

HAWAII COUNTY INCOME SCHEDULE BY FAMILY SIZE

2022

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
\$91,600									
Adjustments for family size		0.7000	0.8000	0.9000	1.0000	1.0800	1.1600	1.2400	1.3200
% of Income	10%	\$6,670	\$7,620	\$8,570	\$9,520	\$10,290	\$11,050	\$11,810	\$12,570
	20%	\$13,340	\$15,240	\$17,140	\$19,040	\$20,580	\$22,100	\$23,620	\$25,140
	30%	\$20,010	\$22,860	\$25,710	\$28,560	\$30,870	\$33,150	\$35,430	\$37,710
	40%	\$26,680	\$30,480	\$34,280	\$38,080	\$41,160	\$44,200	\$47,240	\$50,280
	50%	\$33,350	\$38,100	\$42,850	\$47,600	\$51,450	\$55,250	\$59,050	\$62,850
	60%	\$40,020	\$45,720	\$51,420	\$57,120	\$61,740	\$66,300	\$70,860	\$75,420
	70%	\$46,690	\$53,340	\$59,990	\$66,640	\$72,030	\$77,350	\$82,670	\$87,990
	80%	\$53,360	\$60,960	\$68,560	\$76,160	\$82,320	\$88,400	\$94,480	\$100,560
	90%	\$60,030	\$68,580	\$77,130	\$85,680	\$92,610	\$99,450	\$106,290	\$113,130
	100%	\$66,700	\$76,200	\$85,700	\$95,200	\$102,900	\$110,500	\$118,100	\$125,700
	110%	\$73,370	\$83,820	\$94,270	\$104,720	\$113,190	\$121,550	\$129,910	\$138,270
	120%	\$80,040	\$91,440	\$102,840	\$114,240	\$123,480	\$132,600	\$141,720	\$150,840
	130%	\$86,710	\$99,060	\$111,410	\$123,760	\$133,770	\$143,650	\$153,530	\$163,410
	140%	\$93,380	\$106,680	\$119,980	\$133,280	\$144,060	\$154,700	\$165,340	\$175,980

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 "FY2022 Briefing Materials" at <https://www.huduser.gov/portal/datasets/il/il22/IncomeLimitsMethodology-FY22.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 2022, 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*

2022

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

Area	\$91,600	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
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HAWAII COUNTY

30% of Median	\$500	\$535	\$642	\$742	\$828
50% of Median	\$833	\$893	\$1,071	\$1,238	\$1,381
60% of Median	\$1,000	\$1,071	\$1,285	\$1,485	\$1,657
80% of Median	\$1,334	\$1,429	\$1,714	\$1,981	\$2,210
100% of Median	\$1,667	\$1,786	\$2,142	\$2,476	\$2,762
120% of Median	\$2,001	\$2,143	\$2,571	\$2,972	\$3,315
140% of Median	\$2,334	\$2,500	\$2,999	\$3,466	\$3,867

*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*

2022

COUNTY: HAWAII FAMILY SIZE: 1 PERSON

% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$33,350	\$40,020	\$46,690	\$53,360	\$60,030	\$66,700	\$73,370	\$80,040	\$86,710	\$93,380
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.00%	\$171,600	\$205,900	\$240,200	\$274,500	\$308,800	\$343,100	\$377,500	\$411,800	\$446,100	\$480,400
4.25%	\$166,500	\$199,800	\$233,100	\$266,400	\$299,700	\$333,000	\$366,300	\$399,600	\$432,900	\$466,200
4.50%	\$161,700	\$194,000	\$226,300	\$258,700	\$291,000	\$323,300	\$355,700	\$388,000	\$420,300	\$452,700
4.75%	\$157,000	\$188,400	\$219,800	\$251,200	\$282,600	\$314,100	\$345,500	\$376,900	\$408,300	\$439,700
5.00%	\$152,600	\$183,100	\$213,600	\$244,100	\$274,700	\$305,200	\$335,700	\$366,200	\$396,700	\$427,200
5.25%	\$148,300	\$178,000	\$207,700	\$237,300	\$267,000	\$296,700	\$326,300	\$356,000	\$385,700	\$415,300
5.50%	\$144,300	\$173,100	\$202,000	\$230,800	\$259,700	\$288,500	\$317,400	\$346,200	\$375,100	\$403,900
5.75%	\$140,400	\$168,400	\$196,500	\$224,600	\$252,700	\$280,700	\$308,800	\$336,900	\$364,900	\$393,000
6.00%	\$136,600	\$163,900	\$191,300	\$218,600	\$245,900	\$273,200	\$300,600	\$327,900	\$355,200	\$382,500
6.25%	\$133,000	\$159,600	\$186,200	\$212,900	\$239,500	\$266,100	\$292,700	\$319,300	\$345,900	\$372,500
6.50%	\$129,600	\$155,500	\$181,400	\$207,400	\$233,300	\$259,200	\$285,100	\$311,000	\$336,900	\$362,900
6.75%	\$126,300	\$151,500	\$176,800	\$202,100	\$227,300	\$252,600	\$277,800	\$303,100	\$328,400	\$353,600
7.00%	\$123,100	\$147,700	\$172,400	\$197,000	\$221,600	\$246,200	\$270,900	\$295,500	\$320,100	\$344,700
7.25%	\$120,100	\$144,100	\$168,100	\$192,100	\$216,100	\$240,100	\$264,200	\$288,200	\$312,200	\$336,200
7.50%	\$117,100	\$140,600	\$164,000	\$187,400	\$210,900	\$234,300	\$257,700	\$281,200	\$304,600	\$328,000

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.

- Based on **2022** Very low income levels established by HUD for various family sizes. See the "Income Schedule by Family Size" table for a more detailed explanation.
- Mortgage term: **30 years** 360 Monthly Payments.
- Mortgage Expense of: **28.00%** Principal and Interest (P&I) only.
- Down Payment of: **5.00%**
- Max Housing Expense: **38.00%** Max pricing can be affected downward if the sum of the monthly costs of P&I, real property taxes, HOA and/or maintenance fees, private mortgage insurance, homeowner's insurance and lease rent, if any, exceeds this percent of monthly income.



HAWAII COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2022

COUNTY:	HAWAII	FAMILY SIZE:	2 PERSON							
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$38,100	\$45,720	\$53,340	\$60,960	\$68,580	\$76,200	\$83,820	\$91,440	\$99,060	\$106,680
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.00%	\$196,000	\$235,200	\$274,400	\$313,600	\$352,800	\$392,000	\$431,200	\$470,400	\$509,600	\$548,800
4.25%	\$190,200	\$228,300	\$266,300	\$304,400	\$342,400	\$380,400	\$418,500	\$456,500	\$494,600	\$532,600
4.50%	\$184,700	\$221,600	\$258,600	\$295,500	\$332,400	\$369,400	\$406,300	\$443,300	\$480,200	\$517,100
4.75%	\$179,400	\$215,300	\$251,100	\$287,000	\$322,900	\$358,800	\$394,700	\$430,500	\$466,400	\$502,300
5.00%	\$174,300	\$209,200	\$244,000	\$278,900	\$313,800	\$348,600	\$383,500	\$418,400	\$453,200	\$488,100
5.25%	\$169,500	\$203,400	\$237,300	\$271,100	\$305,000	\$338,900	\$372,800	\$406,700	\$440,600	\$474,500
5.50%	\$164,800	\$197,800	\$230,700	\$263,700	\$296,700	\$329,600	\$362,600	\$395,600	\$428,500	\$461,500
5.75%	\$160,400	\$192,400	\$224,500	\$256,600	\$288,600	\$320,700	\$352,800	\$384,900	\$416,900	\$449,000
6.00%	\$156,100	\$187,300	\$218,500	\$249,700	\$280,900	\$312,200	\$343,400	\$374,600	\$405,800	\$437,000
6.25%	\$152,000	\$182,400	\$212,800	\$243,200	\$273,600	\$304,000	\$334,400	\$364,800	\$395,200	\$425,600
6.50%	\$148,100	\$177,700	\$207,300	\$236,900	\$266,500	\$296,100	\$325,700	\$355,300	\$384,900	\$414,500
6.75%	\$144,300	\$173,100	\$202,000	\$230,800	\$259,700	\$288,600	\$317,400	\$346,300	\$375,100	\$404,000
7.00%	\$140,700	\$168,800	\$196,900	\$225,000	\$253,200	\$281,300	\$309,400	\$337,600	\$365,700	\$393,800
7.25%	\$137,200	\$164,600	\$192,000	\$219,500	\$246,900	\$274,400	\$301,800	\$329,200	\$356,700	\$384,100
7.50%	\$133,800	\$160,600	\$187,400	\$214,100	\$240,900	\$267,700	\$294,400	\$321,200	\$348,000	\$374,700

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HAWAII COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2022

COUNTY: HAWAII FAMILY SIZE: 3 PERSON

% of Median: \$ Income:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
	\$42,850	\$51,420	\$59,990	\$68,560	\$77,130	\$85,700	\$94,270	\$102,840	\$111,410	\$119,980
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.00%	\$220,400	\$264,500	\$308,600	\$352,700	\$396,800	\$440,900	\$485,000	\$529,100	\$573,200	\$617,300
4.25%	\$213,900	\$256,700	\$299,500	\$342,300	\$385,100	\$427,900	\$470,700	\$513,500	\$556,200	\$599,000
4.50%	\$207,700	\$249,300	\$290,800	\$332,300	\$373,900	\$415,400	\$457,000	\$498,500	\$540,100	\$581,600
4.75%	\$201,800	\$242,100	\$282,500	\$322,800	\$363,200	\$403,500	\$443,900	\$484,200	\$524,600	\$564,900
5.00%	\$196,100	\$235,300	\$274,500	\$313,700	\$352,900	\$392,100	\$431,300	\$470,500	\$509,700	\$548,900
5.25%	\$190,600	\$228,700	\$266,800	\$304,900	\$343,100	\$381,200	\$419,300	\$457,400	\$495,500	\$533,700
5.50%	\$185,400	\$222,400	\$259,500	\$296,600	\$333,600	\$370,700	\$407,800	\$444,900	\$481,900	\$519,000
5.75%	\$180,300	\$216,400	\$252,500	\$288,600	\$324,600	\$360,700	\$396,800	\$432,800	\$468,900	\$505,000
6.00%	\$175,500	\$210,600	\$245,800	\$280,900	\$316,000	\$351,100	\$386,200	\$421,300	\$456,400	\$491,500
6.25%	\$170,900	\$205,100	\$239,300	\$273,500	\$307,700	\$341,900	\$376,000	\$410,200	\$444,400	\$478,600
6.50%	\$166,500	\$199,800	\$233,100	\$266,400	\$299,700	\$333,000	\$366,300	\$399,600	\$432,900	\$466,200
6.75%	\$162,300	\$194,700	\$227,200	\$259,600	\$292,100	\$324,500	\$357,000	\$389,400	\$421,900	\$454,300
7.00%	\$158,200	\$189,800	\$221,500	\$253,100	\$284,700	\$316,400	\$348,000	\$379,700	\$411,300	\$442,900
7.25%	\$154,300	\$185,100	\$216,000	\$246,800	\$277,700	\$308,600	\$339,400	\$370,300	\$401,100	\$432,000
7.50%	\$150,500	\$180,600	\$210,700	\$240,800	\$270,900	\$301,000	\$331,100	\$361,200	\$391,400	\$421,500

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HAWAII COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2022

COUNTY: HAWAII FAMILY SIZE: 4 PERSON

% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$47,600	\$57,120	\$66,640	\$76,160	\$85,680	\$95,200	\$104,720	\$114,240	\$123,760	\$133,280
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.00%	\$244,900	\$293,900	\$342,800	\$391,800	\$440,800	\$489,800	\$538,700	\$587,700	\$636,700	\$685,700
4.25%	\$237,700	\$285,200	\$332,700	\$380,200	\$427,800	\$475,300	\$522,800	\$570,400	\$617,900	\$665,400
4.50%	\$230,700	\$276,900	\$323,000	\$369,200	\$415,300	\$461,500	\$507,600	\$553,800	\$599,900	\$646,100
4.75%	\$224,100	\$268,900	\$313,800	\$358,600	\$403,400	\$448,200	\$493,100	\$537,900	\$582,700	\$627,500
5.00%	\$217,800	\$261,300	\$304,900	\$348,500	\$392,000	\$435,600	\$479,100	\$522,700	\$566,200	\$609,800
5.25%	\$211,700	\$254,100	\$296,400	\$338,800	\$381,100	\$423,400	\$465,800	\$508,100	\$550,500	\$592,800
5.50%	\$205,900	\$247,100	\$288,300	\$329,500	\$370,600	\$411,800	\$453,000	\$494,200	\$535,400	\$576,500
5.75%	\$200,300	\$240,400	\$280,500	\$320,500	\$360,600	\$400,700	\$440,700	\$480,800	\$520,900	\$560,900
6.00%	\$195,000	\$234,000	\$273,000	\$312,000	\$351,000	\$390,000	\$429,000	\$468,000	\$507,000	\$546,000
6.25%	\$189,900	\$227,900	\$265,800	\$303,800	\$341,800	\$379,800	\$417,700	\$455,700	\$493,700	\$531,700
6.50%	\$185,000	\$222,000	\$259,000	\$295,900	\$332,900	\$369,900	\$406,900	\$443,900	\$480,900	\$517,900
6.75%	\$180,300	\$216,300	\$252,400	\$288,400	\$324,500	\$360,500	\$396,600	\$432,600	\$468,700	\$504,700
7.00%	\$175,700	\$210,900	\$246,000	\$281,200	\$316,300	\$351,500	\$386,600	\$421,700	\$456,900	\$492,000
7.25%	\$171,400	\$205,700	\$239,900	\$274,200	\$308,500	\$342,800	\$377,000	\$411,300	\$445,600	\$479,900
7.50%	\$167,200	\$200,600	\$234,100	\$267,500	\$301,000	\$334,400	\$367,900	\$401,300	\$434,700	\$468,200

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HAWAII COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2022

COUNTY:	HAWAII									
	FAMILY SIZE: 5 PERSON									
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$51,450	\$61,740	\$72,030	\$82,320	\$92,610	\$102,900	\$113,190	\$123,480	\$133,770	\$144,060
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.00%	\$264,700	\$317,600	\$370,600	\$423,500	\$476,400	\$529,400	\$582,300	\$635,300	\$688,200	\$741,100
4.25%	\$256,900	\$308,300	\$359,600	\$411,000	\$462,400	\$513,800	\$565,100	\$616,500	\$667,900	\$719,300
4.50%	\$249,400	\$299,300	\$349,200	\$399,000	\$448,900	\$498,800	\$548,700	\$598,600	\$648,400	\$698,300
4.75%	\$242,200	\$290,700	\$339,100	\$387,600	\$436,000	\$484,500	\$532,900	\$581,400	\$629,800	\$678,300
5.00%	\$235,400	\$282,500	\$329,600	\$376,600	\$423,700	\$470,800	\$517,900	\$565,000	\$612,000	\$659,100
5.25%	\$228,800	\$274,600	\$320,400	\$366,200	\$411,900	\$457,700	\$503,500	\$549,200	\$595,000	\$640,800
5.50%	\$222,600	\$267,100	\$311,600	\$356,100	\$400,600	\$445,100	\$489,600	\$534,100	\$578,700	\$623,200
5.75%	\$216,500	\$259,900	\$303,200	\$346,500	\$389,800	\$433,100	\$476,400	\$519,700	\$563,000	\$606,300
6.00%	\$210,800	\$252,900	\$295,100	\$337,200	\$379,400	\$421,500	\$463,700	\$505,900	\$548,000	\$590,200
6.25%	\$205,200	\$246,300	\$287,300	\$328,400	\$369,400	\$410,500	\$451,500	\$492,600	\$533,600	\$574,700
6.50%	\$199,900	\$239,900	\$279,900	\$319,900	\$359,900	\$399,900	\$439,800	\$479,800	\$519,800	\$559,800
6.75%	\$194,800	\$233,800	\$272,800	\$311,700	\$350,700	\$389,700	\$428,600	\$467,600	\$506,600	\$545,500
7.00%	\$189,900	\$227,900	\$265,900	\$303,900	\$341,900	\$379,900	\$417,900	\$455,900	\$493,800	\$531,800
7.25%	\$185,200	\$222,300	\$259,300	\$296,400	\$333,400	\$370,500	\$407,500	\$444,600	\$481,600	\$518,700
7.50%	\$180,700	\$216,900	\$253,000	\$289,200	\$325,300	\$361,500	\$397,600	\$433,700	\$469,900	\$506,000

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HAWAII COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2022

COUNTY:	HAWAII		FAMILY SIZE:		6 PERSON					
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$55,250	\$66,300	\$77,350	\$88,400	\$99,450	\$110,500	\$121,550	\$132,600	\$143,650	\$154,700
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.00%	\$284,200	\$341,100	\$397,900	\$454,800	\$511,600	\$568,500	\$625,300	\$682,200	\$739,000	\$795,900
4.25%	\$275,900	\$331,000	\$386,200	\$441,400	\$496,500	\$551,700	\$606,900	\$662,000	\$717,200	\$772,400
4.50%	\$267,800	\$321,400	\$375,000	\$428,500	\$482,100	\$535,600	\$589,200	\$642,800	\$696,300	\$749,900
4.75%	\$260,100	\$312,200	\$364,200	\$416,200	\$468,300	\$520,300	\$572,300	\$624,300	\$676,400	\$728,400
5.00%	\$252,800	\$303,300	\$353,900	\$404,500	\$455,000	\$505,600	\$556,100	\$606,700	\$657,200	\$707,800
5.25%	\$245,700	\$294,900	\$344,000	\$393,200	\$442,300	\$491,500	\$540,600	\$589,800	\$638,900	\$688,100
5.50%	\$239,000	\$286,800	\$334,600	\$382,400	\$430,200	\$478,000	\$525,800	\$573,600	\$621,400	\$669,200
5.75%	\$232,500	\$279,000	\$325,600	\$372,100	\$418,600	\$465,100	\$511,600	\$558,100	\$604,600	\$651,100
6.00%	\$226,300	\$271,600	\$316,900	\$362,100	\$407,400	\$452,700	\$497,900	\$543,200	\$588,500	\$633,700
6.25%	\$220,400	\$264,500	\$308,600	\$352,600	\$396,700	\$440,800	\$484,900	\$529,000	\$573,000	\$617,100
6.50%	\$214,700	\$257,600	\$300,600	\$343,500	\$386,500	\$429,400	\$472,300	\$515,300	\$558,200	\$601,100
6.75%	\$209,200	\$251,100	\$292,900	\$334,800	\$376,600	\$418,400	\$460,300	\$502,100	\$544,000	\$585,800
7.00%	\$204,000	\$244,800	\$285,600	\$326,400	\$367,100	\$407,900	\$448,700	\$489,500	\$530,300	\$571,100
7.25%	\$198,900	\$238,700	\$278,500	\$318,300	\$358,100	\$397,800	\$437,600	\$477,400	\$517,200	\$557,000
7.50%	\$194,100	\$232,900	\$271,700	\$310,500	\$349,300	\$388,200	\$427,000	\$465,800	\$504,600	\$543,400

