	\$523,800	\$564,100
3.50%	\$195,300	\$234,300	\$273,400	\$312,400	\$351,500	\$390,500	\$429,600	\$468,600	\$507,700	\$546,800
3.75%	\$189,300	\$227,200	\$265,100	\$302,900	\$340,800	\$378,700	\$416,500	\$454,400	\$492,300	\$530,100
4.00%	\$183,700	\$220,400	\$257,100	\$293,900	\$330,600	\$367,300	\$404,100	\$440,800	\$477,500	\$514,300
4.25%	\$178,200	\$213,900	\$249,500	\$285,200	\$320,800	\$356,500	\$392,100	\$427,800	\$463,400	\$499,100
4.50%	\$173,100	\$207,700	\$242,300	\$276,900	\$311,500	\$346,100	\$380,700	\$415,300	\$449,900	\$484,600
4.75%	\$168,100	\$201,700	\$235,300	\$268,900	\$302,600	\$336,200	\$369,800	\$403,400	\$437,000	\$470,700
5.00%	\$163,300	\$196,000	\$228,700	\$261,300	\$294,000	\$326,700	\$359,300	\$392,000	\$424,700	\$457,400
5.25%	\$158,800	\$190,500	\$222,300	\$254,100	\$285,800	\$317,600	\$349,300	\$381,100	\$412,900	\$444,600
5.50%	\$154,400	\$185,300	\$216,200	\$247,100	\$278,000	\$308,900	\$339,700	\$370,600	\$401,500	\$432,400
5.75%	\$150,300	\$180,300	\$210,400	\$240,400	\$270,500	\$300,500	\$330,600	\$360,600	\$390,700	\$420,700
6.00%	\$146,200	\$175,500	\$204,700	\$234,000	\$263,200	\$292,500	\$321,700	\$351,000	\$380,200	\$409,500
6.25%	\$142,400	\$170,900	\$199,400	\$227,900	\$256,300	\$284,800	\$313,300	\$341,800	\$370,300	\$398,700
6.50%	\$138,700	\$166,500	\$194,200	\$222,000	\$249,700	\$277,500	\$305,200	\$332,900	\$360,700	\$388,400

Pricing reflects occupancy guidelines set forth in section 15-307-76 HAR (Studio-1 person; 1 Bedroom-2 persons; 2 Bedrooms-3 persons; 3-Bedroom-4 persons; 4 Bedroom-5 persons).

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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%** 0.00%



KAUAI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2021

COUNTY:	KAUAI									
	BEDROOMS: 1 BEDROOMS									
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$40,800	\$48,960	\$57,120	\$65,280	\$73,440	\$81,600	\$89,760	\$97,920	\$106,080	\$114,240
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$237,700	\$285,200	\$332,800	\$380,300	\$427,800	\$475,400	\$522,900	\$570,500	\$618,000	\$665,500
3.25%	\$230,300	\$276,300	\$322,400	\$368,400	\$414,500	\$460,500	\$506,600	\$552,600	\$598,700	\$644,700
3.50%	\$223,200	\$267,800	\$312,400	\$357,100	\$401,700	\$446,300	\$491,000	\$535,600	\$580,200	\$624,900
3.75%	\$216,400	\$259,700	\$302,900	\$346,200	\$389,500	\$432,800	\$476,000	\$519,300	\$562,600	\$605,900
4.00%	\$209,900	\$251,900	\$293,900	\$335,800	\$377,800	\$419,800	\$461,800	\$503,800	\$545,700	\$587,700
4.25%	\$203,700	\$244,400	\$285,200	\$325,900	\$366,700	\$407,400	\$448,200	\$488,900	\$529,600	\$570,400
4.50%	\$197,800	\$237,300	\$276,900	\$316,400	\$356,000	\$395,600	\$435,100	\$474,700	\$514,200	\$553,800
4.75%	\$192,100	\$230,500	\$268,900	\$307,400	\$345,800	\$384,200	\$422,600	\$461,000	\$499,500	\$537,900
5.00%	\$186,700	\$224,000	\$261,300	\$298,700	\$336,000	\$373,300	\$410,700	\$448,000	\$485,400	\$522,700
5.25%	\$181,500	\$217,800	\$254,100	\$290,400	\$326,700	\$362,900	\$399,200	\$435,500	\$471,800	\$508,100
5.50%	\$176,500	\$211,800	\$247,100	\$282,400	\$317,700	\$353,000	\$388,300	\$423,600	\$458,900	\$494,200
5.75%	\$171,700	\$206,100	\$240,400	\$274,800	\$309,100	\$343,400	\$377,800	\$412,100	\$446,500	\$480,800
6.00%	\$167,100	\$200,600	\$234,000	\$267,400	\$300,900	\$334,300	\$367,700	\$401,100	\$434,600	\$468,000
6.25%	\$162,800	\$195,300	\$227,900	\$260,400	\$293,000	\$325,500	\$358,100	\$390,600	\$423,200	\$455,700
6.50%	\$158,500	\$190,300	\$222,000	\$253,700	\$285,400	\$317,100	\$348,800	\$380,500	\$412,200	\$443,900

Pricing reflects occupancy guidelines set forth in section 15-307-76 HAR (Studio-1 person; 1 Bedroom-2 persons; 2 Bedrooms-3 persons; 3-Bedroom-4 persons; 4 Bedroom-5 persons).