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



HAWAII COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2022

COUNTY:	HAWAII	FAMILY SIZE:		7 PERSON						
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$59,050	\$70,860	\$82,670	\$94,480	\$106,290	\$118,100	\$129,910	\$141,720	\$153,530	\$165,340
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.00%	\$303,800	\$364,600	\$425,300	\$486,100	\$546,800	\$607,600	\$668,300	\$729,100	\$789,900	\$850,600
4.25%	\$294,800	\$353,800	\$412,800	\$471,700	\$530,700	\$589,600	\$648,600	\$707,600	\$766,500	\$825,500
4.50%	\$286,200	\$343,500	\$400,700	\$458,000	\$515,200	\$572,500	\$629,700	\$687,000	\$744,200	\$801,500
4.75%	\$278,000	\$333,600	\$389,200	\$444,900	\$500,500	\$556,100	\$611,700	\$667,300	\$722,900	\$778,500
5.00%	\$270,200	\$324,200	\$378,200	\$432,300	\$486,300	\$540,300	\$594,400	\$648,400	\$702,500	\$756,500
5.25%	\$262,600	\$315,200	\$367,700	\$420,200	\$472,800	\$525,300	\$577,800	\$630,400	\$682,900	\$735,400
5.50%	\$255,400	\$306,500	\$357,600	\$408,700	\$459,800	\$510,900	\$562,000	\$613,100	\$664,100	\$715,200
5.75%	\$248,500	\$298,200	\$347,900	\$397,600	\$447,400	\$497,100	\$546,800	\$596,500	\$646,200	\$695,900
6.00%	\$241,900	\$290,300	\$338,700	\$387,100	\$435,400	\$483,800	\$532,200	\$580,600	\$629,000	\$677,300
6.25%	\$235,600	\$282,700	\$329,800	\$376,900	\$424,000	\$471,100	\$518,200	\$565,300	\$612,400	\$659,600
6.50%	\$229,500	\$275,400	\$321,200	\$367,100	\$413,000	\$458,900	\$504,800	\$550,700	\$596,600	\$642,500
6.75%	\$223,600	\$268,300	\$313,100	\$357,800	\$402,500	\$447,200	\$491,900	\$536,700	\$581,400	\$626,100
7.00%	\$218,000	\$261,600	\$305,200	\$348,800	\$392,400	\$436,000	\$479,600	\$523,200	\$566,800	\$610,400
7.25%	\$212,600	\$255,100	\$297,600	\$340,200	\$382,700	\$425,200	\$467,700	\$510,300	\$552,800	\$595,300
7.50%	\$207,400	\$248,900	\$290,400	\$331,900	\$373,400	\$414,900	\$456,300	\$497,800	\$539,300	\$580,800

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HAWAII COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2022

COUNTY:	HAWAII									
	FAMILY SIZE: 8 PERSON									
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$62,850	\$75,420	\$87,990	\$100,560	\$113,130	\$125,700	\$138,270	\$150,840	\$163,410	\$175,980
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.00%	\$323,300	\$388,000	\$452,700	\$517,300	\$582,000	\$646,700	\$711,400	\$776,000	\$840,700	\$905,400
4.25%	\$313,800	\$376,600	\$439,300	\$502,100	\$564,800	\$627,600	\$690,300	\$753,100	\$815,900	\$878,600
4.50%	\$304,700	\$365,600	\$426,500	\$487,500	\$548,400	\$609,300	\$670,300	\$731,200	\$792,100	\$853,100
4.75%	\$295,900	\$355,100	\$414,300	\$473,500	\$532,700	\$591,800	\$651,000	\$710,200	\$769,400	\$828,600
5.00%	\$287,600	\$345,100	\$402,600	\$460,100	\$517,600	\$575,100	\$632,600	\$690,100	\$747,700	\$805,200
5.25%	\$279,500	\$335,500	\$391,400	\$447,300	\$503,200	\$559,100	\$615,000	\$670,900	\$726,800	\$782,700
5.50%	\$271,900	\$326,300	\$380,600	\$435,000	\$489,400	\$543,800	\$598,100	\$652,500	\$706,900	\$761,300
5.75%	\$264,500	\$317,400	\$370,300	\$423,200	\$476,100	\$529,000	\$582,000	\$634,900	\$687,800	\$740,700
6.00%	\$257,500	\$309,000	\$360,500	\$412,000	\$463,500	\$514,900	\$566,400	\$617,900	\$669,400	\$720,900
6.25%	\$250,700	\$300,900	\$351,000	\$401,100	\$451,300	\$501,400	\$551,600	\$601,700	\$651,900	\$702,000
6.50%	\$244,200	\$293,100	\$341,900	\$390,800	\$439,600	\$488,500	\$537,300	\$586,100	\$635,000	\$683,800
6.75%	\$238,000	\$285,600	\$333,200	\$380,800	\$428,400	\$476,000	\$523,600	\$571,200	\$618,800	\$666,400
7.00%	\$232,000	\$278,400	\$324,800	\$371,200	\$417,600	\$464,100	\$510,500	\$556,900	\$603,300	\$649,700
7.25%	\$226,300	\$271,500	\$316,800	\$362,100	\$407,300	\$452,600	\$497,800	\$543,100	\$588,300	\$633,600
7.50%	\$220,800	\$264,900	\$309,100	\$353,200	\$397,400	\$441,500	\$485,700	\$529,900	\$574,000	\$618,200

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HAWAII COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2022

COUNTY:	HAWAII		BEDROOMS:	0 BEDROOMS						
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$33,350	\$40,020	\$46,690	\$53,360	\$60,030	\$66,700	\$73,370	\$80,040	\$86,710	\$93,380
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.00%	\$171,600	\$205,900	\$240,200	\$274,500	\$308,800	\$343,100	\$377,500	\$411,800	\$446,100	\$480,400
4.25%	\$166,500	\$199,800	\$233,100	\$266,400	\$299,700	\$333,000	\$366,300	\$399,600	\$432,900	\$466,200
4.50%	\$161,700	\$194,000	\$226,300	\$258,700	\$291,000	\$323,300	\$355,700	\$388,000	\$420,300	\$452,700
4.75%	\$157,000	\$188,400	\$219,800	\$251,200	\$282,600	\$314,100	\$345,500	\$376,900	\$408,300	\$439,700
5.00%	\$152,600	\$183,100	\$213,600	\$244,100	\$274,700	\$305,200	\$335,700	\$366,200	\$396,700	\$427,200
5.25%	\$148,300	\$178,000	\$207,700	\$237,300	\$267,000	\$296,700	\$326,300	\$356,000	\$385,700	\$415,300
5.50%	\$144,300	\$173,100	\$202,000	\$230,800	\$259,700	\$288,500	\$317,400	\$346,200	\$375,100	\$403,900
5.75%	\$140,400	\$168,400	\$196,500	\$224,600	\$252,700	\$280,700	\$308,800	\$336,900	\$364,900	\$393,000
6.00%	\$136,600	\$163,900	\$191,300	\$218,600	\$245,900	\$273,200	\$300,600	\$327,900	\$355,200	\$382,500
6.25%	\$133,000	\$159,600	\$186,200	\$212,900	\$239,500	\$266,100	\$292,700	\$319,300	\$345,900	\$372,500
6.50%	\$129,600	\$155,500	\$181,400	\$207,400	\$233,300	\$259,200	\$285,100	\$311,000	\$336,900	\$362,900
6.75%	\$126,300	\$151,500	\$176,800	\$202,100	\$227,300	\$252,600	\$277,800	\$303,100	\$328,400	\$353,600
7.00%	\$123,100	\$147,700	\$172,400	\$197,000	\$221,600	\$246,200	\$270,900	\$295,500	\$320,100	\$344,700
7.25%	\$120,100	\$144,100	\$168,100	\$192,100	\$216,100	\$240,100	\$264,200	\$288,200	\$312,200	\$336,200
7.50%	\$117,100	\$140,600	\$164,000	\$187,400	\$210,900	\$234,300	\$257,700	\$281,200	\$304,600	\$328,000

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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HAWAII COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2022

COUNTY:	HAWAII		BEDROOMS:	1 BEDROOMS						
% of Median:	<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>
\$ Income:	\$38,100	\$45,720	\$53,340	\$60,960	\$68,580	\$76,200	\$83,820	\$91,440	\$99,060	\$106,680
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.00%	\$196,000	\$235,200	\$274,400	\$313,600	\$352,800	\$392,000	\$431,200	\$470,400	\$509,600	\$548,800
4.25%	\$190,200	\$228,300	\$266,300	\$304,400	\$342,400	\$380,400	\$418,500	\$456,500	\$494,600	\$532,600
4.50%	\$184,700	\$221,600	\$258,600	\$295,500	\$332,400	\$369,400	\$406,300	\$443,300	\$480,200	\$517,100
4.75%	\$179,400	\$215,300	\$251,100	\$287,000	\$322,900	\$358,800	\$394,700	\$430,500	\$466,400	\$502,300
5.00%	\$174,300	\$209,200	\$244,000	\$278,900	\$313,800	\$348,600	\$383,500	\$418,400	\$453,200	\$488,100
5.25%	\$169,500	\$203,400	\$237,300	\$271,100	\$305,000	\$338,900	\$372,800	\$406,700	\$440,600	\$474,500
5.50%	\$164,800	\$197,800	\$230,700	\$263,700	\$296,700	\$329,600	\$362,600	\$395,600	\$428,500	\$461,500
5.75%	\$160,400	\$192,400	\$224,500	\$256,600	\$288,600	\$320,700	\$352,800	\$384,900	\$416,900	\$449,000
6.00%	\$156,100	\$187,300	\$218,500	\$249,700	\$280,900	\$312,200	\$343,400	\$374,600	\$405,800	\$437,000
6.25%	\$152,000	\$182,400	\$212,800	\$243,200	\$273,600	\$304,000	\$334,400	\$364,800	\$395,200	\$425,600
6.50%	\$148,100	\$177,700	\$207,300	\$236,900	\$266,500	\$296,100	\$325,700	\$355,300	\$384,900	\$414,500
6.75%	\$144,300	\$173,100	\$202,000	\$230,800	\$259,700	\$288,600	\$317,400	\$346,300	\$375,100	\$404,000
7.00%	\$140,700	\$168,800	\$196,900	\$225,000	\$253,200	\$281,300	\$309,400	\$337,600	\$365,700	\$393,800
7.25%	\$137,200	\$164,600	\$192,000	\$219,500	\$246,900	\$274,400	\$301,800	\$329,200	\$356,700	\$384,100
7.50%	\$133,800	\$160,600	\$187,400	\$214,100	\$240,900	\$267,700	\$294,400	\$321,200	\$348,000	\$374,700

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HAWAII COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2022

COUNTY:	HAWAII		BEDROOMS:	2 BEDROOMS						
% of Median:	<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>
\$ Income:	\$42,850	\$51,420	\$59,990	\$68,560	\$77,130	\$85,700	\$94,270	\$102,840	\$111,410	\$119,980
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.00%	\$220,400	\$264,500	\$308,600	\$352,700	\$396,800	\$440,900	\$485,000	\$529,100	\$573,200	\$617,300
4.25%	\$213,900	\$256,700	\$299,500	\$342,300	\$385,100	\$427,900	\$470,700	\$513,500	\$556,200	\$599,000
4.50%	\$207,700	\$249,300	\$290,800	\$332,300	\$373,900	\$415,400	\$457,000	\$498,500	\$540,100	\$581,600
4.75%	\$201,800	\$242,100	\$282,500	\$322,800	\$363,200	\$403,500	\$443,900	\$484,200	\$524,600	\$564,900
5.00%	\$196,100	\$235,300	\$274,500	\$313,700	\$352,900	\$392,100	\$431,300	\$470,500	\$509,700	\$548,900
5.25%	\$190,600	\$228,700	\$266,800	\$304,900	\$343,100	\$381,200	\$419,300	\$457,400	\$495,500	\$533,700
5.50%	\$185,400	\$222,400	\$259,500	\$296,600	\$333,600	\$370,700	\$407,800	\$444,900	\$481,900	\$519,000
5.75%	\$180,300	\$216,400	\$252,500	\$288,600	\$324,600	\$360,700	\$396,800	\$432,800	\$468,900	\$505,000
6.00%	\$175,500	\$210,600	\$245,800	\$280,900	\$316,000	\$351,100	\$386,200	\$421,300	\$456,400	\$491,500
6.25%	\$170,900	\$205,100	\$239,300	\$273,500	\$307,700	\$341,900	\$376,000	\$410,200	\$444,400	\$478,600
6.50%	\$166,500	\$199,800	\$233,100	\$266,400	\$299,700	\$333,000	\$366,300	\$399,600	\$432,900	\$466,200
6.75%	\$162,300	\$194,700	\$227,200	\$259,600	\$292,100	\$324,500	\$357,000	\$389,400	\$421,900	\$454,300
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7.25%	\$154,300	\$185,100	\$216,000	\$246,800	\$277,700	\$308,600	\$339,400	\$370,300	\$401,100	\$432,000
7.50%	\$150,500	\$180,600	\$210,700	\$240,800	\$270,900	\$301,000	\$331,100	\$361,200	\$391,400	\$421,500

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HAWAII COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2022

COUNTY:	HAWAII		BEDROOMS:	3 BEDROOMS						
% of Median:	<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>
\$ Income:	\$47,600	\$57,120	\$66,640	\$76,160	\$85,680	\$95,200	\$104,720	\$114,240	\$123,760	\$133,280
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.00%	\$244,900	\$293,900	\$342,800	\$391,800	\$440,800	\$489,800	\$538,700	\$587,700	\$636,700	\$685,700
4.25%	\$237,700	\$285,200	\$332,700	\$380,200	\$427,800	\$475,300	\$522,800	\$570,400	\$617,900	\$665,400
4.50%	\$230,700	\$276,900	\$323,000	\$369,200	\$415,300	\$461,500	\$507,600	\$553,800	\$599,900	\$646,100
4.75%	\$224,100	\$268,900	\$313,800	\$358,600	\$403,400	\$448,200	\$493,100	\$537,900	\$582,700	\$627,500
5.00%	\$217,800	\$261,300	\$304,900	\$348,500	\$392,000	\$435,600	\$479,100	\$522,700	\$566,200	\$609,800
5.25%	\$211,700	\$254,100	\$296,400	\$338,800	\$381,100	\$423,400	\$465,800	\$508,100	\$550,500	\$592,800
5.50%	\$205,900	\$247,100	\$288,300	\$329,500	\$370,600	\$411,800	\$453,000	\$494,200	\$535,400	\$576,500
5.75%	\$200,300	\$240,400	\$280,500	\$320,500	\$360,600	\$400,700	\$440,700	\$480,800	\$520,900	\$560,900
6.00%	\$195,000	\$234,000	\$273,000	\$312,000	\$351,000	\$390,000	\$429,000	\$468,000	\$507,000	\$546,000
6.25%	\$189,900	\$227,900	\$265,800	\$303,800	\$341,800	\$379,800	\$417,700	\$455,700	\$493,700	\$531,700
6.50%	\$185,000	\$222,000	\$259,000	\$295,900	\$332,900	\$369,900	\$406,900	\$443,900	\$480,900	\$517,900
6.75%	\$180,300	\$216,300	\$252,400	\$288,400	\$324,500	\$360,500	\$396,600	\$432,600	\$468,700	\$504,700
7.00%	\$175,700	\$210,900	\$246,000	\$281,200	\$316,300	\$351,500	\$386,600	\$421,700	\$456,900	\$492,000
7.25%	\$171,400	\$205,700	\$239,900	\$274,200	\$308,500	\$342,800	\$377,000	\$411,300	\$445,600	\$479,900
7.50%	\$167,200	\$200,600	\$234,100	\$267,500	\$301,000	\$334,400	\$367,900	\$401,300	\$434,700	\$468,200

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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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*