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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%** 0.00%



KAUAI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2021

COUNTY:	KAUAI									
	BEDROOMS: 2 BEDROOMS									
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$45,900	\$55,080	\$64,260	\$73,440	\$82,620	\$91,800	\$100,980	\$110,160	\$119,340	\$128,520
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$267,400	\$320,900	\$374,400	\$427,800	\$481,300	\$534,800	\$588,300	\$641,800	\$695,200	\$748,700
3.25%	\$259,000	\$310,900	\$362,700	\$414,500	\$466,300	\$518,100	\$569,900	\$621,700	\$673,500	\$725,300
3.50%	\$251,100	\$301,300	\$351,500	\$401,700	\$451,900	\$502,100	\$552,300	\$602,500	\$652,800	\$703,000
3.75%	\$243,400	\$292,100	\$340,800	\$389,500	\$438,200	\$486,900	\$535,500	\$584,200	\$632,900	\$681,600
4.00%	\$236,100	\$283,400	\$330,600	\$377,800	\$425,100	\$472,300	\$519,500	\$566,700	\$614,000	\$661,200
4.25%	\$229,200	\$275,000	\$320,800	\$366,700	\$412,500	\$458,300	\$504,200	\$550,000	\$595,800	\$641,700
4.50%	\$222,500	\$267,000	\$311,500	\$356,000	\$400,500	\$445,000	\$489,500	\$534,000	\$578,500	\$623,000
4.75%	\$216,100	\$259,300	\$302,600	\$345,800	\$389,000	\$432,200	\$475,500	\$518,700	\$561,900	\$605,100
5.00%	\$210,000	\$252,000	\$294,000	\$336,000	\$378,000	\$420,000	\$462,000	\$504,000	\$546,000	\$588,000
5.25%	\$204,200	\$245,000	\$285,800	\$326,700	\$367,500	\$408,300	\$449,100	\$490,000	\$530,800	\$571,600
5.50%	\$198,600	\$238,300	\$278,000	\$317,700	\$357,400	\$397,100	\$436,800	\$476,500	\$516,200	\$556,000
5.75%	\$193,200	\$231,800	\$270,500	\$309,100	\$347,700	\$386,400	\$425,000	\$463,600	\$502,300	\$540,900
6.00%	\$188,000	\$225,600	\$263,200	\$300,900	\$338,500	\$376,100	\$413,700	\$451,300	\$488,900	\$526,500
6.25%	\$183,100	\$219,700	\$256,300	\$293,000	\$329,600	\$366,200	\$402,800	\$439,400	\$476,100	\$512,700
6.50%	\$178,400	\$214,000	\$249,700	\$285,400	\$321,100	\$356,700	\$392,400	\$428,100	\$463,700	\$499,400

Pricing reflects occupancy guidelines set forth in section 15-307-76 HAR (Studio-1 person; 1 Bedroom-2 persons; 2 Bedrooms-3 persons; 3-Bedroom-4 persons; 4 Bedroom-5 persons).

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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%** 0.00%



KAUAI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2021

COUNTY:	KAUAI									
BEDROOMS:	3 BEDROOMS									
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$50,950	\$61,140	\$71,330	\$81,520	\$91,710	\$101,900	\$112,090	\$122,280	\$132,470	\$142,660
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$296,800	\$356,200	\$415,500	\$474,900	\$534,300	\$593,600	\$653,000	\$712,400	\$771,700	\$831,100
3.25%	\$287,500	\$345,100	\$402,600	\$460,100	\$517,600	\$575,100	\$632,600	\$690,100	\$747,600	\$805,100
3.50%	\$278,700	\$334,400	\$390,200	\$445,900	\$501,600	\$557,400	\$613,100	\$668,800	\$724,600	\$780,300
3.75%	\$270,200	\$324,300	\$378,300	\$432,300	\$486,400	\$540,400	\$594,500	\$648,500	\$702,600	\$756,600
4.00%	\$262,100	\$314,500	\$367,000	\$419,400	\$471,800	\$524,200	\$576,700	\$629,100	\$681,500	\$733,900
4.25%	\$254,400	\$305,300	\$356,100	\$407,000	\$457,900	\$508,800	\$559,600	\$610,500	\$661,400	\$712,300
4.50%	\$247,000	\$296,400	\$345,800	\$395,200	\$444,600	\$494,000	\$543,400	\$592,700	\$642,100	\$691,500
4.75%	\$239,900	\$287,900	\$335,900	\$383,800	\$431,800	\$479,800	\$527,800	\$575,700	\$623,700	\$671,700
5.00%	\$233,100	\$279,700	\$326,400	\$373,000	\$419,600	\$466,200	\$512,800	\$559,500	\$606,100	\$652,700
5.25%	\$226,600	\$271,900	\$317,300	\$362,600	\$407,900	\$453,200	\$498,600	\$543,900	\$589,200	\$634,500
5.50%	\$220,400	\$264,500	\$308,600	\$352,600	\$396,700	\$440,800	\$484,900	\$529,000	\$573,000	\$617,100
5.75%	\$214,400	\$257,300	\$300,200	\$343,100	\$386,000	\$428,900	\$471,800	\$514,700	\$557,500	\$600,400
6.00%	\$208,700	\$250,500	\$292,200	\$334,000	\$375,700	\$417,400	\$459,200	\$500,900	\$542,700	\$584,400
6.25%	\$203,200	\$243,900	\$284,500	\$325,200	\$365,800	\$406,500	\$447,100	\$487,800	\$528,400	\$569,100
6.50%	\$198,000	\$237,600	\$277,200	\$316,800	\$356,400	\$396,000	\$435,600	\$475,200	\$514,800	\$554,400

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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%** 0.00%



KAUAI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2021

COUNTY:	KAUAI									
	BEDROOMS: 4 BEDROOMS									
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$55,050	\$66,060	\$77,070	\$88,080	\$99,090	\$110,100	\$121,110	\$132,120	\$143,130	\$154,140
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$320,700	\$384,800	\$449,000	\$513,100	\$577,300	\$641,400	\$705,600	\$769,700	\$833,800	\$898,000
3.25%	\$310,700	\$372,800	\$435,000	\$497,100	\$559,200	\$621,400	\$683,500	\$745,600	\$807,800	\$869,900
3.50%	\$301,100	\$361,300	\$421,500	\$481,800	\$542,000	\$602,200	\$662,400	\$722,700	\$782,900	\$843,100
3.75%	\$292,000	\$350,400	\$408,700	\$467,100	\$525,500	\$583,900	\$642,300	\$700,700	\$759,100	\$817,500
4.00%	\$283,200	\$339,900	\$396,500	\$453,100	\$509,800	\$566,400	\$623,100	\$679,700	\$736,400	\$793,000
4.25%	\$274,900	\$329,800	\$384,800	\$439,800	\$494,700	\$549,700	\$604,700	\$659,600	\$714,600	\$769,600
4.50%	\$266,900	\$320,200	\$373,600	\$427,000	\$480,300	\$533,700	\$587,100	\$640,400	\$693,800	\$747,200
4.75%	\$259,200	\$311,000	\$362,900	\$414,700	\$466,600	\$518,400	\$570,200	\$622,100	\$673,900	\$725,800
5.00%	\$251,900	\$302,200	\$352,600	\$403,000	\$453,400	\$503,700	\$554,100	\$604,500	\$654,900	\$705,200
5.25%	\$244,900	\$293,800	\$342,800	\$391,800	\$440,700	\$489,700	\$538,700	\$587,700	\$636,600	\$685,600
5.50%	\$238,100	\$285,800	\$333,400	\$381,000	\$428,600	\$476,300	\$523,900	\$571,500	\$619,200	\$666,800
5.75%	\$231,700	\$278,000	\$324,400	\$370,700	\$417,000	\$463,400	\$509,700	\$556,100	\$602,400	\$648,700
6.00%	\$225,500	\$270,600	\$315,700	\$360,800	\$405,900	\$451,000	\$496,100	\$541,200	\$586,400	\$631,500
6.25%	\$219,600	\$263,500	\$307,400	\$351,400	\$395,300	\$439,200	\$483,100	\$527,000	\$571,000	\$614,900
6.50%	\$213,900	\$256,700	\$299,500	\$342,300	\$385,100	\$427,800	\$470,600	\$513,400	\$556,200	\$599,000

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4. Down Payment of: **5.00%**
5. Max Housing Expense: **38.00%** 0.00%



MAUI COUNTY INCOME SCHEDULE BY FAMILY SIZE

2021

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
\$95,900									
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%	\$7,240	\$8,270	\$9,300	\$10,330	\$11,160	\$11,990	\$12,810	\$13,640
	20%	\$14,480	\$16,540	\$18,600	\$20,660	\$22,320	\$23,980	\$25,620	\$27,280
	30%	\$21,720	\$24,810	\$27,900	\$30,990	\$33,480	\$35,970	\$38,430	\$40,920
	40%	\$28,960	\$33,080	\$37,200	\$41,320	\$44,640	\$47,960	\$51,240	\$54,560
	50%	\$36,200	\$41,350	\$46,500	\$51,650	\$55,800	\$59,950	\$64,050	\$68,200
	60%	\$43,440	\$49,620	\$55,800	\$61,980	\$66,960	\$71,940	\$76,860	\$81,840
	70%	\$50,680	\$57,890	\$65,100	\$72,310	\$78,120	\$83,930	\$89,670	\$95,480
	80%	\$57,920	\$66,160	\$74,400	\$82,640	\$89,280	\$95,920	\$102,480	\$109,120
	90%	\$65,160	\$74,430	\$83,700	\$92,970	\$100,440	\$107,910	\$115,290	\$122,760
	100%	\$72,400	\$82,700	\$93,000	\$103,300	\$111,600	\$119,900	\$128,100	\$136,400
	110%	\$79,640	\$90,970	\$102,300	\$113,630	\$122,760	\$131,890	\$140,910	\$150,040
	120%	\$86,880	\$99,240	\$111,600	\$123,960	\$133,920	\$143,880	\$153,720	\$163,680
	130%	\$94,120	\$107,510	\$120,900	\$134,290	\$145,080	\$155,870	\$166,530	\$177,320
140%	\$101,360	\$115,780	\$130,200	\$144,620	\$156,240	\$167,860	\$179,340	\$190,960	

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 "FY2021 Briefing Materials" at <https://www.huduser.gov/portal/datasets/il/il21/IncomeLimitsMethodology-FY21.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 2021, 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*

2021

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

<u>Area</u>	<u>\$95,900</u>	<u>Studio</u>	<u>1 Bedroom</u>	<u>2 Bedroom</u>	<u>3 Bedroom</u>	<u>4 Bedroom</u>
MAUI						
30% of Median		\$543	\$581	\$697	\$805	\$899
50% of Median		\$905	\$969	\$1,162	\$1,343	\$1,498
60% of Median		\$1,086	\$1,163	\$1,395	\$1,611	\$1,798
80% of Median		\$1,448	\$1,551	\$1,860	\$2,149	\$2,398
100% of Median		\$1,810	\$1,938	\$2,325	\$2,686	\$2,997
120% of Median		\$2,172	\$2,327	\$2,790	\$3,224	\$3,597
140% of Median		\$2,534	\$2,714	\$3,255	\$3,760	\$4,196