2022

COUNTY:	HAWAII		BEDROOMS:	4 BEDROOMS						
% of Median:	<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>
\$ Income:	\$51,450	\$61,740	\$72,030	\$82,320	\$92,610	\$102,900	\$113,190	\$123,480	\$133,770	\$144,060
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.00%	\$264,700	\$317,600	\$370,600	\$423,500	\$476,400	\$529,400	\$582,300	\$635,300	\$688,200	\$741,100
4.25%	\$256,900	\$308,300	\$359,600	\$411,000	\$462,400	\$513,800	\$565,100	\$616,500	\$667,900	\$719,300
4.50%	\$249,400	\$299,300	\$349,200	\$399,000	\$448,900	\$498,800	\$548,700	\$598,600	\$648,400	\$698,300
4.75%	\$242,200	\$290,700	\$339,100	\$387,600	\$436,000	\$484,500	\$532,900	\$581,400	\$629,800	\$678,300
5.00%	\$235,400	\$282,500	\$329,600	\$376,600	\$423,700	\$470,800	\$517,900	\$565,000	\$612,000	\$659,100
5.25%	\$228,800	\$274,600	\$320,400	\$366,200	\$411,900	\$457,700	\$503,500	\$549,200	\$595,000	\$640,800
5.50%	\$222,600	\$267,100	\$311,600	\$356,100	\$400,600	\$445,100	\$489,600	\$534,100	\$578,700	\$623,200
5.75%	\$216,500	\$259,900	\$303,200	\$346,500	\$389,800	\$433,100	\$476,400	\$519,700	\$563,000	\$606,300
6.00%	\$210,800	\$252,900	\$295,100	\$337,200	\$379,400	\$421,500	\$463,700	\$505,900	\$548,000	\$590,200
6.25%	\$205,200	\$246,300	\$287,300	\$328,400	\$369,400	\$410,500	\$451,500	\$492,600	\$533,600	\$574,700
6.50%	\$199,900	\$239,900	\$279,900	\$319,900	\$359,900	\$399,900	\$439,800	\$479,800	\$519,800	\$559,800
6.75%	\$194,800	\$233,800	\$272,800	\$311,700	\$350,700	\$389,700	\$428,600	\$467,600	\$506,600	\$545,500
7.00%	\$189,900	\$227,900	\$265,900	\$303,900	\$341,900	\$379,900	\$417,900	\$455,900	\$493,800	\$531,800
7.25%	\$185,200	\$222,300	\$259,300	\$296,400	\$333,400	\$370,500	\$407,500	\$444,600	\$481,600	\$518,700
7.50%	\$180,700	\$216,900	\$253,000	\$289,200	\$325,300	\$361,500	\$397,600	\$433,700	\$469,900	\$506,000

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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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

2022

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
\$113,300								
Adjustments for family size	0.7000	0.8000	0.9000	1.0000	1.0800	1.1600	1.2400	1.3200
% of Income	10%	\$9,150	\$10,450	\$11,760	\$13,060	\$14,110	\$15,150	\$16,200
	20%	\$18,300	\$20,900	\$23,520	\$26,120	\$28,220	\$30,300	\$32,400
	30%	\$27,450	\$31,350	\$35,280	\$39,180	\$42,330	\$45,450	\$48,600
	40%	\$36,600	\$41,800	\$47,040	\$52,240	\$56,440	\$60,600	\$64,800
	50%	\$45,750	\$52,250	\$58,800	\$65,300	\$70,550	\$75,750	\$81,000
	60%	\$54,900	\$62,700	\$70,560	\$78,360	\$84,660	\$90,900	\$97,200
	70%	\$64,050	\$73,150	\$82,320	\$91,420	\$98,770	\$106,050	\$113,400
	80%	\$73,200	\$83,600	\$94,080	\$104,480	\$112,880	\$121,200	\$129,600
	90%	\$82,350	\$94,050	\$105,840	\$117,540	\$126,990	\$136,350	\$145,800
	100%	\$91,500	\$104,500	\$117,600	\$130,600	\$141,100	\$151,500	\$162,000
	110%	\$100,650	\$114,950	\$129,360	\$143,660	\$155,210	\$166,650	\$178,200
% of Income	120%	\$109,800	\$125,400	\$141,120	\$156,720	\$169,320	\$181,800	\$194,400
	130%	\$118,950	\$135,850	\$152,880	\$169,780	\$183,430	\$196,950	\$210,600
	140%	\$128,100	\$146,300	\$164,640	\$182,840	\$197,540	\$212,100	\$226,800

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 "FY2022 Briefing Materials" at <https://www.huduser.gov/portal/datasets/il/il22/IncomeLimitsMethodology-FY22.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 2022, 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*

2022

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

Area	\$113,300	<u>Studio</u>	<u>1 Bedroom</u>	<u>2 Bedroom</u>	<u>3 Bedroom</u>	<u>4 Bedroom</u>
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HONOLULU COUNTY

30% of Median	\$686	\$735	\$882	\$1,018	\$1,136
50% of Median	\$1,143	\$1,225	\$1,470	\$1,698	\$1,893
60% of Median	\$1,372	\$1,470	\$1,764	\$2,038	\$2,273
80% of Median	\$1,830	\$1,960	\$2,352	\$2,717	\$3,030
100% of Median	\$2,287	\$2,450	\$2,940	\$3,396	\$3,787
120% of Median	\$2,745	\$2,940	\$3,528	\$4,075	\$4,545
140% of Median	\$3,202	\$3,430	\$4,116	\$4,754	\$5,302

*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*

2022

COUNTY:	HONOLULU									
FAMILY SIZE:	1 PERSON									
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$45,750	\$54,900	\$64,050	\$73,200	\$82,350	\$91,500	\$100,650	\$109,800	\$118,950	\$128,100
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.00%	\$235,400	\$282,400	\$329,500	\$376,600	\$423,700	\$470,700	\$517,800	\$564,900	\$612,000	\$659,000
4.25%	\$228,400	\$274,100	\$319,800	\$365,500	\$411,200	\$456,800	\$502,500	\$548,200	\$593,900	\$639,600
4.50%	\$221,800	\$266,100	\$310,500	\$354,800	\$399,200	\$443,500	\$487,900	\$532,300	\$576,600	\$621,000
4.75%	\$215,400	\$258,500	\$301,600	\$344,700	\$387,700	\$430,800	\$473,900	\$517,000	\$560,100	\$603,100
5.00%	\$209,300	\$251,200	\$293,100	\$334,900	\$376,800	\$418,600	\$460,500	\$502,400	\$544,200	\$586,100
5.25%	\$203,500	\$244,200	\$284,900	\$325,600	\$366,300	\$407,000	\$447,700	\$488,400	\$529,100	\$569,800
5.50%	\$197,900	\$237,500	\$277,100	\$316,600	\$356,200	\$395,800	\$435,400	\$475,000	\$514,600	\$554,100
5.75%	\$192,600	\$231,100	\$269,600	\$308,100	\$346,600	\$385,100	\$423,600	\$462,100	\$500,600	\$539,100
6.00%	\$187,400	\$224,900	\$262,400	\$299,900	\$337,400	\$374,800	\$412,300	\$449,800	\$487,300	\$524,800
6.25%	\$182,500	\$219,000	\$255,500	\$292,000	\$328,500	\$365,000	\$401,500	\$438,000	\$474,500	\$511,000
6.50%	\$177,800	\$213,300	\$248,900	\$284,400	\$320,000	\$355,600	\$391,100	\$426,700	\$462,200	\$497,800
6.75%	\$173,200	\$207,900	\$242,500	\$277,200	\$311,800	\$346,500	\$381,100	\$415,800	\$450,400	\$485,100
7.00%	\$168,900	\$202,700	\$236,500	\$270,200	\$304,000	\$337,800	\$371,600	\$405,400	\$439,100	\$472,900
7.25%	\$164,700	\$197,700	\$230,600	\$263,600	\$296,500	\$329,400	\$362,400	\$395,300	\$428,300	\$461,200
7.50%	\$160,700	\$192,800	\$225,000	\$257,100	\$289,300	\$321,400	\$353,600	\$385,700	\$417,800	\$450,000

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



HONOLULU COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2022

COUNTY: HONOLULU FAMILY SIZE: 2 PERSON

% of Median: \$ Income:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
	\$52,250	\$62,700	\$73,150	\$83,600	\$94,050	\$104,500	\$114,950	\$125,400	\$135,850	\$146,300
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.00%	\$268,800	\$322,600	\$376,300	\$430,100	\$483,900	\$537,600	\$591,400	\$645,100	\$698,900	\$752,700
4.25%	\$260,900	\$313,000	\$365,200	\$417,400	\$469,600	\$521,700	\$573,900	\$626,100	\$678,300	\$730,400
4.50%	\$253,300	\$303,900	\$354,600	\$405,200	\$455,900	\$506,600	\$557,200	\$607,900	\$658,500	\$709,200
4.75%	\$246,000	\$295,200	\$344,400	\$393,600	\$442,800	\$492,000	\$541,200	\$590,400	\$639,600	\$688,800
5.00%	\$239,100	\$286,900	\$334,700	\$382,500	\$430,300	\$478,100	\$525,900	\$573,700	\$621,600	\$669,400
5.25%	\$232,400	\$278,900	\$325,400	\$371,800	\$418,300	\$464,800	\$511,300	\$557,800	\$604,200	\$650,700
5.50%	\$226,000	\$271,200	\$316,400	\$361,600	\$406,800	\$452,000	\$497,300	\$542,500	\$587,700	\$632,900
5.75%	\$219,900	\$263,900	\$307,900	\$351,900	\$395,800	\$439,800	\$483,800	\$527,800	\$571,800	\$615,700
6.00%	\$214,000	\$256,900	\$299,700	\$342,500	\$385,300	\$428,100	\$470,900	\$513,700	\$556,500	\$599,300
6.25%	\$208,400	\$250,100	\$291,800	\$333,500	\$375,200	\$416,900	\$458,500	\$500,200	\$541,900	\$583,600
6.50%	\$203,000	\$243,600	\$284,300	\$324,900	\$365,500	\$406,100	\$446,700	\$487,300	\$527,900	\$568,500
6.75%	\$197,900	\$237,400	\$277,000	\$316,600	\$356,200	\$395,700	\$435,300	\$474,900	\$514,400	\$554,000
7.00%	\$192,900	\$231,500	\$270,100	\$308,600	\$347,200	\$385,800	\$424,400	\$462,900	\$501,500	\$540,100
7.25%	\$188,100	\$225,700	\$263,400	\$301,000	\$338,600	\$376,200	\$413,900	\$451,500	\$489,100	\$526,700
7.50%	\$183,500	\$220,200	\$257,000	\$293,700	\$330,400	\$367,100	\$403,800	\$440,500	\$477,200	\$513,900

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HONOLULU COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2022

COUNTY: HONOLULU FAMILY SIZE: 3 PERSON

% of Median \$ Income:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
	\$58,800	\$70,560	\$82,320	\$94,080	\$105,840	\$117,600	\$129,360	\$141,120	\$152,880	\$164,640
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.00%	\$302,500	\$363,000	\$423,500	\$484,000	\$544,500	\$605,000	\$665,500	\$726,000	\$786,500	\$847,000
4.25%	\$293,600	\$352,300	\$411,000	\$469,700	\$528,400	\$587,100	\$645,900	\$704,600	\$763,300	\$822,000
4.50%	\$285,000	\$342,000	\$399,000	\$456,000	\$513,100	\$570,100	\$627,100	\$684,100	\$741,100	\$798,100
4.75%	\$276,900	\$332,200	\$387,600	\$443,000	\$498,300	\$553,700	\$609,100	\$664,500	\$719,800	\$775,200
5.00%	\$269,000	\$322,800	\$376,600	\$430,400	\$484,300	\$538,100	\$591,900	\$645,700	\$699,500	\$753,300
5.25%	\$261,500	\$313,800	\$366,200	\$418,500	\$470,800	\$523,100	\$575,400	\$627,700	\$680,000	\$732,300
5.50%	\$254,400	\$305,200	\$356,100	\$407,000	\$457,800	\$508,700	\$559,600	\$610,500	\$661,300	\$712,200
5.75%	\$247,500	\$297,000	\$346,500	\$396,000	\$445,500	\$495,000	\$544,500	\$593,900	\$643,400	\$692,900
6.00%	\$240,900	\$289,100	\$337,200	\$385,400	\$433,600	\$481,800	\$529,900	\$578,100	\$626,300	\$674,500
6.25%	\$234,600	\$281,500	\$328,400	\$375,300	\$422,200	\$469,100	\$516,000	\$562,900	\$609,800	\$656,800
6.50%	\$228,500	\$274,200	\$319,900	\$365,600	\$411,300	\$457,000	\$502,700	\$548,400	\$594,100	\$639,800
6.75%	\$222,700	\$267,200	\$311,700	\$356,300	\$400,800	\$445,300	\$489,900	\$534,400	\$578,900	\$623,500
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HONOLULU COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2022

COUNTY: HONOLULU FAMILY SIZE: 4 PERSON

% of Median: \$ Income:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
	\$65,300	\$78,360	\$91,420	\$104,480	\$117,540	\$130,600	\$143,660	\$156,720	\$169,780	\$182,840
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.00%	\$335,900	\$403,100	\$470,300	\$537,500	\$604,700	\$671,900	\$739,100	\$806,300	\$873,500	\$940,700
4.25%	\$326,000	\$391,200	\$456,400	\$521,600	\$586,800	\$652,100	\$717,300	\$782,500	\$847,700	\$912,900
4.50%	\$316,500	\$379,800	\$443,200	\$506,500	\$569,800	\$633,100	\$696,400	\$759,700	\$823,000	\$886,300
4.75%	\$307,500	\$369,000	\$430,400	\$491,900	\$553,400	\$614,900	\$676,400	\$737,900	\$799,400	\$860,900
5.00%	\$298,800	\$358,500	\$418,300	\$478,000	\$537,800	\$597,500	\$657,300	\$717,000	\$776,800	\$836,600
5.25%	\$290,400	\$348,500	\$406,600	\$464,700	\$522,800	\$580,900	\$639,000	\$697,100	\$755,200	\$813,300
5.50%	\$282,500	\$339,000	\$395,500	\$452,000	\$508,500	\$564,900	\$621,400	\$677,900	\$734,400	\$790,900
5.75%	\$274,800	\$329,800	\$384,800	\$439,700	\$494,700	\$549,700	\$604,600	\$659,600	\$714,600	\$769,500
6.00%	\$267,500	\$321,000	\$374,500	\$428,000	\$481,500	\$535,000	\$588,500	\$642,000	\$695,500	\$749,000
6.25%	\$260,500	\$312,600	\$364,700	\$416,800	\$468,900	\$521,000	\$573,100	\$625,200	\$677,300	\$729,400
6.50%	\$253,700	\$304,500	\$355,200	\$406,000	\$456,700	\$507,500	\$558,200	\$609,000	\$659,700	\$710,500
6.75%	\$247,300	\$296,700	\$346,200	\$395,600	\$445,100	\$494,600	\$544,000	\$593,500	\$642,900	\$692,400
7.00%	\$241,100	\$289,300	\$337,500	\$385,700	\$433,900	\$482,100	\$530,400	\$578,600	\$626,800	\$675,000
7.25%	\$235,100	\$282,100	\$329,200	\$376,200	\$423,200	\$470,200	\$517,200	\$564,300	\$611,300	\$658,300
7.50%	\$229,400	\$275,300	\$321,100	\$367,000	\$412,900	\$458,800	\$504,600	\$550,500	\$596,400	\$642,300

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



HONOLULU COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2022

COUNTY: HONOLULU FAMILY SIZE: 5 PERSON

% of Median: \$ Income:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
	\$70,550	\$84,660	\$98,770	\$112,880	\$126,990	\$141,100	\$155,210	\$169,320	\$183,430	\$197,540
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.00%	\$363,000	\$435,500	\$508,100	\$580,700	\$653,300	\$725,900	\$798,500	\$871,100	\$943,700	\$1,016,300
4.25%	\$352,200	\$422,700	\$493,100	\$563,600	\$634,000	\$704,500	\$774,900	\$845,400	\$915,800	\$986,300
4.50%	\$342,000	\$410,400	\$478,800	\$547,200	\$615,600	\$684,000	\$752,400	\$820,800	\$889,200	\$957,600
4.75%	\$332,200	\$398,600	\$465,100	\$531,500	\$597,900	\$664,400	\$730,800	\$797,200	\$863,700	\$930,100
5.00%	\$322,800	\$387,300	\$451,900	\$516,500	\$581,000	\$645,600	\$710,100	\$774,700	\$839,300	\$903,800
5.25%	\$313,800	\$376,600	\$439,300	\$502,100	\$564,800	\$627,600	\$690,400	\$753,100	\$815,900	\$878,600
5.50%	\$305,200	\$366,200	\$427,300	\$488,300	\$549,300	\$610,400	\$671,400	\$732,400	\$793,500	\$854,500
5.75%	\$296,900	\$356,300	\$415,700	\$475,100	\$534,500	\$593,900	\$653,200	\$712,600	\$772,000	\$831,400
6.00%	\$289,000	\$346,800	\$404,600	\$462,400	\$520,200	\$578,000	\$635,800	\$693,600	\$751,400	\$809,200
6.25%	\$281,400	\$337,700	\$394,000	\$450,300	\$506,600	\$562,900	\$619,100	\$675,400	\$731,700	\$788,000
6.50%	\$274,100	\$329,000	\$383,800	\$438,600	\$493,500	\$548,300	\$603,100	\$658,000	\$712,800	\$767,600
6.75%	\$267,200	\$320,600	\$374,000	\$427,500	\$480,900	\$534,300	\$587,800	\$641,200	\$694,600	\$748,100
7.00%	\$260,500	\$312,500	\$364,600	\$416,700	\$468,800	\$520,900	\$573,000	\$625,100	\$677,200	\$729,300
7.25%	\$254,000	\$304,800	\$355,600	\$406,400	\$457,200	\$508,000	\$558,800	\$609,600	\$660,400	\$711,200
7.50%	\$247,800	\$297,400	\$347,000	\$396,500	\$446,100	\$495,600	\$545,200	\$594,800	\$644,300	\$693,900

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HONOLULU COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2022

COUNTY: HONOLULU FAMILY SIZE: 6 PERSON

% of Median: \$ Income:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
	\$75,750	\$90,900	\$106,050	\$121,200	\$136,350	\$151,500	\$166,650	\$181,800	\$196,950	\$212,100
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.00%	\$389,700	\$467,600	\$545,600	\$623,500	\$701,500	\$779,400	\$857,400	\$935,300	\$1,013,200	\$1,091,200
4.25%	\$378,200	\$453,800	\$529,500	\$605,100	\$680,800	\$756,400	\$832,000	\$907,700	\$983,300	\$1,059,000
4.50%	\$367,200	\$440,600	\$514,100	\$587,500	\$661,000	\$734,400	\$807,800	\$881,300	\$954,700	\$1,028,100
4.75%	\$356,700	\$428,000	\$499,300	\$570,700	\$642,000	\$713,300	\$784,700	\$856,000	\$927,300	\$998,700
5.00%	\$346,600	\$415,900	\$485,200	\$554,500	\$623,800	\$693,200	\$762,500	\$831,800	\$901,100	\$970,400
5.25%	\$336,900	\$404,300	\$471,700	\$539,100	\$606,500	\$673,900	\$741,200	\$808,600	\$876,000	\$943,400
5.50%	\$327,700	\$393,200	\$458,800	\$524,300	\$589,800	\$655,400	\$720,900	\$786,400	\$852,000	\$917,500
5.75%	\$318,800	\$382,600	\$446,300	\$510,100	\$573,900	\$637,600	\$701,400	\$765,200	\$828,900	\$892,700
6.00%	\$310,300	\$372,400	\$434,400	\$496,500	\$558,600	\$620,600	\$682,700	\$744,800	\$806,800	\$868,900
6.25%	\$302,200	\$362,600	\$423,000	\$483,500	\$543,900	\$604,300	\$664,800	\$725,200	\$785,600	\$846,100
6.50%	\$294,400	\$353,200	\$412,100	\$471,000	\$529,800	\$588,700	\$647,600	\$706,500	\$765,300	\$824,200
6.75%	\$286,900	\$344,200	\$401,600	\$459,000	\$516,300	\$573,700	\$631,100	\$688,400	\$745,800	\$803,200
7.00%	\$279,700	\$335,600	\$391,500	\$447,400	\$503,400	\$559,300	\$615,200	\$671,200	\$727,100	\$783,000
7.25%	\$272,700	\$327,300	\$381,800	\$436,400	\$490,900	\$545,500	\$600,000	\$654,600	\$709,100	\$763,700
7.50%	\$266,100	\$319,300	\$372,500	\$425,700	\$479,000	\$532,200	\$585,400	\$638,600	\$691,800	\$745,000

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HONOLULU COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2022

COUNTY: HONOLULU FAMILY SIZE: 7 PERSON

% of Median: \$ Income:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
	\$81,000	\$97,200	\$113,400	\$129,600	\$145,800	\$162,000	\$178,200	\$194,400	\$210,600	\$226,800
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.00%	\$416,700	\$500,100	\$583,400	\$666,700	\$750,100	\$833,400	\$916,800	\$1,000,100	\$1,083,500	\$1,166,800
4.25%	\$404,400	\$485,300	\$566,200	\$647,100	\$727,900	\$808,800	\$889,700	\$970,600	\$1,051,500	\$1,132,400
4.50%	\$392,600	\$471,200	\$549,700	\$628,200	\$706,800	\$785,300	\$863,800	\$942,300	\$1,020,900	\$1,099,400
4.75%	\$381,400	\$457,700	\$533,900	\$610,200	\$686,500	\$762,800	\$839,000	\$915,300	\$991,600	\$1,067,900
5.00%	\$370,600	\$444,700	\$518,800	\$593,000	\$667,100	\$741,200	\$815,300	\$889,400	\$963,600	\$1,037,700
5.25%	\$360,300	\$432,300	\$504,400	\$576,400	\$648,500	\$720,600	\$792,600	\$864,700	\$936,700	\$1,008,800
5.50%	\$350,400	\$420,500	\$490,500	\$560,600	\$630,700	\$700,800	\$770,900	\$840,900	\$911,000	\$981,100
5.75%	\$340,900	\$409,100	\$477,300	\$545,500	\$613,600	\$681,800	\$750,000	\$818,200	\$886,400	\$954,600
6.00%	\$331,800	\$398,200	\$464,600	\$530,900	\$597,300	\$663,700	\$730,000	\$796,400	\$862,800	\$929,100
6.25%	\$323,100	\$387,700	\$452,400	\$517,000	\$581,600	\$646,200	\$710,900	\$775,500	\$840,100	\$904,700
6.50%	\$314,800	\$377,700	\$440,700	\$503,600	\$566,600	\$629,500	\$692,500	\$755,400	\$818,400	\$881,300
6.75%	\$306,700	\$368,100	\$429,400	\$490,800	\$552,100	\$613,500	\$674,800	\$736,200	\$797,500	\$858,900
7.00%	\$299,000	\$358,800	\$418,600	\$478,500	\$538,300	\$598,100	\$657,900	\$717,700	\$777,500	\$837,300
7.25%	\$291,600	\$350,000	\$408,300	\$466,600	\$524,900	\$583,300	\$641,600	\$699,900	\$758,300	\$816,600
7.50%	\$284,500	\$341,400	\$398,300	\$455,200	\$512,200	\$569,100	\$626,000	\$682,900	\$739,800	\$796,700

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



HONOLULU COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2022

COUNTY: HONOLULU FAMILY SIZE: 8 PERSON

% of Median: \$ Income:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
	\$86,200	\$103,440	\$120,680	\$137,920	\$155,160	\$172,400	\$189,640	\$206,880	\$224,120	\$241,360
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.00%	\$443,500	\$532,200	\$620,900	\$709,600	\$798,200	\$886,900	\$975,600	\$1,064,300	\$1,153,000	\$1,241,700
4.25%	\$430,400	\$516,500	\$602,500	\$688,600	\$774,700	\$860,800	\$946,800	\$1,032,900	\$1,119,000	\$1,205,100
4.50%	\$417,900	\$501,400	\$585,000	\$668,600	\$752,100	\$835,700	\$919,300	\$1,002,800	\$1,086,400	\$1,170,000
4.75%	\$405,900	\$487,000	\$568,200	\$649,400	\$730,600	\$811,700	\$892,900	\$974,100	\$1,055,300	\$1,136,400
5.00%	\$394,400	\$473,300	\$552,200	\$631,000	\$709,900	\$788,800	\$867,700	\$946,500	\$1,025,400	\$1,104,300
5.25%	\$383,400	\$460,100	\$536,800	\$613,500	\$690,100	\$766,800	\$843,500	\$920,200	\$996,900	\$1,073,500
5.50%	\$372,900	\$447,500	\$522,000	\$596,600	\$671,200	\$745,800	\$820,300	\$894,900	\$969,500	\$1,044,100
5.75%	\$362,800	\$435,400	\$507,900	\$580,500	\$653,000	\$725,600	\$798,200	\$870,700	\$943,300	\$1,015,800
6.00%	\$353,100	\$423,800	\$494,400	\$565,000	\$635,600	\$706,300	\$776,900	\$847,500	\$918,100	\$988,800
6.25%	\$343,900	\$412,600	\$481,400	\$550,200	\$618,900	\$687,700	\$756,500	\$825,300	\$894,000	\$962,800
6.50%	\$335,000	\$402,000	\$468,900	\$535,900	\$602,900	\$669,900	\$736,900	\$803,900	\$870,900	\$937,900
6.75%	\$326,400	\$391,700	\$457,000	\$522,300	\$587,600	\$652,900	\$718,100	\$783,400	\$848,700	\$914,000
7.00%	\$318,200	\$381,900	\$445,500	\$509,200	\$572,800	\$636,500	\$700,100	\$763,800	\$827,400	\$891,000
7.25%	\$310,400	\$372,400	\$434,500	\$496,600	\$558,600	\$620,700	\$682,800	\$744,900	\$806,900	\$869,000
7.50%	\$302,800	\$363,400	\$423,900	\$484,500	\$545,000	\$605,600	\$666,200	\$726,700	\$787,300	\$847,800

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HONOLULU COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2022

COUNTY: **HONOLULU** BEDROOMS: **0 BEDROOMS**

% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$45,750	\$54,900	\$64,050	\$73,200	\$82,350	\$91,500	\$100,650	\$109,800	\$118,950	\$128,100
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.00%	\$235,400	\$282,400	\$329,500	\$376,600	\$423,700	\$470,700	\$517,800	\$564,900	\$612,000	\$659,000
4.25%	\$228,400	\$274,100	\$319,800	\$365,500	\$411,200	\$456,800	\$502,500	\$548,200	\$593,900	\$639,600
4.50%	\$221,800	\$266,100	\$310,500	\$354,800	\$399,200	\$443,500	\$487,900	\$532,300	\$576,600	\$621,000
4.75%	\$215,400	\$258,500	\$301,600	\$344,700	\$387,700	\$430,800	\$473,900	\$517,000	\$560,100	\$603,100
5.00%	\$209,300	\$251,200	\$293,100	\$334,900	\$376,800	\$418,600	\$460,500	\$502,400	\$544,200	\$586,100
5.25%	\$203,500	\$244,200	\$284,900	\$325,600	\$366,300	\$407,000	\$447,700	\$488,400	\$529,100	\$569,800
5.50%	\$197,900	\$237,500	\$277,100	\$316,600	\$356,200	\$395,800	\$435,400	\$475,000	\$514,600	\$554,100
5.75%	\$192,600	\$231,100	\$269,600	\$308,100	\$346,600	\$385,100	\$423,600	\$462,100	\$500,600	\$539,100
6.00%	\$187,400	\$224,900	\$262,400	\$299,900	\$337,400	\$374,800	\$412,300	\$449,800	\$487,300	\$524,800
6.25%	\$182,500	\$219,000	\$255,500	\$292,000	\$328,500	\$365,000	\$401,500	\$438,000	\$474,500	\$511,000
6.50%	\$177,800	\$213,300	\$248,900	\$284,400	\$320,000	\$355,600	\$391,100	\$426,700	\$462,200	\$497,800
6.75%	\$173,200	\$207,900	\$242,500	\$277,200	\$311,800	\$346,500	\$381,100	\$415,800	\$450,400	\$485,100
7.00%	\$168,900	\$202,700	\$236,500	\$270,200	\$304,000	\$337,800	\$371,600	\$405,400	\$439,100	\$472,900
7.25%	\$164,700	\$197,700	\$230,600	\$263,600	\$296,500	\$329,400	\$362,400	\$395,300	\$428,300	\$461,200
7.50%	\$160,700	\$192,800	\$225,000	\$257,100	\$289,300	\$321,400	\$353,600	\$385,700	\$417,800	\$450,000

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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- Max Housing Expense: **38.00%** 0.00%



HONOLULU COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2022

COUNTY: **HONOLULU** BEDROOMS: **1 BEDROOMS**

% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$52,250	\$62,700	\$73,150	\$83,600	\$94,050	\$104,500	\$114,950	\$125,400	\$135,850	\$146,300
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.00%	\$268,800	\$322,600	\$376,300	\$430,100	\$483,900	\$537,600	\$591,400	\$645,100	\$698,900	\$752,700
4.25%	\$260,900	\$313,000	\$365,200	\$417,400	\$469,600	\$521,700	\$573,900	\$626,100	\$678,300	\$730,400
4.50%	\$253,300	\$303,900	\$354,600	\$405,200	\$455,900	\$506,600	\$557,200	\$607,900	\$658,500	\$709,200
4.75%	\$246,000	\$295,200	\$344,400	\$393,600	\$442,800	\$492,000	\$541,200	\$590,400	\$639,600	\$688,800
5.00%	\$239,100	\$286,900	\$334,700	\$382,500	\$430,300	\$478,100	\$525,900	\$573,700	\$621,600	\$669,400
5.25%	\$232,400	\$278,900	\$325,400	\$371,800	\$418,300	\$464,800	\$511,300	\$557,800	\$604,200	\$650,700
5.50%	\$226,000	\$271,200	\$316,400	\$361,600	\$406,800	\$452,000	\$497,300	\$542,500	\$587,700	\$632,900
5.75%	\$219,900	\$263,900	\$307,900	\$351,900	\$395,800	\$439,800	\$483,800	\$527,800	\$571,800	\$615,700
6.00%	\$214,000	\$256,900	\$299,700	\$342,500	\$385,300	\$428,100	\$470,900	\$513,700	\$556,500	\$599,300
6.25%	\$208,400	\$250,100	\$291,800	\$333,500	\$375,200	\$416,900	\$458,500	\$500,200	\$541,900	\$583,600
6.50%	\$203,000	\$243,600	\$284,300	\$324,900	\$365,500	\$406,100	\$446,700	\$487,300	\$527,900	\$568,500
6.75%	\$197,900	\$237,400	\$277,000	\$316,600	\$356,200	\$395,700	\$435,300	\$474,900	\$514,400	\$554,000
7.00%	\$192,900	\$231,500	\$270,100	\$308,600	\$347,200	\$385,800	\$424,400	\$462,900	\$501,500	\$540,100
7.25%	\$188,100	\$225,700	\$263,400	\$301,000	\$338,600	\$376,200	\$413,900	\$451,500	\$489,100	\$526,700
7.50%	\$183,500	\$220,200	\$257,000	\$293,700	\$330,400	\$367,100	\$403,800	\$440,500	\$477,200	\$513,900

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1. Based on **2022** Very low income levels established by HUD for various family sizes. See the "Income Schedule by Family Size" table for a more detailed explanation.
2. Mortgage term: **30 years** 360 Monthly Payments.
3. Mortgage Expense of: **28%** Principal and Interest (P&I) only.
4. Down Payment of: **5.00%**
5. Max Housing Expense: **38.00%** 0.00%



HONOLULU COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2022

COUNTY: **HONOLULU** BEDROOMS: **2 BEDROOMS**

% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$58,800	\$70,560	\$82,320	\$94,080	\$105,840	\$117,600	\$129,360	\$141,120	\$152,880	\$164,640
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.00%	\$302,500	\$363,000	\$423,500	\$484,000	\$544,500	\$605,000	\$665,500	\$726,000	\$786,500	\$847,000
4.25%	\$293,600	\$352,300	\$411,000	\$469,700	\$528,400	\$587,100	\$645,900	\$704,600	\$763,300	\$822,000
4.50%	\$285,000	\$342,000	\$399,000	\$456,000	\$513,100	\$570,100	\$627,100	\$684,100	\$741,100	\$798,100
4.75%	\$276,900	\$332,200	\$387,600	\$443,000	\$498,300	\$553,700	\$609,100	\$664,500	\$719,800	\$775,200
5.00%	\$269,000	\$322,800	\$376,600	\$430,400	\$484,300	\$538,100	\$591,900	\$645,700	\$699,500	\$753,300
5.25%	\$261,500	\$313,800	\$366,200	\$418,500	\$470,800	\$523,100	\$575,400	\$627,700	\$680,000	\$732,300
5.50%	\$254,400	\$305,200	\$356,100	\$407,000	\$457,800	\$508,700	\$559,600	\$610,500	\$661,300	\$712,200
5.75%	\$247,500	\$297,000	\$346,500	\$396,000	\$445,500	\$495,000	\$544,500	\$593,900	\$643,400	\$692,900
6.00%	\$240,900	\$289,100	\$337,200	\$385,400	\$433,600	\$481,800	\$529,900	\$578,100	\$626,300	\$674,500
6.25%	\$234,600	\$281,500	\$328,400	\$375,300	\$422,200	\$469,100	\$516,000	\$562,900	\$609,800	\$656,800
6.50%	\$228,500	\$274,200	\$319,900	\$365,600	\$411,300	\$457,000	\$502,700	\$548,400	\$594,100	\$639,800
6.75%	\$222,700	\$267,200	\$311,700	\$356,300	\$400,800	\$445,300	\$489,900	\$534,400	\$578,900	\$623,500
7.00%	\$217,100	\$260,500	\$303,900	\$347,300	\$390,700	\$434,200	\$477,600	\$521,000	\$564,400	\$607,800
7.25%	\$211,700	\$254,000	\$296,400	\$338,700	\$381,100	\$423,400	\$465,800	\$508,100	\$550,400	\$592,800
7.50%	\$206,500	\$247,900	\$289,200	\$330,500	\$371,800	\$413,100	\$454,400	\$495,700	\$537,000	\$578,300

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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- Mortgage Expense of: **28%** Principal and Interest (P&I) only.
- Down Payment of: **5.00%**
- Max Housing Expense: **38.00%** 0.00%



HONOLULU COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2022

COUNTY: **HONOLULU** BEDROOMS: **3 BEDROOMS**

% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$65,300	\$78,360	\$91,420	\$104,480	\$117,540	\$130,600	\$143,660	\$156,720	\$169,780	\$182,840
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.00%	\$335,900	\$403,100	\$470,300	\$537,500	\$604,700	\$671,900	\$739,100	\$806,300	\$873,500	\$940,700
4.25%	\$326,000	\$391,200	\$456,400	\$521,600	\$586,800	\$652,100	\$717,300	\$782,500	\$847,700	\$912,900
4.50%	\$316,500	\$379,800	\$443,200	\$506,500	\$569,800	\$633,100	\$696,400	\$759,700	\$823,000	\$886,300
4.75%	\$307,500	\$369,000	\$430,400	\$491,900	\$553,400	\$614,900	\$676,400	\$737,900	\$799,400	\$860,900
5.00%	\$298,800	\$358,500	\$418,300	\$478,000	\$537,800	\$597,500	\$657,300	\$717,000	\$776,800	\$836,600
5.25%	\$290,400	\$348,500	\$406,600	\$464,700	\$522,800	\$580,900	\$639,000	\$697,100	\$755,200	\$813,300
5.50%	\$282,500	\$339,000	\$395,500	\$452,000	\$508,500	\$564,900	\$621,400	\$677,900	\$734,400	\$790,900
5.75%	\$274,800	\$329,800	\$384,800	\$439,700	\$494,700	\$549,700	\$604,600	\$659,600	\$714,600	\$769,500
6.00%	\$267,500	\$321,000	\$374,500	\$428,000	\$481,500	\$535,000	\$588,500	\$642,000	\$695,500	\$749,000
6.25%	\$260,500	\$312,600	\$364,700	\$416,800	\$468,900	\$521,000	\$573,100	\$625,200	\$677,300	\$729,400
6.50%	\$253,700	\$304,500	\$355,200	\$406,000	\$456,700	\$507,500	\$558,200	\$609,000	\$659,700	\$710,500
6.75%	\$247,300	\$296,700	\$346,200	\$395,600	\$445,100	\$494,600	\$544,000	\$593,500	\$642,900	\$692,400
7.00%	\$241,100	\$289,300	\$337,500	\$385,700	\$433,900	\$482,100	\$530,400	\$578,600	\$626,800	\$675,000
7.25%	\$235,100	\$282,100	\$329,200	\$376,200	\$423,200	\$470,200	\$517,200	\$564,300	\$611,300	\$658,300
7.50%	\$229,400	\$275,300	\$321,100	\$367,000	\$412,900	\$458,800	\$504,600	\$550,500	\$596,400	\$642,300