*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*

2021

COUNTY:	MAUI									
	FAMILY SIZE: 1 PERSON									
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$36,200	\$43,440	\$50,680	\$57,920	\$65,160	\$72,400	\$79,640	\$86,880	\$94,120	\$101,360
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$210,900	\$253,100	\$295,200	\$337,400	\$379,600	\$421,800	\$464,000	\$506,100	\$548,300	\$590,500
3.25%	\$204,300	\$245,200	\$286,000	\$326,900	\$367,700	\$408,600	\$449,500	\$490,300	\$531,200	\$572,000
3.50%	\$198,000	\$237,600	\$277,200	\$316,800	\$356,400	\$396,000	\$435,600	\$475,200	\$514,800	\$554,400
3.75%	\$192,000	\$230,400	\$268,800	\$307,200	\$345,600	\$384,000	\$422,400	\$460,800	\$499,200	\$537,600
4.00%	\$186,200	\$223,500	\$260,700	\$298,000	\$335,200	\$372,500	\$409,700	\$447,000	\$484,200	\$521,500
4.25%	\$180,700	\$216,900	\$253,000	\$289,200	\$325,300	\$361,500	\$397,600	\$433,800	\$469,900	\$506,100
4.50%	\$175,500	\$210,600	\$245,700	\$280,800	\$315,900	\$351,000	\$386,100	\$421,100	\$456,200	\$491,300
4.75%	\$170,400	\$204,500	\$238,600	\$272,700	\$306,800	\$340,900	\$375,000	\$409,100	\$443,200	\$477,200
5.00%	\$165,600	\$198,800	\$231,900	\$265,000	\$298,100	\$331,300	\$364,400	\$397,500	\$430,600	\$463,800
5.25%	\$161,000	\$193,200	\$225,400	\$257,600	\$289,800	\$322,000	\$354,200	\$386,400	\$418,600	\$450,800
5.50%	\$156,600	\$187,900	\$219,200	\$250,600	\$281,900	\$313,200	\$344,500	\$375,800	\$407,100	\$438,500
5.75%	\$152,400	\$182,800	\$213,300	\$243,800	\$274,200	\$304,700	\$335,200	\$365,700	\$396,100	\$426,600
6.00%	\$148,300	\$178,000	\$207,600	\$237,300	\$266,900	\$296,600	\$326,300	\$355,900	\$385,600	\$415,200
6.25%	\$144,400	\$173,300	\$202,200	\$231,000	\$259,900	\$288,800	\$317,700	\$346,600	\$375,500	\$404,300
6.50%	\$140,700	\$168,800	\$196,900	\$225,100	\$253,200	\$281,300	\$309,500	\$337,600	\$365,700	\$393,900

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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*

2021

COUNTY:	MAUI									
	FAMILY SIZE: 2 PERSON									
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$41,350	\$49,620	\$57,890	\$66,160	\$74,430	\$82,700	\$90,970	\$99,240	\$107,510	\$115,780
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$240,900	\$289,100	\$337,300	\$385,400	\$433,600	\$481,800	\$530,000	\$578,100	\$626,300	\$674,500
3.25%	\$233,400	\$280,000	\$326,700	\$373,400	\$420,100	\$466,700	\$513,400	\$560,100	\$606,700	\$653,400
3.50%	\$226,200	\$271,400	\$316,600	\$361,900	\$407,100	\$452,300	\$497,600	\$542,800	\$588,000	\$633,300
3.75%	\$219,300	\$263,200	\$307,000	\$350,900	\$394,700	\$438,600	\$482,500	\$526,300	\$570,200	\$614,000
4.00%	\$212,700	\$255,300	\$297,800	\$340,400	\$382,900	\$425,500	\$468,000	\$510,600	\$553,100	\$595,600
4.25%	\$206,500	\$247,700	\$289,000	\$330,300	\$371,600	\$412,900	\$454,200	\$495,500	\$536,800	\$578,100
4.50%	\$200,400	\$240,500	\$280,600	\$320,700	\$360,800	\$400,900	\$441,000	\$481,100	\$521,200	\$561,200
4.75%	\$194,700	\$233,600	\$272,600	\$311,500	\$350,400	\$389,400	\$428,300	\$467,300	\$506,200	\$545,100
5.00%	\$189,200	\$227,000	\$264,900	\$302,700	\$340,500	\$378,400	\$416,200	\$454,100	\$491,900	\$529,700
5.25%	\$183,900	\$220,700	\$257,500	\$294,300	\$331,100	\$367,800	\$404,600	\$441,400	\$478,200	\$515,000
5.50%	\$178,900	\$214,600	\$250,400	\$286,200	\$322,000	\$357,700	\$393,500	\$429,300	\$465,100	\$500,800
5.75%	\$174,000	\$208,800	\$243,600	\$278,500	\$313,300	\$348,100	\$382,900	\$417,700	\$452,500	\$487,300
6.00%	\$169,400	\$203,300	\$237,200	\$271,000	\$304,900	\$338,800	\$372,700	\$406,600	\$440,400	\$474,300
6.25%	\$164,900	\$197,900	\$230,900	\$263,900	\$296,900	\$329,900	\$362,900	\$395,900	\$428,900	\$461,900
6.50%	\$160,700	\$192,800	\$225,000	\$257,100	\$289,200	\$321,400	\$353,500	\$385,600	\$417,800	\$449,900

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MAUI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2021