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*

2022

COUNTY: **HONOLULU** BEDROOMS: **4 BEDROOMS**

% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$70,550	\$84,660	\$98,770	\$112,880	\$126,990	\$141,100	\$155,210	\$169,320	\$183,430	\$197,540
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.00%	\$363,000	\$435,500	\$508,100	\$580,700	\$653,300	\$725,900	\$798,500	\$871,100	\$943,700	\$1,016,300
4.25%	\$352,200	\$422,700	\$493,100	\$563,600	\$634,000	\$704,500	\$774,900	\$845,400	\$915,800	\$986,300
4.50%	\$342,000	\$410,400	\$478,800	\$547,200	\$615,600	\$684,000	\$752,400	\$820,800	\$889,200	\$957,600
4.75%	\$332,200	\$398,600	\$465,100	\$531,500	\$597,900	\$664,400	\$730,800	\$797,200	\$863,700	\$930,100
5.00%	\$322,800	\$387,300	\$451,900	\$516,500	\$581,000	\$645,600	\$710,100	\$774,700	\$839,300	\$903,800
5.25%	\$313,800	\$376,600	\$439,300	\$502,100	\$564,800	\$627,600	\$690,400	\$753,100	\$815,900	\$878,600
5.50%	\$305,200	\$366,200	\$427,300	\$488,300	\$549,300	\$610,400	\$671,400	\$732,400	\$793,500	\$854,500
5.75%	\$296,900	\$356,300	\$415,700	\$475,100	\$534,500	\$593,900	\$653,200	\$712,600	\$772,000	\$831,400
6.00%	\$289,000	\$346,800	\$404,600	\$462,400	\$520,200	\$578,000	\$635,800	\$693,600	\$751,400	\$809,200
6.25%	\$281,400	\$337,700	\$394,000	\$450,300	\$506,600	\$562,900	\$619,100	\$675,400	\$731,700	\$788,000
6.50%	\$274,100	\$329,000	\$383,800	\$438,600	\$493,500	\$548,300	\$603,100	\$658,000	\$712,800	\$767,600
6.75%	\$267,200	\$320,600	\$374,000	\$427,500	\$480,900	\$534,300	\$587,800	\$641,200	\$694,600	\$748,100
7.00%	\$260,500	\$312,500	\$364,600	\$416,700	\$468,800	\$520,900	\$573,000	\$625,100	\$677,200	\$729,300
7.25%	\$254,000	\$304,800	\$355,600	\$406,400	\$457,200	\$508,000	\$558,800	\$609,600	\$660,400	\$711,200
7.50%	\$247,800	\$297,400	\$347,000	\$396,500	\$446,100	\$495,600	\$545,200	\$594,800	\$644,300	\$693,900

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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- Down Payment of: **5.00%**
- Max Housing Expense: **38.00%** 0.00%

KAUAI COUNTY INCOME SCHEDULE BY FAMILY SIZE

2022

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	
\$107,000									
Adjustments	0.7000	0.8000	0.9000	1.0000	1.0800	1.1600	1.2400	1.3200	
for family size									
% of Income	10%	\$7,980	\$9,120	\$10,260	\$11,400	\$12,320	\$13,230	\$14,140	\$15,050
	20%	\$15,960	\$18,240	\$20,520	\$22,800	\$24,640	\$26,460	\$28,280	\$30,100
	30%	\$23,940	\$27,360	\$30,780	\$34,200	\$36,960	\$39,690	\$42,420	\$45,150
	40%	\$31,920	\$36,480	\$41,040	\$45,600	\$49,280	\$52,920	\$56,560	\$60,200
	50%	\$39,900	\$45,600	\$51,300	\$57,000	\$61,600	\$66,150	\$70,700	\$75,250
	60%	\$47,880	\$54,720	\$61,560	\$68,400	\$73,920	\$79,380	\$84,840	\$90,300
	70%	\$55,860	\$63,840	\$71,820	\$79,800	\$86,240	\$92,610	\$98,980	\$105,350
	80%	\$63,840	\$72,960	\$82,080	\$91,200	\$98,560	\$105,840	\$113,120	\$120,400
	90%	\$71,820	\$82,080	\$92,340	\$102,600	\$110,880	\$119,070	\$127,260	\$135,450
	100%	\$79,800	\$91,200	\$102,600	\$114,000	\$123,200	\$132,300	\$141,400	\$150,500
	110%	\$87,780	\$100,320	\$112,860	\$125,400	\$135,520	\$145,530	\$155,540	\$165,550
	120%	\$95,760	\$109,440	\$123,120	\$136,800	\$147,840	\$158,760	\$169,680	\$180,600
	130%	\$103,740	\$118,560	\$133,380	\$148,200	\$160,160	\$171,990	\$183,820	\$195,650
	140%	\$111,720	\$127,680	\$143,640	\$159,600	\$172,480	\$185,220	\$197,960	\$210,700

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 "FY2022 Briefing Materials" at <https://www.huduser.gov/portal/datasets/il/il22/IncomeLimitsMethodology-FY22.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 2022, 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*

2022

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

Area	\$107,000	<u>Studio</u>	<u>1 Bedroom</u>	<u>2 Bedroom</u>	<u>3 Bedroom</u>	<u>4 Bedroom</u>
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KAUAI

30% of Median	\$598	\$641	\$769	\$889	\$992
50% of Median	\$997	\$1,068	\$1,282	\$1,482	\$1,653
60% of Median	\$1,197	\$1,282	\$1,539	\$1,779	\$1,984
80% of Median	\$1,596	\$1,710	\$2,052	\$2,372	\$2,646
100% of Median	\$1,995	\$2,137	\$2,565	\$2,965	\$3,307
120% of Median	\$2,394	\$2,565	\$3,078	\$3,558	\$3,969
140% of Median	\$2,793	\$2,992	\$3,591	\$4,151	\$4,630

*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*

2022

COUNTY: KAUAI FAMILY SIZE: 1 PERSON

% of Median: \$ Income:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
	\$39,900	\$47,880	\$55,860	\$63,840	\$71,820	\$79,800	\$87,780	\$95,760	\$103,740	\$111,720
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.00%	\$205,300	\$246,300	\$287,400	\$328,400	\$369,500	\$410,500	\$451,600	\$492,700	\$533,700	\$574,800
4.25%	\$199,200	\$239,100	\$278,900	\$318,700	\$358,600	\$398,400	\$438,300	\$478,100	\$517,900	\$557,800
4.50%	\$193,400	\$232,100	\$270,800	\$309,500	\$348,100	\$386,800	\$425,500	\$464,200	\$502,900	\$541,600
4.75%	\$187,900	\$225,400	\$263,000	\$300,600	\$338,200	\$375,700	\$413,300	\$450,900	\$488,500	\$526,000
5.00%	\$182,600	\$219,100	\$255,600	\$292,100	\$328,600	\$365,100	\$401,600	\$438,100	\$474,600	\$511,200
5.25%	\$177,500	\$213,000	\$248,500	\$284,000	\$319,400	\$354,900	\$390,400	\$425,900	\$461,400	\$496,900
5.50%	\$172,600	\$207,100	\$241,600	\$276,200	\$310,700	\$345,200	\$379,700	\$414,200	\$448,800	\$483,300
5.75%	\$167,900	\$201,500	\$235,100	\$268,700	\$302,300	\$335,900	\$369,400	\$403,000	\$436,600	\$470,200
6.00%	\$163,500	\$196,100	\$228,800	\$261,500	\$294,200	\$326,900	\$359,600	\$392,300	\$425,000	\$457,700
6.25%	\$159,200	\$191,000	\$222,800	\$254,700	\$286,500	\$318,300	\$350,200	\$382,000	\$413,800	\$445,700
6.50%	\$155,000	\$186,100	\$217,100	\$248,100	\$279,100	\$310,100	\$341,100	\$372,100	\$403,100	\$434,100
6.75%	\$151,100	\$181,300	\$211,500	\$241,800	\$272,000	\$302,200	\$332,400	\$362,600	\$392,800	\$423,100
7.00%	\$147,300	\$176,800	\$206,200	\$235,700	\$265,100	\$294,600	\$324,100	\$353,500	\$383,000	\$412,400
7.25%	\$143,700	\$172,400	\$201,100	\$229,900	\$258,600	\$287,300	\$316,000	\$344,800	\$373,500	\$402,200
7.50%	\$140,200	\$168,200	\$196,200	\$224,300	\$252,300	\$280,300	\$308,300	\$336,400	\$364,400	\$392,400

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



KAUAI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2022

COUNTY:	KAUAI		FAMILY SIZE:		2 PERSON					
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$45,600	\$54,720	\$63,840	\$72,960	\$82,080	\$91,200	\$100,320	\$109,440	\$118,560	\$127,680
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.00%	\$234,600	\$281,500	\$328,400	\$375,400	\$422,300	\$469,200	\$516,100	\$563,000	\$610,000	\$656,900
4.25%	\$227,700	\$273,200	\$318,700	\$364,300	\$409,800	\$455,300	\$500,900	\$546,400	\$591,900	\$637,500
4.50%	\$221,000	\$265,300	\$309,500	\$353,700	\$397,900	\$442,100	\$486,300	\$530,500	\$574,700	\$618,900
4.75%	\$214,700	\$257,600	\$300,600	\$343,500	\$386,500	\$429,400	\$472,300	\$515,300	\$558,200	\$601,200
5.00%	\$208,600	\$250,400	\$292,100	\$333,800	\$375,500	\$417,300	\$459,000	\$500,700	\$542,500	\$584,200
5.25%	\$202,800	\$243,400	\$284,000	\$324,500	\$365,100	\$405,600	\$446,200	\$486,800	\$527,300	\$567,900
5.50%	\$197,300	\$236,700	\$276,200	\$315,600	\$355,100	\$394,500	\$434,000	\$473,400	\$512,900	\$552,300
5.75%	\$191,900	\$230,300	\$268,700	\$307,100	\$345,500	\$383,800	\$422,200	\$460,600	\$499,000	\$537,400
6.00%	\$186,800	\$224,200	\$261,500	\$298,900	\$336,300	\$373,600	\$411,000	\$448,300	\$485,700	\$523,100
6.25%	\$181,900	\$218,300	\$254,700	\$291,000	\$327,400	\$363,800	\$400,200	\$436,600	\$472,900	\$509,300
6.50%	\$177,200	\$212,600	\$248,100	\$283,500	\$319,000	\$354,400	\$389,800	\$425,300	\$460,700	\$496,100
6.75%	\$172,700	\$207,200	\$241,800	\$276,300	\$310,800	\$345,400	\$379,900	\$414,400	\$449,000	\$483,500
7.00%	\$168,300	\$202,000	\$235,700	\$269,400	\$303,000	\$336,700	\$370,400	\$404,000	\$437,700	\$471,400
7.25%	\$164,200	\$197,000	\$229,900	\$262,700	\$295,500	\$328,400	\$361,200	\$394,000	\$426,900	\$459,700
7.50%	\$160,200	\$192,200	\$224,300	\$256,300	\$288,300	\$320,400	\$352,400	\$384,400	\$416,500	\$448,500

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KAUAI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2022

COUNTY:	KAUAI	FAMILY SIZE:	3 PERSON							
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$51,300	\$61,560	\$71,820	\$82,080	\$92,340	\$102,600	\$112,860	\$123,120	\$133,380	\$143,640
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.00%	\$263,900	\$316,700	\$369,500	\$422,300	\$475,100	\$527,800	\$580,600	\$633,400	\$686,200	\$739,000
4.25%	\$256,100	\$307,400	\$358,600	\$409,800	\$461,000	\$512,300	\$563,500	\$614,700	\$665,900	\$717,200
4.50%	\$248,700	\$298,400	\$348,100	\$397,900	\$447,600	\$497,400	\$547,100	\$596,800	\$646,600	\$696,300
4.75%	\$241,500	\$289,900	\$338,200	\$386,500	\$434,800	\$483,100	\$531,400	\$579,700	\$628,000	\$676,300
5.00%	\$234,700	\$281,700	\$328,600	\$375,500	\$422,500	\$469,400	\$516,400	\$563,300	\$610,300	\$657,200
5.25%	\$228,200	\$273,800	\$319,400	\$365,100	\$410,700	\$456,400	\$502,000	\$547,600	\$593,300	\$638,900
5.50%	\$221,900	\$266,300	\$310,700	\$355,100	\$399,400	\$443,800	\$488,200	\$532,600	\$577,000	\$621,400
5.75%	\$215,900	\$259,100	\$302,300	\$345,500	\$388,600	\$431,800	\$475,000	\$518,200	\$561,400	\$604,600
6.00%	\$210,200	\$252,200	\$294,200	\$336,300	\$378,300	\$420,300	\$462,300	\$504,400	\$546,400	\$588,400
6.25%	\$204,600	\$245,600	\$286,500	\$327,400	\$368,400	\$409,300	\$450,200	\$491,100	\$532,100	\$573,000
6.50%	\$199,300	\$239,200	\$279,100	\$319,000	\$358,800	\$398,700	\$438,600	\$478,400	\$518,300	\$558,200
6.75%	\$194,300	\$233,100	\$272,000	\$310,800	\$349,700	\$388,500	\$427,400	\$466,200	\$505,100	\$543,900
7.00%	\$189,400	\$227,300	\$265,100	\$303,000	\$340,900	\$378,800	\$416,700	\$454,500	\$492,400	\$530,300
7.25%	\$184,700	\$221,600	\$258,600	\$295,500	\$332,500	\$369,400	\$406,300	\$443,300	\$480,200	\$517,200
7.50%	\$180,200	\$216,200	\$252,300	\$288,300	\$324,400	\$360,400	\$396,400	\$432,500	\$468,500	\$504,600

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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.



KAUAI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2022

COUNTY:	KAUAI		FAMILY SIZE:		4 PERSON					
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$57,000	\$68,400	\$79,800	\$91,200	\$102,600	\$114,000	\$125,400	\$136,800	\$148,200	\$159,600
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.00%	\$293,200	\$351,900	\$410,500	\$469,200	\$527,800	\$586,500	\$645,100	\$703,800	\$762,400	\$821,100
4.25%	\$284,600	\$341,500	\$398,400	\$455,300	\$512,300	\$569,200	\$626,100	\$683,000	\$739,900	\$796,800
4.50%	\$276,300	\$331,600	\$386,800	\$442,100	\$497,400	\$552,600	\$607,900	\$663,100	\$718,400	\$773,700
4.75%	\$268,400	\$322,100	\$375,700	\$429,400	\$483,100	\$536,800	\$590,400	\$644,100	\$697,800	\$751,500
5.00%	\$260,800	\$313,000	\$365,100	\$417,300	\$469,400	\$521,600	\$573,700	\$625,900	\$678,100	\$730,200
5.25%	\$253,500	\$304,200	\$354,900	\$405,600	\$456,400	\$507,100	\$557,800	\$608,500	\$659,200	\$709,900
5.50%	\$246,600	\$295,900	\$345,200	\$394,500	\$443,800	\$493,100	\$542,500	\$591,800	\$641,100	\$690,400
5.75%	\$239,900	\$287,900	\$335,900	\$383,800	\$431,800	\$479,800	\$527,800	\$575,800	\$623,700	\$671,700
6.00%	\$233,500	\$280,200	\$326,900	\$373,600	\$420,300	\$467,000	\$513,700	\$560,400	\$607,100	\$653,800
6.25%	\$227,400	\$272,900	\$318,300	\$363,800	\$409,300	\$454,800	\$500,200	\$545,700	\$591,200	\$636,700
6.50%	\$221,500	\$265,800	\$310,100	\$354,400	\$398,700	\$443,000	\$487,300	\$531,600	\$575,900	\$620,200
6.75%	\$215,900	\$259,000	\$302,200	\$345,400	\$388,500	\$431,700	\$474,900	\$518,000	\$561,200	\$604,400
7.00%	\$210,400	\$252,500	\$294,600	\$336,700	\$378,800	\$420,900	\$462,900	\$505,000	\$547,100	\$589,200
7.25%	\$205,200	\$246,300	\$287,300	\$328,400	\$369,400	\$410,500	\$451,500	\$492,500	\$533,600	\$574,600
7.50%	\$200,200	\$240,300	\$280,300	\$320,400	\$360,400	\$400,400	\$440,500	\$480,500	\$520,600	\$560,600

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KAUAI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2022