COUNTY:	MAUI									
	FAMILY SIZE: 3 PERSON									
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$46,500	\$55,800	\$65,100	\$74,400	\$83,700	\$93,000	\$102,300	\$111,600	\$120,900	\$130,200
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$270,900	\$325,100	\$379,300	\$433,400	\$487,600	\$541,800	\$596,000	\$650,100	\$704,300	\$758,500
3.25%	\$262,400	\$314,900	\$367,400	\$419,900	\$472,400	\$524,900	\$577,300	\$629,800	\$682,300	\$734,800
3.50%	\$254,300	\$305,200	\$356,100	\$406,900	\$457,800	\$508,700	\$559,600	\$610,400	\$661,300	\$712,200
3.75%	\$246,600	\$295,900	\$345,300	\$394,600	\$443,900	\$493,200	\$542,500	\$591,900	\$641,200	\$690,500
4.00%	\$239,200	\$287,100	\$334,900	\$382,800	\$430,600	\$478,500	\$526,300	\$574,100	\$622,000	\$669,800
4.25%	\$232,200	\$278,600	\$325,000	\$371,500	\$417,900	\$464,300	\$510,800	\$557,200	\$603,600	\$650,100
4.50%	\$225,400	\$270,500	\$315,600	\$360,700	\$405,700	\$450,800	\$495,900	\$541,000	\$586,100	\$631,100
4.75%	\$218,900	\$262,700	\$306,500	\$350,300	\$394,100	\$437,900	\$481,700	\$525,500	\$569,200	\$613,000
5.00%	\$212,800	\$255,300	\$297,900	\$340,400	\$383,000	\$425,500	\$468,100	\$510,600	\$553,200	\$595,700
5.25%	\$206,800	\$248,200	\$289,600	\$330,900	\$372,300	\$413,700	\$455,000	\$496,400	\$537,700	\$579,100
5.50%	\$201,100	\$241,400	\$281,600	\$321,800	\$362,100	\$402,300	\$442,500	\$482,800	\$523,000	\$563,200
5.75%	\$195,700	\$234,900	\$274,000	\$313,100	\$352,300	\$391,400	\$430,600	\$469,700	\$508,800	\$548,000
6.00%	\$190,500	\$228,600	\$266,700	\$304,800	\$342,900	\$381,000	\$419,100	\$457,200	\$495,300	\$533,400
6.25%	\$185,500	\$222,600	\$259,700	\$296,800	\$333,900	\$371,000	\$408,100	\$445,200	\$482,300	\$519,400
6.50%	\$180,700	\$216,800	\$253,000	\$289,100	\$325,200	\$361,400	\$397,500	\$433,700	\$469,800	\$505,900

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MAUI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2021

COUNTY:	MAUI									
	FAMILY SIZE: 4 PERSON									
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$51,650	\$61,980	\$72,310	\$82,640	\$92,970	\$103,300	\$113,630	\$123,960	\$134,290	\$144,620
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$300,900	\$361,100	\$421,300	\$481,400	\$541,600	\$601,800	\$662,000	\$722,200	\$782,300	\$842,500
3.25%	\$291,500	\$349,800	\$408,100	\$466,400	\$524,700	\$583,000	\$641,300	\$699,600	\$757,900	\$816,200
3.50%	\$282,500	\$339,000	\$395,500	\$452,000	\$508,500	\$565,000	\$621,500	\$678,000	\$734,500	\$791,000
3.75%	\$273,900	\$328,700	\$383,500	\$438,300	\$493,100	\$547,900	\$602,600	\$657,400	\$712,200	\$767,000
4.00%	\$265,700	\$318,900	\$372,000	\$425,200	\$478,300	\$531,400	\$584,600	\$637,700	\$690,900	\$744,000
4.25%	\$257,900	\$309,500	\$361,000	\$412,600	\$464,200	\$515,800	\$567,300	\$618,900	\$670,500	\$722,100
4.50%	\$250,400	\$300,400	\$350,500	\$400,600	\$450,700	\$500,700	\$550,800	\$600,900	\$651,000	\$701,000
4.75%	\$243,200	\$291,800	\$340,500	\$389,100	\$437,700	\$486,400	\$535,000	\$583,700	\$632,300	\$680,900
5.00%	\$236,300	\$283,600	\$330,800	\$378,100	\$425,400	\$472,600	\$519,900	\$567,200	\$614,400	\$661,700
5.25%	\$229,700	\$275,700	\$321,600	\$367,600	\$413,500	\$459,500	\$505,400	\$551,400	\$597,300	\$643,300
5.50%	\$223,400	\$268,100	\$312,800	\$357,500	\$402,200	\$446,900	\$491,500	\$536,200	\$580,900	\$625,600
5.75%	\$217,400	\$260,900	\$304,300	\$347,800	\$391,300	\$434,800	\$478,200	\$521,700	\$565,200	\$608,700
6.00%	\$211,600	\$253,900	\$296,200	\$338,500	\$380,900	\$423,200	\$465,500	\$507,800	\$550,100	\$592,500
6.25%	\$206,000	\$247,200	\$288,400	\$329,700	\$370,900	\$412,100	\$453,300	\$494,500	\$535,700	\$576,900
6.50%	\$200,700	\$240,800	\$281,000	\$321,100	\$361,300	\$401,400	\$441,600	\$481,700	\$521,800	\$562,000

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MAUI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2021

COUNTY:	MAUI									
% of Median:	FAMILY SIZE: 5 PERSON									
\$ Income:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
	\$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

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MAUI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2021

COUNTY:	MAUI									
% of Median:	FAMILY SIZE: 6 PERSON									
\$ Income:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
	\$59,950	\$71,940	\$83,930	\$95,920	\$107,910	\$119,900	\$131,890	\$143,880	\$155,870	\$167,860
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$349,300	\$419,100	\$489,000	\$558,800	\$628,700	\$698,500	\$768,400	\$838,200	\$908,100	\$977,900
3.25%	\$338,300	\$406,000	\$473,700	\$541,300	\$609,000	\$676,700	\$744,300	\$812,000	\$879,700	\$947,300
3.50%	\$327,900	\$393,500	\$459,100	\$524,700	\$590,200	\$655,800	\$721,400	\$787,000	\$852,600	\$918,100
3.75%	\$317,900	\$381,500	\$445,100	\$508,700	\$572,300	\$635,900	\$699,500	\$763,100	\$826,700	\$890,200
4.00%	\$308,400	\$370,100	\$431,800	\$493,500	\$555,200	\$616,800	\$678,500	\$740,200	\$801,900	\$863,600
4.25%	\$299,300	\$359,200	\$419,000	\$478,900	\$538,800	\$598,600	\$658,500	\$718,400	\$778,200	\$838,100
4.50%	\$290,600	\$348,700	\$406,800	\$465,000	\$523,100	\$581,200	\$639,300	\$697,500	\$755,600	\$813,700
4.75%	\$282,300	\$338,700	\$395,200	\$451,600	\$508,100	\$564,500	\$621,000	\$677,400	\$733,900	\$790,400
5.00%	\$274,300	\$329,100	\$384,000	\$438,900	\$493,700	\$548,600	\$603,400	\$658,300	\$713,200	\$768,000
5.25%	\$266,700	\$320,000	\$373,300	\$426,600	\$480,000	\$533,300	\$586,600	\$640,000	\$693,300	\$746,600
5.50%	\$259,300	\$311,200	\$363,100	\$414,900	\$466,800	\$518,700	\$570,500	\$622,400	\$674,300	\$726,100
5.75%	\$252,300	\$302,800	\$353,200	\$403,700	\$454,200	\$504,600	\$555,100	\$605,600	\$656,000	\$706,500
6.00%	\$245,600	\$294,700	\$343,800	\$392,900	\$442,100	\$491,200	\$540,300	\$589,400	\$638,500	\$687,700
6.25%	\$239,100	\$287,000	\$334,800	\$382,600	\$430,500	\$478,300	\$526,100	\$573,900	\$621,800	\$669,600
6.50%	\$233,000	\$279,600	\$326,100	\$372,700	\$419,300	\$465,900	\$512,500	\$559,100	\$605,700	\$652,300