COUNTY:	KAUAI		FAMILY SIZE:		5 PERSON					
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$61,600	\$73,920	\$86,240	\$98,560	\$110,880	\$123,200	\$135,520	\$147,840	\$160,160	\$172,480
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.00%	\$316,900	\$380,300	\$443,700	\$507,100	\$570,400	\$633,800	\$697,200	\$760,600	\$824,000	\$887,400
4.25%	\$307,600	\$369,100	\$430,600	\$492,100	\$553,600	\$615,100	\$676,600	\$738,100	\$799,600	\$861,200
4.50%	\$298,600	\$358,300	\$418,000	\$477,800	\$537,500	\$597,200	\$656,900	\$716,600	\$776,400	\$836,100
4.75%	\$290,000	\$348,000	\$406,100	\$464,100	\$522,100	\$580,100	\$638,100	\$696,100	\$754,100	\$812,100
5.00%	\$281,800	\$338,200	\$394,600	\$450,900	\$507,300	\$563,700	\$620,000	\$676,400	\$732,800	\$789,200
5.25%	\$274,000	\$328,800	\$383,600	\$438,400	\$493,200	\$548,000	\$602,800	\$657,600	\$712,400	\$767,200
5.50%	\$266,500	\$319,800	\$373,100	\$426,400	\$479,600	\$532,900	\$586,200	\$639,500	\$692,800	\$746,100
5.75%	\$259,300	\$311,100	\$363,000	\$414,800	\$466,700	\$518,500	\$570,400	\$622,200	\$674,100	\$725,900
6.00%	\$252,400	\$302,800	\$353,300	\$403,800	\$454,200	\$504,700	\$555,200	\$605,600	\$656,100	\$706,600
6.25%	\$245,700	\$294,900	\$344,000	\$393,200	\$442,300	\$491,500	\$540,600	\$589,700	\$638,900	\$688,000
6.50%	\$239,400	\$287,200	\$335,100	\$383,000	\$430,900	\$478,700	\$526,600	\$574,500	\$622,400	\$670,200
6.75%	\$233,300	\$279,900	\$326,600	\$373,200	\$419,900	\$466,500	\$513,200	\$559,800	\$606,500	\$653,200
7.00%	\$227,400	\$272,900	\$318,400	\$363,900	\$409,300	\$454,800	\$500,300	\$545,800	\$591,300	\$636,800
7.25%	\$221,800	\$266,100	\$310,500	\$354,900	\$399,200	\$443,600	\$487,900	\$532,300	\$576,600	\$621,000
7.50%	\$216,400	\$259,700	\$302,900	\$346,200	\$389,500	\$432,800	\$476,000	\$519,300	\$562,600	\$605,900

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KAUAI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2022

COUNTY:	KAUAI		FAMILY SIZE:		6 PERSON					
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$66,150	\$79,380	\$92,610	\$105,840	\$119,070	\$132,300	\$145,530	\$158,760	\$171,990	\$185,220
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.00%	\$340,300	\$408,400	\$476,400	\$544,500	\$612,600	\$680,600	\$748,700	\$816,800	\$884,800	\$952,900
4.25%	\$330,300	\$396,300	\$462,400	\$528,400	\$594,500	\$660,500	\$726,600	\$792,700	\$858,700	\$924,800
4.50%	\$320,700	\$384,800	\$448,900	\$513,100	\$577,200	\$641,300	\$705,500	\$769,600	\$833,700	\$897,800
4.75%	\$311,500	\$373,800	\$436,000	\$498,300	\$560,600	\$622,900	\$685,200	\$747,500	\$809,800	\$872,100
5.00%	\$302,700	\$363,200	\$423,700	\$484,300	\$544,800	\$605,300	\$665,800	\$726,400	\$786,900	\$847,400
5.25%	\$294,200	\$353,100	\$411,900	\$470,800	\$529,600	\$588,500	\$647,300	\$706,100	\$765,000	\$823,800
5.50%	\$286,200	\$343,400	\$400,600	\$457,800	\$515,100	\$572,300	\$629,500	\$686,800	\$744,000	\$801,200
5.75%	\$278,400	\$334,100	\$389,800	\$445,500	\$501,100	\$556,800	\$612,500	\$668,200	\$723,900	\$779,600
6.00%	\$271,000	\$325,200	\$379,400	\$433,600	\$487,800	\$542,000	\$596,200	\$650,400	\$704,600	\$758,800
6.25%	\$263,900	\$316,700	\$369,400	\$422,200	\$475,000	\$527,800	\$580,500	\$633,300	\$686,100	\$738,900
6.50%	\$257,100	\$308,500	\$359,900	\$411,300	\$462,700	\$514,100	\$565,500	\$616,900	\$668,300	\$719,700
6.75%	\$250,500	\$300,600	\$350,700	\$400,800	\$450,900	\$501,000	\$551,100	\$601,200	\$651,300	\$701,400
7.00%	\$244,200	\$293,100	\$341,900	\$390,700	\$439,600	\$488,400	\$537,300	\$586,100	\$634,900	\$683,800
7.25%	\$238,200	\$285,800	\$333,400	\$381,100	\$428,700	\$476,300	\$524,000	\$571,600	\$619,200	\$666,900
7.50%	\$232,400	\$278,800	\$325,300	\$371,800	\$418,300	\$464,700	\$511,200	\$557,700	\$604,200	\$650,600

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KAUAI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2022

COUNTY:	KAUAI		FAMILY SIZE:		7 PERSON					
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$70,700	\$84,840	\$98,980	\$113,120	\$127,260	\$141,400	\$155,540	\$169,680	\$183,820	\$197,960
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.00%	\$363,700	\$436,500	\$509,200	\$582,000	\$654,700	\$727,500	\$800,200	\$872,900	\$945,700	\$1,018,400
4.25%	\$353,000	\$423,600	\$494,200	\$564,800	\$635,400	\$706,000	\$776,600	\$847,200	\$917,800	\$988,400
4.50%	\$342,700	\$411,300	\$479,800	\$548,300	\$616,900	\$685,400	\$754,000	\$822,500	\$891,100	\$959,600
4.75%	\$332,900	\$399,500	\$466,000	\$532,600	\$599,200	\$665,800	\$732,300	\$798,900	\$865,500	\$932,100
5.00%	\$323,500	\$388,200	\$452,900	\$517,600	\$582,300	\$647,000	\$711,600	\$776,300	\$841,000	\$905,700
5.25%	\$314,500	\$377,400	\$440,300	\$503,100	\$566,000	\$628,900	\$691,800	\$754,700	\$817,600	\$880,500
5.50%	\$305,800	\$367,000	\$428,200	\$489,300	\$550,500	\$611,700	\$672,800	\$734,000	\$795,200	\$856,300
5.75%	\$297,600	\$357,100	\$416,600	\$476,100	\$535,600	\$595,100	\$654,600	\$714,100	\$773,700	\$833,200
6.00%	\$289,600	\$347,600	\$405,500	\$463,400	\$521,300	\$579,300	\$637,200	\$695,100	\$753,000	\$811,000
6.25%	\$282,000	\$338,400	\$394,800	\$451,200	\$507,600	\$564,100	\$620,500	\$676,900	\$733,300	\$789,700
6.50%	\$274,700	\$329,700	\$384,600	\$439,600	\$494,500	\$549,500	\$604,400	\$659,400	\$714,300	\$769,200
6.75%	\$267,700	\$321,300	\$374,800	\$428,400	\$481,900	\$535,500	\$589,000	\$642,600	\$696,100	\$749,600
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7.25%	\$254,600	\$305,500	\$356,400	\$407,300	\$458,200	\$509,100	\$560,000	\$610,900	\$661,800	\$712,700
7.50%	\$248,300	\$298,000	\$347,700	\$397,400	\$447,000	\$496,700	\$546,400	\$596,000	\$645,700	\$695,400

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KAUAI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2022

COUNTY:	KAUAI		FAMILY SIZE:		8 PERSON					
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$75,250	\$90,300	\$105,350	\$120,400	\$135,450	\$150,500	\$165,550	\$180,600	\$195,650	\$210,700
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.00%	\$387,100	\$464,600	\$542,000	\$619,400	\$696,800	\$774,300	\$851,700	\$929,100	\$1,006,600	\$1,084,000
4.25%	\$375,700	\$450,800	\$526,000	\$601,100	\$676,300	\$751,400	\$826,600	\$901,700	\$976,800	\$1,052,000
4.50%	\$364,800	\$437,700	\$510,700	\$583,600	\$656,600	\$729,500	\$802,500	\$875,500	\$948,400	\$1,021,400
4.75%	\$354,300	\$425,200	\$496,000	\$566,900	\$637,800	\$708,600	\$779,500	\$850,300	\$921,200	\$992,100
5.00%	\$344,300	\$413,200	\$482,000	\$550,900	\$619,700	\$688,600	\$757,400	\$826,300	\$895,200	\$964,000
5.25%	\$334,700	\$401,600	\$468,600	\$535,500	\$602,500	\$669,400	\$736,300	\$803,300	\$870,200	\$937,200
5.50%	\$325,500	\$390,600	\$455,700	\$520,800	\$585,900	\$651,000	\$716,100	\$781,200	\$846,300	\$911,400
5.75%	\$316,700	\$380,100	\$443,400	\$506,700	\$570,100	\$633,400	\$696,800	\$760,100	\$823,500	\$886,800
6.00%	\$308,300	\$369,900	\$431,600	\$493,200	\$554,900	\$616,500	\$678,200	\$739,900	\$801,500	\$863,200
6.25%	\$300,200	\$360,200	\$420,200	\$480,300	\$540,300	\$600,400	\$660,400	\$720,400	\$780,500	\$840,500
6.50%	\$292,400	\$350,900	\$409,400	\$467,900	\$526,300	\$584,800	\$643,300	\$701,800	\$760,300	\$818,800
6.75%	\$285,000	\$342,000	\$398,900	\$455,900	\$512,900	\$569,900	\$626,900	\$683,900	\$740,900	\$797,900
7.00%	\$277,800	\$333,400	\$388,900	\$444,500	\$500,000	\$555,600	\$611,200	\$666,700	\$722,300	\$777,900
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7.50%	\$264,300	\$317,200	\$370,100	\$422,900	\$475,800	\$528,700	\$581,500	\$634,400	\$687,300	\$740,100

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KAUAI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2022

COUNTY:	KAUAI		BEDROOMS: 0 BEDROOMS							
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$39,900	\$47,880	\$55,860	\$63,840	\$71,820	\$79,800	\$87,780	\$95,760	\$103,740	\$111,720
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.00%	\$205,300	\$246,300	\$287,400	\$328,400	\$369,500	\$410,500	\$451,600	\$492,700	\$533,700	\$574,800
4.25%	\$199,200	\$239,100	\$278,900	\$318,700	\$358,600	\$398,400	\$438,300	\$478,100	\$517,900	\$557,800
4.50%	\$193,400	\$232,100	\$270,800	\$309,500	\$348,100	\$386,800	\$425,500	\$464,200	\$502,900	\$541,600
4.75%	\$187,900	\$225,400	\$263,000	\$300,600	\$338,200	\$375,700	\$413,300	\$450,900	\$488,500	\$526,000
5.00%	\$182,600	\$219,100	\$255,600	\$292,100	\$328,600	\$365,100	\$401,600	\$438,100	\$474,600	\$511,200
5.25%	\$177,500	\$213,000	\$248,500	\$284,000	\$319,400	\$354,900	\$390,400	\$425,900	\$461,400	\$496,900
5.50%	\$172,600	\$207,100	\$241,600	\$276,200	\$310,700	\$345,200	\$379,700	\$414,200	\$448,800	\$483,300
5.75%	\$167,900	\$201,500	\$235,100	\$268,700	\$302,300	\$335,900	\$369,400	\$403,000	\$436,600	\$470,200
6.00%	\$163,500	\$196,100	\$228,800	\$261,500	\$294,200	\$326,900	\$359,600	\$392,300	\$425,000	\$457,700
6.25%	\$159,200	\$191,000	\$222,800	\$254,700	\$286,500	\$318,300	\$350,200	\$382,000	\$413,800	\$445,700
6.50%	\$155,000	\$186,100	\$217,100	\$248,100	\$279,100	\$310,100	\$341,100	\$372,100	\$403,100	\$434,100
6.75%	\$151,100	\$181,300	\$211,500	\$241,800	\$272,000	\$302,200	\$332,400	\$362,600	\$392,800	\$423,100
7.00%	\$147,300	\$176,800	\$206,200	\$235,700	\$265,100	\$294,600	\$324,100	\$353,500	\$383,000	\$412,400
7.25%	\$143,700	\$172,400	\$201,100	\$229,900	\$258,600	\$287,300	\$316,000	\$344,800	\$373,500	\$402,200
7.50%	\$140,200	\$168,200	\$196,200	\$224,300	\$252,300	\$280,300	\$308,300	\$336,400	\$364,400	\$392,400

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).

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

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- Mortgage term: **30 years** 360 Monthly Payments.
- Mortgage Expense of: **28%** Principal and Interest (P&I) only.
- Down Payment of: **5.00%**
- Max Housing Expense: **38.00%** 0.00%



KAUAI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2022

COUNTY:	KAUAI		BEDROOMS:	1 BEDROOMS						
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$45,600	\$54,720	\$63,840	\$72,960	\$82,080	\$91,200	\$100,320	\$109,440	\$118,560	\$127,680
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.00%	\$234,600	\$281,500	\$328,400	\$375,400	\$422,300	\$469,200	\$516,100	\$563,000	\$610,000	\$656,900
4.25%	\$227,700	\$273,200	\$318,700	\$364,300	\$409,800	\$455,300	\$500,900	\$546,400	\$591,900	\$637,500
4.50%	\$221,000	\$265,300	\$309,500	\$353,700	\$397,900	\$442,100	\$486,300	\$530,500	\$574,700	\$618,900
4.75%	\$214,700	\$257,600	\$300,600	\$343,500	\$386,500	\$429,400	\$472,300	\$515,300	\$558,200	\$601,200
5.00%	\$208,600	\$250,400	\$292,100	\$333,800	\$375,500	\$417,300	\$459,000	\$500,700	\$542,500	\$584,200
5.25%	\$202,800	\$243,400	\$284,000	\$324,500	\$365,100	\$405,600	\$446,200	\$486,800	\$527,300	\$567,900
5.50%	\$197,300	\$236,700	\$276,200	\$315,600	\$355,100	\$394,500	\$434,000	\$473,400	\$512,900	\$552,300
5.75%	\$191,900	\$230,300	\$268,700	\$307,100	\$345,500	\$383,800	\$422,200	\$460,600	\$499,000	\$537,400
6.00%	\$186,800	\$224,200	\$261,500	\$298,900	\$336,300	\$373,600	\$411,000	\$448,300	\$485,700	\$523,100
6.25%	\$181,900	\$218,300	\$254,700	\$291,000	\$327,400	\$363,800	\$400,200	\$436,600	\$472,900	\$509,300
6.50%	\$177,200	\$212,600	\$248,100	\$283,500	\$319,000	\$354,400	\$389,800	\$425,300	\$460,700	\$496,100
6.75%	\$172,700	\$207,200	\$241,800	\$276,300	\$310,800	\$345,400	\$379,900	\$414,400	\$449,000	\$483,500
7.00%	\$168,300	\$202,000	\$235,700	\$269,400	\$303,000	\$336,700	\$370,400	\$404,000	\$437,700	\$471,400
7.25%	\$164,200	\$197,000	\$229,900	\$262,700	\$295,500	\$328,400	\$361,200	\$394,000	\$426,900	\$459,700
7.50%	\$160,200	\$192,200	\$224,300	\$256,300	\$288,300	\$320,400	\$352,400	\$384,400	\$416,500	\$448,500

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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- Mortgage Expense of: **28%** Principal and Interest (P&I) only.
- Down Payment of: **5.00%**
- Max Housing Expense: **38.00%** 0.00%



KAUAI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2022

COUNTY:	KAUAI		BEDROOMS:	2 BEDROOMS						
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$51,300	\$61,560	\$71,820	\$82,080	\$92,340	\$102,600	\$112,860	\$123,120	\$133,380	\$143,640
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.00%	\$263,900	\$316,700	\$369,500	\$422,300	\$475,100	\$527,800	\$580,600	\$633,400	\$686,200	\$739,000
4.25%	\$256,100	\$307,400	\$358,600	\$409,800	\$461,000	\$512,300	\$563,500	\$614,700	\$665,900	\$717,200
4.50%	\$248,700	\$298,400	\$348,100	\$397,900	\$447,600	\$497,400	\$547,100	\$596,800	\$646,600	\$696,300
4.75%	\$241,500	\$289,900	\$338,200	\$386,500	\$434,800	\$483,100	\$531,400	\$579,700	\$628,000	\$676,300
5.00%	\$234,700	\$281,700	\$328,600	\$375,500	\$422,500	\$469,400	\$516,400	\$563,300	\$610,300	\$657,200
5.25%	\$228,200	\$273,800	\$319,400	\$365,100	\$410,700	\$456,400	\$502,000	\$547,600	\$593,300	\$638,900
5.50%	\$221,900	\$266,300	\$310,700	\$355,100	\$399,400	\$443,800	\$488,200	\$532,600	\$577,000	\$621,400
5.75%	\$215,900	\$259,100	\$302,300	\$345,500	\$388,600	\$431,800	\$475,000	\$518,200	\$561,400	\$604,600
6.00%	\$210,200	\$252,200	\$294,200	\$336,300	\$378,300	\$420,300	\$462,300	\$504,400	\$546,400	\$588,400
6.25%	\$204,600	\$245,600	\$286,500	\$327,400	\$368,400	\$409,300	\$450,200	\$491,100	\$532,100	\$573,000
6.50%	\$199,300	\$239,200	\$279,100	\$319,000	\$358,800	\$398,700	\$438,600	\$478,400	\$518,300	\$558,200
6.75%	\$194,300	\$233,100	\$272,000	\$310,800	\$349,700	\$388,500	\$427,400	\$466,200	\$505,100	\$543,900
7.00%	\$189,400	\$227,300	\$265,100	\$303,000	\$340,900	\$378,800	\$416,700	\$454,500	\$492,400	\$530,300
7.25%	\$184,700	\$221,600	\$258,600	\$295,500	\$332,500	\$369,400	\$406,300	\$443,300	\$480,200	\$517,200
7.50%	\$180,200	\$216,200	\$252,300	\$288,300	\$324,400	\$360,400	\$396,400	\$432,500	\$468,500	\$504,600

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*

2022

COUNTY:	KAUAI		BEDROOMS:	3 BEDROOMS						
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$57,000	\$68,400	\$79,800	\$91,200	\$102,600	\$114,000	\$125,400	\$136,800	\$148,200	\$159,600
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.00%	\$293,200	\$351,900	\$410,500	\$469,200	\$527,800	\$586,500	\$645,100	\$703,800	\$762,400	\$821,100
4.25%	\$284,600	\$341,500	\$398,400	\$455,300	\$512,300	\$569,200	\$626,100	\$683,000	\$739,900	\$796,800
4.50%	\$276,300	\$331,600	\$386,800	\$442,100	\$497,400	\$552,600	\$607,900	\$663,100	\$718,400	\$773,700
4.75%	\$268,400	\$322,100	\$375,700	\$429,400	\$483,100	\$536,800	\$590,400	\$644,100	\$697,800	\$751,500
5.00%	\$260,800	\$313,000	\$365,100	\$417,300	\$469,400	\$521,600	\$573,700	\$625,900	\$678,100	\$730,200
5.25%	\$253,500	\$304,200	\$354,900	\$405,600	\$456,400	\$507,100	\$557,800	\$608,500	\$659,200	\$709,900
5.50%	\$246,600	\$295,900	\$345,200	\$394,500	\$443,800	\$493,100	\$542,500	\$591,800	\$641,100	\$690,400
5.75%	\$239,900	\$287,900	\$335,900	\$383,800	\$431,800	\$479,800	\$527,800	\$575,800	\$623,700	\$671,700
6.00%	\$233,500	\$280,200	\$326,900	\$373,600	\$420,300	\$467,000	\$513,700	\$560,400	\$607,100	\$653,800
6.25%	\$227,400	\$272,900	\$318,300	\$363,800	\$409,300	\$454,800	\$500,200	\$545,700	\$591,200	\$636,700
6.50%	\$221,500	\$265,800	\$310,100	\$354,400	\$398,700	\$443,000	\$487,300	\$531,600	\$575,900	\$620,200
6.75%	\$215,900	\$259,000	\$302,200	\$345,400	\$388,500	\$431,700	\$474,900	\$518,000	\$561,200	\$604,400
7.00%	\$210,400	\$252,500	\$294,600	\$336,700	\$378,800	\$420,900	\$462,900	\$505,000	\$547,100	\$589,200
7.25%	\$205,200	\$246,300	\$287,300	\$328,400	\$369,400	\$410,500	\$451,500	\$492,500	\$533,600	\$574,600
7.50%	\$200,200	\$240,300	\$280,300	\$320,400	\$360,400	\$400,400	\$440,500	\$480,500	\$520,600	\$560,600

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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- Down Payment of: **5.00%**
- Max Housing Expense: **38.00%** 0.00%



KAUAI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2022

COUNTY:	KAUAI		BEDROOMS:	4 BEDROOMS						
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$61,600	\$73,920	\$86,240	\$98,560	\$110,880	\$123,200	\$135,520	\$147,840	\$160,160	\$172,480
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.00%	\$316,900	\$380,300	\$443,700	\$507,100	\$570,400	\$633,800	\$697,200	\$760,600	\$824,000	\$887,400
4.25%	\$307,600	\$369,100	\$430,600	\$492,100	\$553,600	\$615,100	\$676,600	\$738,100	\$799,600	\$861,200
4.50%	\$298,600	\$358,300	\$418,000	\$477,800	\$537,500	\$597,200	\$656,900	\$716,600	\$776,400	\$836,100
4.75%	\$290,000	\$348,000	\$406,100	\$464,100	\$522,100	\$580,100	\$638,100	\$696,100	\$754,100	\$812,100
5.00%	\$281,800	\$338,200	\$394,600	\$450,900	\$507,300	\$563,700	\$620,000	\$676,400	\$732,800	\$789,200
5.25%	\$274,000	\$328,800	\$383,600	\$438,400	\$493,200	\$548,000	\$602,800	\$657,600	\$712,400	\$767,200
5.50%	\$266,500	\$319,800	\$373,100	\$426,400	\$479,600	\$532,900	\$586,200	\$639,500	\$692,800	\$746,100
5.75%	\$259,300	\$311,100	\$363,000	\$414,800	\$466,700	\$518,500	\$570,400	\$622,200	\$674,100	\$725,900
6.00%	\$252,400	\$302,800	\$353,300	\$403,800	\$454,200	\$504,700	\$555,200	\$605,600	\$656,100	\$706,600
6.25%	\$245,700	\$294,900	\$344,000	\$393,200	\$442,300	\$491,500	\$540,600	\$589,700	\$638,900	\$688,000
6.50%	\$239,400	\$287,200	\$335,100	\$383,000	\$430,900	\$478,700	\$526,600	\$574,500	\$622,400	\$670,200
6.75%	\$233,300	\$279,900	\$326,600	\$373,200	\$419,900	\$466,500	\$513,200	\$559,800	\$606,500	\$653,200
7.00%	\$227,400	\$272,900	\$318,400	\$363,900	\$409,300	\$454,800	\$500,300	\$545,800	\$591,300	\$636,800
7.25%	\$221,800	\$266,100	\$310,500	\$354,900	\$399,200	\$443,600	\$487,900	\$532,300	\$576,600	\$621,000
7.50%	\$216,400	\$259,700	\$302,900	\$346,200	\$389,500	\$432,800	\$476,000	\$519,300	\$562,600	\$605,900

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- Down Payment of: **5.00%**
- Max Housing Expense: **38.00%** 0.00%

MAUI COUNTY INCOME SCHEDULE BY FAMILY SIZE

2022

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
\$101,100								
Adjustments	<u>0.7000</u>	<u>0.8000</u>	<u>0.9000</u>	<u>1.0000</u>	<u>1.0800</u>	<u>1.1600</u>	<u>1.2400</u>	<u>1.3200</u>
for family size								
% of Income	10%	\$7,990	\$9,130	\$10,270	\$11,410	\$12,330	\$13,240	\$14,150
	20%	\$15,980	\$18,260	\$20,540	\$22,820	\$24,660	\$26,480	\$28,300
	30%	\$23,970	\$27,390	\$30,810	\$34,230	\$36,990	\$39,720	\$42,450
	40%	\$31,960	\$36,520	\$41,080	\$45,640	\$49,320	\$52,960	\$56,600
	50%	\$39,950	\$45,650	\$51,350	\$57,050	\$61,650	\$66,200	\$70,750
	60%	\$47,940	\$54,780	\$61,620	\$68,460	\$73,980	\$79,440	\$84,900
	70%	\$55,930	\$63,910	\$71,890	\$79,870	\$86,310	\$92,680	\$99,050
	80%	\$63,920	\$73,040	\$82,160	\$91,280	\$98,640	\$105,920	\$113,200
	90%	\$71,910	\$82,170	\$92,430	\$102,690	\$110,970	\$119,160	\$127,350
	100%	\$79,900	\$91,300	\$102,700	\$114,100	\$123,300	\$132,400	\$141,500
	110%	\$87,890	\$100,430	\$112,970	\$125,510	\$135,630	\$145,640	\$155,650
	120%	\$95,880	\$109,560	\$123,240	\$136,920	\$147,960	\$158,880	\$169,800
	130%	\$103,870	\$118,690	\$133,510	\$148,330	\$160,290	\$172,120	\$183,950
	140%	\$111,860	\$127,820	\$143,780	\$159,740	\$172,620	\$185,360	\$198,100

The U.S. Department of Housing and Urban Development (HUD) sets income limits that determine the eligibility of applicants for its assisted housing programs. HUD typically uses the 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 "FY2022 Briefing Materials" at <https://www.huduser.gov/portal/datasets/il/il22/IncomeLimitsMethodology-FY22.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 2022, 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*

2022

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

Area	\$101,100	<u>Studio</u>	<u>1 Bedroom</u>	<u>2 Bedroom</u>	<u>3 Bedroom</u>	<u>4 Bedroom</u>
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MAUI

30% of Median	\$599	\$642	\$770	\$890	\$993
50% of Median	\$998	\$1,070	\$1,283	\$1,483	\$1,655
60% of Median	\$1,198	\$1,284	\$1,540	\$1,780	\$1,986
80% of Median	\$1,598	\$1,712	\$2,054	\$2,374	\$2,648
100% of Median	\$1,997	\$2,140	\$2,567	\$2,967	\$3,310
120% of Median	\$2,397	\$2,568	\$3,081	\$3,561	\$3,972
140% of Median	\$2,796	\$2,996	\$3,594	\$4,154	\$4,634

*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*

2022

COUNTY:	MAUI	FAMILY SIZE:	1 PERSON							
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$39,950	\$47,940	\$55,930	\$63,920	\$71,910	\$79,900	\$87,890	\$95,880	\$103,870	\$111,860
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.00%	\$205,500	\$246,600	\$287,700	\$328,800	\$370,000	\$411,100	\$452,200	\$493,300	\$534,400	\$575,500
4.25%	\$199,500	\$239,400	\$279,200	\$319,100	\$359,000	\$398,900	\$438,800	\$478,700	\$518,600	\$558,500
4.50%	\$193,700	\$232,400	\$271,100	\$309,900	\$348,600	\$387,300	\$426,000	\$464,800	\$503,500	\$542,200
4.75%	\$188,100	\$225,700	\$263,300	\$301,000	\$338,600	\$376,200	\$413,800	\$451,400	\$489,100	\$526,700
5.00%	\$182,800	\$219,300	\$255,900	\$292,500	\$329,000	\$365,600	\$402,100	\$438,700	\$475,200	\$511,800
5.25%	\$177,700	\$213,200	\$248,800	\$284,300	\$319,800	\$355,400	\$390,900	\$426,500	\$462,000	\$497,500
5.50%	\$172,800	\$207,400	\$241,900	\$276,500	\$311,100	\$345,600	\$380,200	\$414,800	\$449,300	\$483,900
5.75%	\$168,100	\$201,800	\$235,400	\$269,000	\$302,700	\$336,300	\$369,900	\$403,500	\$437,200	\$470,800
6.00%	\$163,700	\$196,400	\$229,100	\$261,900	\$294,600	\$327,300	\$360,100	\$392,800	\$425,500	\$458,200
6.25%	\$159,400	\$191,200	\$223,100	\$255,000	\$286,900	\$318,700	\$350,600	\$382,500	\$414,300	\$446,200
6.50%	\$155,200	\$186,300	\$217,300	\$248,400	\$279,400	\$310,500	\$341,500	\$372,600	\$403,600	\$434,700
6.75%	\$151,300	\$181,500	\$211,800	\$242,100	\$272,300	\$302,600	\$332,800	\$363,100	\$393,300	\$423,600
7.00%	\$147,500	\$177,000	\$206,500	\$236,000	\$265,500	\$295,000	\$324,500	\$354,000	\$383,500	\$413,000
7.25%	\$143,800	\$172,600	\$201,400	\$230,100	\$258,900	\$287,700	\$316,400	\$345,200	\$374,000	\$402,700
7.50%	\$140,300	\$168,400	\$196,500	\$224,500	\$252,600	\$280,700	\$308,700	\$336,800	\$364,900	\$392,900

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



MAUI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2022

COUNTY:	MAUI	FAMILY SIZE:		2 PERSON							
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	
\$ Income:	\$45,650	\$54,780	\$63,910	\$73,040	\$82,170	\$91,300	\$100,430	\$109,560	\$118,690	\$127,820	
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
4.00%	\$234,900	\$281,800	\$328,800	\$375,800	\$422,700	\$469,700	\$516,700	\$563,600	\$610,600	\$657,600	
4.25%	\$227,900	\$273,500	\$319,100	\$364,700	\$410,300	\$455,800	\$501,400	\$547,000	\$592,600	\$638,200	
4.50%	\$221,300	\$265,500	\$309,800	\$354,100	\$398,300	\$442,600	\$486,800	\$531,100	\$575,300	\$619,600	
4.75%	\$214,900	\$257,900	\$300,900	\$343,900	\$386,900	\$429,900	\$472,900	\$515,900	\$558,800	\$601,800	
5.00%	\$208,900	\$250,600	\$292,400	\$334,200	\$376,000	\$417,700	\$459,500	\$501,300	\$543,000	\$584,800	
5.25%	\$203,000	\$243,700	\$284,300	\$324,900	\$365,500	\$406,100	\$446,700	\$487,300	\$527,900	\$568,500	
5.50%	\$197,500	\$237,000	\$276,500	\$316,000	\$355,500	\$394,900	\$434,400	\$473,900	\$513,400	\$552,900	
5.75%	\$192,100	\$230,600	\$269,000	\$307,400	\$345,800	\$384,300	\$422,700	\$461,100	\$499,500	\$538,000	
6.00%	\$187,000	\$224,400	\$261,800	\$299,200	\$336,600	\$374,000	\$411,400	\$448,800	\$486,200	\$523,600	
6.25%	\$182,100	\$218,500	\$254,900	\$291,400	\$327,800	\$364,200	\$400,600	\$437,000	\$473,500	\$509,900	
6.50%	\$177,400	\$212,900	\$248,300	\$283,800	\$319,300	\$354,800	\$390,300	\$425,700	\$461,200	\$496,700	
6.75%	\$172,900	\$207,400	\$242,000	\$276,600	\$311,200	\$345,700	\$380,300	\$414,900	\$449,500	\$484,000	
7.00%	\$168,500	\$202,200	\$235,900	\$269,600	\$303,400	\$337,100	\$370,800	\$404,500	\$438,200	\$471,900	
7.25%	\$164,400	\$197,200	\$230,100	\$263,000	\$295,800	\$328,700	\$361,600	\$394,500	\$427,300	\$460,200	
7.50%	\$160,400	\$192,400	\$224,500	\$256,600	\$288,600	\$320,700	\$352,800	\$384,900	\$416,900	\$449,000	

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MAUI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2022

COUNTY:	MAUI	FAMILY SIZE:	3 PERSON							
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$51,350	\$61,620	\$71,890	\$82,160	\$92,430	\$102,700	\$112,970	\$123,240	\$133,510	\$143,780
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.00%	\$264,200	\$317,000	\$369,800	\$422,700	\$475,500	\$528,400	\$581,200	\$634,000	\$686,900	\$739,700
4.25%	\$256,400	\$307,700	\$358,900	\$410,200	\$461,500	\$512,800	\$564,000	\$615,300	\$666,600	\$717,900
4.50%	\$248,900	\$298,700	\$348,500	\$398,300	\$448,100	\$497,800	\$547,600	\$597,400	\$647,200	\$697,000
4.75%	\$241,800	\$290,100	\$338,500	\$386,800	\$435,200	\$483,600	\$531,900	\$580,300	\$628,600	\$677,000
5.00%	\$234,900	\$281,900	\$328,900	\$375,900	\$422,900	\$469,900	\$516,900	\$563,900	\$610,900	\$657,800
5.25%	\$228,400	\$274,100	\$319,800	\$365,400	\$411,100	\$456,800	\$502,500	\$548,200	\$593,800	\$639,500
5.50%	\$222,100	\$266,600	\$311,000	\$355,400	\$399,800	\$444,300	\$488,700	\$533,100	\$577,500	\$622,000
5.75%	\$216,100	\$259,300	\$302,600	\$345,800	\$389,000	\$432,200	\$475,500	\$518,700	\$561,900	\$605,100
6.00%	\$210,400	\$252,400	\$294,500	\$336,600	\$378,700	\$420,700	\$462,800	\$504,900	\$546,900	\$589,000
6.25%	\$204,800	\$245,800	\$286,800	\$327,700	\$368,700	\$409,700	\$450,600	\$491,600	\$532,600	\$573,500
6.50%	\$199,500	\$239,400	\$279,400	\$319,300	\$359,200	\$399,100	\$439,000	\$478,900	\$518,800	\$558,700
6.75%	\$194,500	\$233,300	\$272,200	\$311,100	\$350,000	\$388,900	\$427,800	\$466,700	\$505,600	\$544,500
7.00%	\$189,600	\$227,500	\$265,400	\$303,300	\$341,200	\$379,100	\$417,100	\$455,000	\$492,900	\$530,800
7.25%	\$184,900	\$221,900	\$258,800	\$295,800	\$332,800	\$369,800	\$406,700	\$443,700	\$480,700	\$517,700
7.50%	\$180,400	\$216,500	\$252,500	\$288,600	\$324,700	\$360,800	\$396,800	\$432,900	\$469,000	\$505,100

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MAUI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2022

COUNTY:	MAUI	FAMILY SIZE:	4 PERSON							
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$57,050	\$68,460	\$79,870	\$91,280	\$102,690	\$114,100	\$125,510	\$136,920	\$148,330	\$159,740
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.00%	\$293,500	\$352,200	\$410,900	\$469,600	\$528,300	\$587,000	\$645,700	\$704,400	\$763,100	\$821,800
4.25%	\$284,800	\$341,800	\$398,800	\$455,700	\$512,700	\$569,700	\$626,600	\$683,600	\$740,600	\$797,500
4.50%	\$276,500	\$331,900	\$387,200	\$442,500	\$497,800	\$553,100	\$608,400	\$663,700	\$719,000	\$774,300
4.75%	\$268,600	\$322,300	\$376,100	\$429,800	\$483,500	\$537,200	\$591,000	\$644,700	\$698,400	\$752,100
5.00%	\$261,000	\$313,200	\$365,400	\$417,600	\$469,800	\$522,000	\$574,300	\$626,500	\$678,700	\$730,900
5.25%	\$253,800	\$304,500	\$355,300	\$406,000	\$456,800	\$507,500	\$558,300	\$609,000	\$659,800	\$710,500
5.50%	\$246,800	\$296,100	\$345,500	\$394,900	\$444,200	\$493,600	\$542,900	\$592,300	\$641,600	\$691,000
5.75%	\$240,100	\$288,100	\$336,200	\$384,200	\$432,200	\$480,200	\$528,200	\$576,300	\$624,300	\$672,300
6.00%	\$233,700	\$280,500	\$327,200	\$373,900	\$420,700	\$467,400	\$514,200	\$560,900	\$607,700	\$654,400
6.25%	\$227,600	\$273,100	\$318,600	\$364,100	\$409,600	\$455,200	\$500,700	\$546,200	\$591,700	\$637,200
6.50%	\$221,700	\$266,000	\$310,400	\$354,700	\$399,000	\$443,400	\$487,700	\$532,100	\$576,400	\$620,700
6.75%	\$216,000	\$259,200	\$302,500	\$345,700	\$388,900	\$432,100	\$475,300	\$518,500	\$561,700	\$604,900
7.00%	\$210,600	\$252,700	\$294,900	\$337,000	\$379,100	\$421,200	\$463,400	\$505,500	\$547,600	\$589,700
7.25%	\$205,400	\$246,500	\$287,600	\$328,600	\$369,700	\$410,800	\$451,900	\$493,000	\$534,100	\$575,100
7.50%	\$200,400	\$240,500	\$280,600	\$320,600	\$360,700	\$400,800	\$440,900	\$481,000	\$521,000	\$561,100