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MAUI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2021

COUNTY:	MAUI									
	FAMILY SIZE: 7 PERSON									
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$64,050	\$76,860	\$89,670	\$102,480	\$115,290	\$128,100	\$140,910	\$153,720	\$166,530	\$179,340
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$373,100	\$447,800	\$522,400	\$597,000	\$671,600	\$746,300	\$820,900	\$895,500	\$970,200	\$1,044,800
3.25%	\$361,500	\$433,800	\$506,100	\$578,400	\$650,700	\$722,900	\$795,200	\$867,500	\$939,800	\$1,012,100
3.50%	\$350,300	\$420,400	\$490,500	\$560,500	\$630,600	\$700,700	\$770,700	\$840,800	\$910,900	\$980,900
3.75%	\$339,700	\$407,600	\$475,600	\$543,500	\$611,400	\$679,400	\$747,300	\$815,300	\$883,200	\$951,100
4.00%	\$329,500	\$395,400	\$461,300	\$527,200	\$593,100	\$659,000	\$724,900	\$790,800	\$856,700	\$922,600
4.25%	\$319,800	\$383,700	\$447,700	\$511,700	\$575,600	\$639,600	\$703,500	\$767,500	\$831,400	\$895,400
4.50%	\$310,500	\$372,600	\$434,700	\$496,800	\$558,900	\$621,000	\$683,100	\$745,200	\$807,200	\$869,300
4.75%	\$301,600	\$361,900	\$422,200	\$482,500	\$542,800	\$603,100	\$663,500	\$723,800	\$784,100	\$844,400
5.00%	\$293,100	\$351,700	\$410,300	\$468,900	\$527,500	\$586,100	\$644,700	\$703,300	\$761,900	\$820,500
5.25%	\$284,900	\$341,900	\$398,800	\$455,800	\$512,800	\$569,800	\$626,800	\$683,700	\$740,700	\$797,700
5.50%	\$277,100	\$332,500	\$387,900	\$443,300	\$498,700	\$554,100	\$609,500	\$665,000	\$720,400	\$775,800
5.75%	\$269,600	\$323,500	\$377,400	\$431,300	\$485,200	\$539,100	\$593,100	\$647,000	\$700,900	\$754,800
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- Down Payment of: **5.00%**
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MAUI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2021

COUNTY:	MAUI									
% of Median:	FAMILY SIZE: 8 PERSON									
\$ Income:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
	\$68,200	\$81,840	\$95,480	\$109,120	\$122,760	\$136,400	\$150,040	\$163,680	\$177,320	\$190,960
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$397,300	\$476,800	\$556,200	\$635,700	\$715,200	\$794,600	\$874,100	\$953,600	\$1,033,000	\$1,112,500
3.25%	\$384,900	\$461,900	\$538,900	\$615,800	\$692,800	\$769,800	\$846,800	\$923,700	\$1,000,700	\$1,077,700
3.50%	\$373,000	\$447,600	\$522,200	\$596,900	\$671,500	\$746,100	\$820,700	\$895,300	\$969,900	\$1,044,500
3.75%	\$361,700	\$434,000	\$506,400	\$578,700	\$651,100	\$723,400	\$795,700	\$868,100	\$940,400	\$1,012,800
4.00%	\$350,900	\$421,000	\$491,200	\$561,400	\$631,600	\$701,700	\$771,900	\$842,100	\$912,300	\$982,400
4.25%	\$340,500	\$408,600	\$476,700	\$544,800	\$612,900	\$681,000	\$749,100	\$817,200	\$885,300	\$953,400
4.50%	\$330,600	\$396,700	\$462,800	\$529,000	\$595,100	\$661,200	\$727,300	\$793,400	\$859,600	\$925,700
4.75%	\$321,100	\$385,300	\$449,600	\$513,800	\$578,000	\$642,200	\$706,500	\$770,700	\$834,900	\$899,100
5.00%	\$312,000	\$374,400	\$436,900	\$499,300	\$561,700	\$624,100	\$686,500	\$748,900	\$811,300	\$873,700
5.25%	\$303,300	\$364,000	\$424,700	\$485,400	\$546,000	\$606,700	\$667,400	\$728,000	\$788,700	\$849,400
5.50%	\$295,000	\$354,000	\$413,000	\$472,000	\$531,000	\$590,000	\$649,000	\$708,000	\$767,100	\$826,100
5.75%	\$287,000	\$344,400	\$401,900	\$459,300	\$516,700	\$574,100	\$631,500	\$688,900	\$746,300	\$803,700
6.00%	\$279,400	\$335,300	\$391,100	\$447,000	\$502,900	\$558,800	\$614,700	\$670,500	\$726,400	\$782,300
6.25%	\$272,100	\$326,500	\$380,900	\$435,300	\$489,700	\$544,100	\$598,500	\$652,900	\$707,300	\$761,800
6.50%	\$265,000	\$318,000	\$371,000	\$424,000	\$477,000	\$530,000	\$583,000	\$636,000	\$689,000	\$742,000

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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.



MAUI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2021

COUNTY:	MAUI									
	BEDROOMS: 0 BEDROOMS									
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$36,200	\$43,440	\$50,680	\$57,920	\$65,160	\$72,400	\$79,640	\$86,880	\$94,120	\$101,360
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$210,900	\$253,100	\$295,200	\$337,400	\$379,600	\$421,800	\$464,000	\$506,100	\$548,300	\$590,500
3.25%	\$204,300	\$245,200	\$286,000	\$326,900	\$367,700	\$408,600	\$449,500	\$490,300	\$531,200	\$572,000
3.50%	\$198,000	\$237,600	\$277,200	\$316,800	\$356,400	\$396,000	\$435,600	\$475,200	\$514,800	\$554,400
3.75%	\$192,000	\$230,400	\$268,800	\$307,200	\$345,600	\$384,000	\$422,400	\$460,800	\$499,200	\$537,600
4.00%	\$186,200	\$223,500	\$260,700	\$298,000	\$335,200	\$372,500	\$409,700	\$447,000	\$484,200	\$521,500
4.25%	\$180,700	\$216,900	\$253,000	\$289,200	\$325,300	\$361,500	\$397,600	\$433,800	\$469,900	\$506,100
4.50%	\$175,500	\$210,600	\$245,700	\$280,800	\$315,900	\$351,000	\$386,100	\$421,100	\$456,200	\$491,300
4.75%	\$170,400	\$204,500	\$238,600	\$272,700	\$306,800	\$340,900	\$375,000	\$409,100	\$443,200	\$477,200
5.00%	\$165,600	\$198,800	\$231,900	\$265,000	\$298,100	\$331,300	\$364,400	\$397,500	\$430,600	\$463,800
5.25%	\$161,000	\$193,200	\$225,400	\$257,600	\$289,800	\$322,000	\$354,200	\$386,400	\$418,600	\$450,800
5.50%	\$156,600	\$187,900	\$219,200	\$250,600	\$281,900	\$313,200	\$344,500	\$375,800	\$407,100	\$438,500
5.75%	\$152,400	\$182,800	\$213,300	\$243,800	\$274,200	\$304,700	\$335,200	\$365,700	\$396,100	\$426,600
6.00%	\$148,300	\$178,000	\$207,600	\$237,300	\$266,900	\$296,600	\$326,300	\$355,900	\$385,600	\$415,200
6.25%	\$144,400	\$173,300	\$202,200	\$231,000	\$259,900	\$288,800	\$317,700	\$346,600	\$375,500	\$404,300
6.50%	\$140,700	\$168,800	\$196,900	\$225,100	\$253,200	\$281,300	\$309,500	\$337,600	\$365,700	\$393,900

Pricing reflects occupancy guidelines set forth in section 15-307-76 HAR (Studio-1 person; 1 Bedroom-2 persons; 2 Bedrooms-3 persons; 3-Bedroom-4 persons; 4 Bedroom-5 persons).

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4. Down Payment of: **5.00%**
5. Max Housing Expense: **38.00%** 0.00%



MAUI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2021

COUNTY:	MAUI									
	BEDROOMS: 1 BEDROOMS									
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$41,350	\$49,620	\$57,890	\$66,160	\$74,430	\$82,700	\$90,970	\$99,240	\$107,510	\$115,780
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$240,900	\$289,100	\$337,300	\$385,400	\$433,600	\$481,800	\$530,000	\$578,100	\$626,300	\$674,500
3.25%	\$233,400	\$280,000	\$326,700	\$373,400	\$420,100	\$466,700	\$513,400	\$560,100	\$606,700	\$653,400
3.50%	\$226,200	\$271,400	\$316,600	\$361,900	\$407,100	\$452,300	\$497,600	\$542,800	\$588,000	\$633,300
3.75%	\$219,300	\$263,200	\$307,000	\$350,900	\$394,700	\$438,600	\$482,500	\$526,300	\$570,200	\$614,000
4.00%	\$212,700	\$255,300	\$297,800	\$340,400	\$382,900	\$425,500	\$468,000	\$510,600	\$553,100	\$595,600
4.25%	\$206,500	\$247,700	\$289,000	\$330,300	\$371,600	\$412,900	\$454,200	\$495,500	\$536,800	\$578,100
4.50%	\$200,400	\$240,500	\$280,600	\$320,700	\$360,800	\$400,900	\$441,000	\$481,100	\$521,200	\$561,200
4.75%	\$194,700	\$233,600	\$272,600	\$311,500	\$350,400	\$389,400	\$428,300	\$467,300	\$506,200	\$545,100
5.00%	\$189,200	\$227,000	\$264,900	\$302,700	\$340,500	\$378,400	\$416,200	\$454,100	\$491,900	\$529,700
5.25%	\$183,900	\$220,700	\$257,500	\$294,300	\$331,100	\$367,800	\$404,600	\$441,400	\$478,200	\$515,000
5.50%	\$178,900	\$214,600	\$250,400	\$286,200	\$322,000	\$357,700	\$393,500	\$429,300	\$465,100	\$500,800
5.75%	\$174,000	\$208,800	\$243,600	\$278,500	\$313,300	\$348,100	\$382,900	\$417,700	\$452,500	\$487,300
6.00%	\$169,400	\$203,300	\$237,200	\$271,000	\$304,900	\$338,800	\$372,700	\$406,600	\$440,400	\$474,300
6.25%	\$164,900	\$197,900	\$230,900	\$263,900	\$296,900	\$329,900	\$362,900	\$395,900	\$428,900	\$461,900
6.50%	\$160,700	\$192,800	\$225,000	\$257,100	\$289,200	\$321,400	\$353,500	\$385,600	\$417,800	\$449,900

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4. Down Payment of: **5.00%**
5. Max Housing Expense: **38.00%** 0.00%



MAUI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2021

COUNTY:	MAUI									
BEDROOMS:	2 BEDROOMS									
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$46,500	\$55,800	\$65,100	\$74,400	\$83,700	\$93,000	\$102,300	\$111,600	\$120,900	\$130,200
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$270,900	\$325,100	\$379,300	\$433,400	\$487,600	\$541,800	\$596,000	\$650,100	\$704,300	\$758,500
3.25%	\$262,400	\$314,900	\$367,400	\$419,900	\$472,400	\$524,900	\$577,300	\$629,800	\$682,300	\$734,800
3.50%	\$254,300	\$305,200	\$356,100	\$406,900	\$457,800	\$508,700	\$559,600	\$610,400	\$661,300	\$712,200
3.75%	\$246,600	\$295,900	\$345,300	\$394,600	\$443,900	\$493,200	\$542,500	\$591,900	\$641,200	\$690,500
4.00%	\$239,200	\$287,100	\$334,900	\$382,800	\$430,600	\$478,500	\$526,300	\$574,100	\$622,000	\$669,800
4.25%	\$232,200	\$278,600	\$325,000	\$371,500	\$417,900	\$464,300	\$510,800	\$557,200	\$603,600	\$650,100
4.50%	\$225,400	\$270,500	\$315,600	\$360,700	\$405,700	\$450,800	\$495,900	\$541,000	\$586,100	\$631,100
4.75%	\$218,900	\$262,700	\$306,500	\$350,300	\$394,100	\$437,900	\$481,700	\$525,500	\$569,200	\$613,000
5.00%	\$212,800	\$255,300	\$297,900	\$340,400	\$383,000	\$425,500	\$468,100	\$510,600	\$553,200	\$595,700
5.25%	\$206,800	\$248,200	\$289,600	\$330,900	\$372,300	\$413,700	\$455,000	\$496,400	\$537,700	\$579,100
5.50%	\$201,100	\$241,400	\$281,600	\$321,800	\$362,100	\$402,300	\$442,500	\$482,800	\$523,000	\$563,200
5.75%	\$195,700	\$234,900	\$274,000	\$313,100	\$352,300	\$391,400	\$430,600	\$469,700	\$508,800	\$548,000
6.00%	\$190,500	\$228,600	\$266,700	\$304,800	\$342,900	\$381,000	\$419,100	\$457,200	\$495,300	\$533,400
6.25%	\$185,500	\$222,600	\$259,700	\$296,800	\$333,900	\$371,000	\$408,100	\$445,200	\$482,300	\$519,400
6.50%	\$180,700	\$216,800	\$253,000	\$289,100	\$325,200	\$361,400	\$397,500	\$433,700	\$469,800	\$505,900

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4. Down Payment of: 5.00%
5. Max Housing Expense: 38.00% 0.00%



MAUI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2021

COUNTY:	MAUI									
	BEDROOMS: 3 BEDROOMS									
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$51,650	\$61,980	\$72,310	\$82,640	\$92,970	\$103,300	\$113,630	\$123,960	\$134,290	\$144,620
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$300,900	\$361,100	\$421,300	\$481,400	\$541,600	\$601,800	\$662,000	\$722,200	\$782,300	\$842,500
3.25%	\$291,500	\$349,800	\$408,100	\$466,400	\$524,700	\$583,000	\$641,300	\$699,600	\$757,900	\$816,200
3.50%	\$282,500	\$339,000	\$395,500	\$452,000	\$508,500	\$565,000	\$621,500	\$678,000	\$734,500	\$791,000
3.75%	\$273,900	\$328,700	\$383,500	\$438,300	\$493,100	\$547,900	\$602,600	\$657,400	\$712,200	\$767,000
4.00%	\$265,700	\$318,900	\$372,000	\$425,200	\$478,300	\$531,400	\$584,600	\$637,700	\$690,900	\$744,000
4.25%	\$257,900	\$309,500	\$361,000	\$412,600	\$464,200	\$515,800	\$567,300	\$618,900	\$670,500	\$722,100
4.50%	\$250,400	\$300,400	\$350,500	\$400,600	\$450,700	\$500,700	\$550,800	\$600,900	\$651,000	\$701,000
4.75%	\$243,200	\$291,800	\$340,500	\$389,100	\$437,700	\$486,400	\$535,000	\$583,700	\$632,300	\$680,900
5.00%	\$236,300	\$283,600	\$330,800	\$378,100	\$425,400	\$472,600	\$519,900	\$567,200	\$614,400	\$661,700
5.25%	\$229,700	\$275,700	\$321,600	\$367,600	\$413,500	\$459,500	\$505,400	\$551,400	\$597,300	\$643,300
5.50%	\$223,400	\$268,100	\$312,800	\$357,500	\$402,200	\$446,900	\$491,500	\$536,200	\$580,900	\$625,600
5.75%	\$217,400	\$260,900	\$304,300	\$347,800	\$391,300	\$434,800	\$478,200	\$521,700	\$565,200	\$608,700
6.00%	\$211,600	\$253,900	\$296,200	\$338,500	\$380,900	\$423,200	\$465,500	\$507,800	\$550,100	\$592,500
6.25%	\$206,000	\$247,200	\$288,400	\$329,700	\$370,900	\$412,100	\$453,300	\$494,500	\$535,700	\$576,900
6.50%	\$200,700	\$240,800	\$281,000	\$321,100	\$361,300	\$401,400	\$441,600	\$481,700	\$521,800	\$562,000

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4. Down Payment of: **5.00%**
5. Max Housing Expense: **38.00%** 0.00%



MAUI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2021

COUNTY:	MAUI									
BEDROOMS:	4 BEDROOMS									
% 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
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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
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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

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