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MAUI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2022

COUNTY:	MAUI	FAMILY SIZE:		5 PERSON						
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$61,650	\$73,980	\$86,310	\$98,640	\$110,970	\$123,300	\$135,630	\$147,960	\$160,290	\$172,620
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.00%	\$317,200	\$380,600	\$444,000	\$507,500	\$570,900	\$634,300	\$697,800	\$761,200	\$824,600	\$888,100
4.25%	\$307,800	\$369,400	\$430,900	\$492,500	\$554,000	\$615,600	\$677,200	\$738,700	\$800,300	\$861,900
4.50%	\$298,800	\$358,600	\$418,400	\$478,200	\$537,900	\$597,700	\$657,500	\$717,200	\$777,000	\$836,800
4.75%	\$290,300	\$348,300	\$406,400	\$464,400	\$522,500	\$580,500	\$638,600	\$696,700	\$754,700	\$812,800
5.00%	\$282,100	\$338,500	\$394,900	\$451,300	\$507,700	\$564,100	\$620,600	\$677,000	\$733,400	\$789,800
5.25%	\$274,200	\$329,100	\$383,900	\$438,700	\$493,600	\$548,400	\$603,300	\$658,100	\$713,000	\$767,800
5.50%	\$266,700	\$320,000	\$373,400	\$426,700	\$480,000	\$533,400	\$586,700	\$640,000	\$693,400	\$746,700
5.75%	\$259,500	\$311,400	\$363,300	\$415,200	\$467,100	\$518,900	\$570,800	\$622,700	\$674,600	\$726,500
6.00%	\$252,600	\$303,100	\$353,600	\$404,100	\$454,600	\$505,100	\$555,600	\$606,100	\$656,600	\$707,200
6.25%	\$245,900	\$295,100	\$344,300	\$393,500	\$442,700	\$491,900	\$541,000	\$590,200	\$639,400	\$688,600
6.50%	\$239,600	\$287,500	\$335,400	\$383,300	\$431,200	\$479,100	\$527,000	\$575,000	\$622,900	\$670,800
6.75%	\$233,500	\$280,200	\$326,800	\$373,500	\$420,200	\$466,900	\$513,600	\$560,300	\$607,000	\$653,700
7.00%	\$227,600	\$273,100	\$318,600	\$364,200	\$409,700	\$455,200	\$500,700	\$546,200	\$591,800	\$637,300
7.25%	\$222,000	\$266,400	\$310,800	\$355,100	\$399,500	\$443,900	\$488,300	\$532,700	\$577,100	\$621,500
7.50%	\$216,600	\$259,900	\$303,200	\$346,500	\$389,800	\$433,100	\$476,400	\$519,700	\$563,100	\$606,400

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MAUI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2022

COUNTY:	MAUI	FAMILY SIZE:	6 PERSON							
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$66,200	\$79,440	\$92,680	\$105,920	\$119,160	\$132,400	\$145,640	\$158,880	\$172,120	\$185,360
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.00%	\$340,600	\$408,700	\$476,800	\$544,900	\$613,000	\$681,200	\$749,300	\$817,400	\$885,500	\$953,600
4.25%	\$330,500	\$396,600	\$462,700	\$528,800	\$594,900	\$661,000	\$727,100	\$793,300	\$859,400	\$925,500
4.50%	\$320,900	\$385,100	\$449,300	\$513,400	\$577,600	\$641,800	\$706,000	\$770,200	\$834,300	\$898,500
4.75%	\$311,700	\$374,000	\$436,400	\$498,700	\$561,100	\$623,400	\$685,700	\$748,100	\$810,400	\$872,800
5.00%	\$302,900	\$363,500	\$424,000	\$484,600	\$545,200	\$605,800	\$666,400	\$726,900	\$787,500	\$848,100
5.25%	\$294,500	\$353,300	\$412,200	\$471,100	\$530,000	\$588,900	\$647,800	\$706,700	\$765,600	\$824,500
5.50%	\$286,400	\$343,600	\$400,900	\$458,200	\$515,500	\$572,700	\$630,000	\$687,300	\$744,600	\$801,800
5.75%	\$278,600	\$334,300	\$390,100	\$445,800	\$501,500	\$557,200	\$613,000	\$668,700	\$724,400	\$780,100
6.00%	\$271,200	\$325,400	\$379,700	\$433,900	\$488,200	\$542,400	\$596,600	\$650,900	\$705,100	\$759,400
6.25%	\$264,100	\$316,900	\$369,700	\$422,500	\$475,300	\$528,200	\$581,000	\$633,800	\$686,600	\$739,400
6.50%	\$257,200	\$308,700	\$360,100	\$411,600	\$463,000	\$514,500	\$565,900	\$617,400	\$668,800	\$720,300
6.75%	\$250,700	\$300,800	\$351,000	\$401,100	\$451,200	\$501,400	\$551,500	\$601,700	\$651,800	\$701,900
7.00%	\$244,400	\$293,300	\$342,200	\$391,000	\$439,900	\$488,800	\$537,700	\$586,500	\$635,400	\$684,300
7.25%	\$238,300	\$286,000	\$333,700	\$381,400	\$429,000	\$476,700	\$524,400	\$572,000	\$619,700	\$667,400
7.50%	\$232,500	\$279,000	\$325,600	\$372,100	\$418,600	\$465,100	\$511,600	\$558,100	\$604,600	\$651,100

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MAUI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2022

COUNTY:	MAUI	FAMILY SIZE:		7 PERSON						
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$70,750	\$84,900	\$99,050	\$113,200	\$127,350	\$141,500	\$155,650	\$169,800	\$183,950	\$198,100
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.00%	\$364,000	\$436,800	\$509,600	\$582,400	\$655,200	\$728,000	\$800,800	\$873,600	\$946,400	\$1,019,200
4.25%	\$353,200	\$423,900	\$494,500	\$565,200	\$635,800	\$706,500	\$777,100	\$847,800	\$918,400	\$989,100
4.50%	\$343,000	\$411,500	\$480,100	\$548,700	\$617,300	\$685,900	\$754,500	\$823,100	\$891,700	\$960,300
4.75%	\$333,100	\$399,700	\$466,400	\$533,000	\$599,600	\$666,200	\$732,900	\$799,500	\$866,100	\$932,700
5.00%	\$323,700	\$388,400	\$453,200	\$517,900	\$582,700	\$647,400	\$712,200	\$776,900	\$841,600	\$906,400
5.25%	\$314,700	\$377,600	\$440,600	\$503,500	\$566,400	\$629,400	\$692,300	\$755,300	\$818,200	\$881,100
5.50%	\$306,100	\$367,300	\$428,500	\$489,700	\$550,900	\$612,100	\$673,300	\$734,500	\$795,700	\$856,900
5.75%	\$297,800	\$357,300	\$416,900	\$476,400	\$536,000	\$595,500	\$655,100	\$714,700	\$774,200	\$833,800
6.00%	\$289,800	\$347,800	\$405,800	\$463,700	\$521,700	\$579,700	\$637,600	\$695,600	\$753,600	\$811,500
6.25%	\$282,200	\$338,700	\$395,100	\$451,600	\$508,000	\$564,500	\$620,900	\$677,300	\$733,800	\$790,200
6.50%	\$274,900	\$329,900	\$384,900	\$439,900	\$494,900	\$549,900	\$604,800	\$659,800	\$714,800	\$769,800
6.75%	\$267,900	\$321,500	\$375,100	\$428,700	\$482,300	\$535,800	\$589,400	\$643,000	\$696,600	\$750,200
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MAUI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2022

COUNTY:	MAUI	FAMILY SIZE:	8 PERSON							
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$75,350	\$90,420	\$105,490	\$120,560	\$135,630	\$150,700	\$165,770	\$180,840	\$195,910	\$210,980
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.00%	\$387,700	\$465,200	\$542,700	\$620,200	\$697,800	\$775,300	\$852,800	\$930,400	\$1,007,900	\$1,085,400
4.25%	\$376,200	\$451,400	\$526,700	\$601,900	\$677,200	\$752,400	\$827,700	\$902,900	\$978,100	\$1,053,400
4.50%	\$365,300	\$438,300	\$511,400	\$584,400	\$657,500	\$730,500	\$803,600	\$876,600	\$949,700	\$1,022,700
4.75%	\$354,800	\$425,700	\$496,700	\$567,600	\$638,600	\$709,600	\$780,500	\$851,500	\$922,400	\$993,400
5.00%	\$344,800	\$413,700	\$482,700	\$551,600	\$620,600	\$689,500	\$758,500	\$827,400	\$896,400	\$965,300
5.25%	\$335,100	\$402,200	\$469,200	\$536,200	\$603,300	\$670,300	\$737,300	\$804,400	\$871,400	\$938,400
5.50%	\$325,900	\$391,100	\$456,300	\$521,500	\$586,700	\$651,900	\$717,100	\$782,300	\$847,500	\$912,700
5.75%	\$317,100	\$380,600	\$444,000	\$507,400	\$570,800	\$634,300	\$697,700	\$761,100	\$824,500	\$888,000
6.00%	\$308,700	\$370,400	\$432,200	\$493,900	\$555,600	\$617,400	\$679,100	\$740,800	\$802,600	\$864,300
6.25%	\$300,600	\$360,700	\$420,800	\$480,900	\$541,000	\$601,200	\$661,300	\$721,400	\$781,500	\$841,600
6.50%	\$292,800	\$351,400	\$409,900	\$468,500	\$527,000	\$585,600	\$644,200	\$702,700	\$761,300	\$819,800
6.75%	\$285,300	\$342,400	\$399,500	\$456,500	\$513,600	\$570,700	\$627,700	\$684,800	\$741,900	\$798,900
7.00%	\$278,200	\$333,800	\$389,400	\$445,100	\$500,700	\$556,300	\$612,000	\$667,600	\$723,300	\$778,900
7.25%	\$271,300	\$325,600	\$379,800	\$434,100	\$488,300	\$542,600	\$596,800	\$651,100	\$705,400	\$759,600
7.50%	\$264,700	\$317,600	\$370,600	\$423,500	\$476,400	\$529,400	\$582,300	\$635,200	\$688,200	\$741,100

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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%** 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*

2022

COUNTY:	MAUI		BEDROOMS:	0 BEDROOMS						
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$39,950	\$47,940	\$55,930	\$63,920	\$71,910	\$79,900	\$87,890	\$95,880	\$103,870	\$111,860
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.00%	\$205,500	\$246,600	\$287,700	\$328,800	\$370,000	\$411,100	\$452,200	\$493,300	\$534,400	\$575,500
4.25%	\$199,500	\$239,400	\$279,200	\$319,100	\$359,000	\$398,900	\$438,800	\$478,700	\$518,600	\$558,500
4.50%	\$193,700	\$232,400	\$271,100	\$309,900	\$348,600	\$387,300	\$426,000	\$464,800	\$503,500	\$542,200
4.75%	\$188,100	\$225,700	\$263,300	\$301,000	\$338,600	\$376,200	\$413,800	\$451,400	\$489,100	\$526,700
5.00%	\$182,800	\$219,300	\$255,900	\$292,500	\$329,000	\$365,600	\$402,100	\$438,700	\$475,200	\$511,800
5.25%	\$177,700	\$213,200	\$248,800	\$284,300	\$319,800	\$355,400	\$390,900	\$426,500	\$462,000	\$497,500
5.50%	\$172,800	\$207,400	\$241,900	\$276,500	\$311,100	\$345,600	\$380,200	\$414,800	\$449,300	\$483,900
5.75%	\$168,100	\$201,800	\$235,400	\$269,000	\$302,700	\$336,300	\$369,900	\$403,500	\$437,200	\$470,800
6.00%	\$163,700	\$196,400	\$229,100	\$261,900	\$294,600	\$327,300	\$360,100	\$392,800	\$425,500	\$458,200
6.25%	\$159,400	\$191,200	\$223,100	\$255,000	\$286,900	\$318,700	\$350,600	\$382,500	\$414,300	\$446,200
6.50%	\$155,200	\$186,300	\$217,300	\$248,400	\$279,400	\$310,500	\$341,500	\$372,600	\$403,600	\$434,700
6.75%	\$151,300	\$181,500	\$211,800	\$242,100	\$272,300	\$302,600	\$332,800	\$363,100	\$393,300	\$423,600
7.00%	\$147,500	\$177,000	\$206,500	\$236,000	\$265,500	\$295,000	\$324,500	\$354,000	\$383,500	\$413,000
7.25%	\$143,800	\$172,600	\$201,400	\$230,100	\$258,900	\$287,700	\$316,400	\$345,200	\$374,000	\$402,700
7.50%	\$140,300	\$168,400	\$196,500	\$224,500	\$252,600	\$280,700	\$308,700	\$336,800	\$364,900	\$392,900

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*

2022

COUNTY:	MAUI		BEDROOMS:	1 BEDROOMS						
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$45,650	\$54,780	\$63,910	\$73,040	\$82,170	\$91,300	\$100,430	\$109,560	\$118,690	\$127,820
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.00%	\$234,900	\$281,800	\$328,800	\$375,800	\$422,700	\$469,700	\$516,700	\$563,600	\$610,600	\$657,600
4.25%	\$227,900	\$273,500	\$319,100	\$364,700	\$410,300	\$455,800	\$501,400	\$547,000	\$592,600	\$638,200
4.50%	\$221,300	\$265,500	\$309,800	\$354,100	\$398,300	\$442,600	\$486,800	\$531,100	\$575,300	\$619,600
4.75%	\$214,900	\$257,900	\$300,900	\$343,900	\$386,900	\$429,900	\$472,900	\$515,900	\$558,800	\$601,800
5.00%	\$208,900	\$250,600	\$292,400	\$334,200	\$376,000	\$417,700	\$459,500	\$501,300	\$543,000	\$584,800
5.25%	\$203,000	\$243,700	\$284,300	\$324,900	\$365,500	\$406,100	\$446,700	\$487,300	\$527,900	\$568,500
5.50%	\$197,500	\$237,000	\$276,500	\$316,000	\$355,500	\$394,900	\$434,400	\$473,900	\$513,400	\$552,900
5.75%	\$192,100	\$230,600	\$269,000	\$307,400	\$345,800	\$384,300	\$422,700	\$461,100	\$499,500	\$538,000
6.00%	\$187,000	\$224,400	\$261,800	\$299,200	\$336,600	\$374,000	\$411,400	\$448,800	\$486,200	\$523,600
6.25%	\$182,100	\$218,500	\$254,900	\$291,400	\$327,800	\$364,200	\$400,600	\$437,000	\$473,500	\$509,900
6.50%	\$177,400	\$212,900	\$248,300	\$283,800	\$319,300	\$354,800	\$390,300	\$425,700	\$461,200	\$496,700
6.75%	\$172,900	\$207,400	\$242,000	\$276,600	\$311,200	\$345,700	\$380,300	\$414,900	\$449,500	\$484,000
7.00%	\$168,500	\$202,200	\$235,900	\$269,600	\$303,400	\$337,100	\$370,800	\$404,500	\$438,200	\$471,900
7.25%	\$164,400	\$197,200	\$230,100	\$263,000	\$295,800	\$328,700	\$361,600	\$394,500	\$427,300	\$460,200
7.50%	\$160,400	\$192,400	\$224,500	\$256,600	\$288,600	\$320,700	\$352,800	\$384,900	\$416,900	\$449,000

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- Down Payment of: **5.00%**
- Max Housing Expense: **38.00%** 0.00%



MAUI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2022

COUNTY:	MAUI		BEDROOMS:	2 BEDROOMS						
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$51,350	\$61,620	\$71,890	\$82,160	\$92,430	\$102,700	\$112,970	\$123,240	\$133,510	\$143,780
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.00%	\$264,200	\$317,000	\$369,800	\$422,700	\$475,500	\$528,400	\$581,200	\$634,000	\$686,900	\$739,700
4.25%	\$256,400	\$307,700	\$358,900	\$410,200	\$461,500	\$512,800	\$564,000	\$615,300	\$666,600	\$717,900
4.50%	\$248,900	\$298,700	\$348,500	\$398,300	\$448,100	\$497,800	\$547,600	\$597,400	\$647,200	\$697,000
4.75%	\$241,800	\$290,100	\$338,500	\$386,800	\$435,200	\$483,600	\$531,900	\$580,300	\$628,600	\$677,000
5.00%	\$234,900	\$281,900	\$328,900	\$375,900	\$422,900	\$469,900	\$516,900	\$563,900	\$610,900	\$657,800
5.25%	\$228,400	\$274,100	\$319,800	\$365,400	\$411,100	\$456,800	\$502,500	\$548,200	\$593,800	\$639,500
5.50%	\$222,100	\$266,600	\$311,000	\$355,400	\$399,800	\$444,300	\$488,700	\$533,100	\$577,500	\$622,000
5.75%	\$216,100	\$259,300	\$302,600	\$345,800	\$389,000	\$432,200	\$475,500	\$518,700	\$561,900	\$605,100
6.00%	\$210,400	\$252,400	\$294,500	\$336,600	\$378,700	\$420,700	\$462,800	\$504,900	\$546,900	\$589,000
6.25%	\$204,800	\$245,800	\$286,800	\$327,700	\$368,700	\$409,700	\$450,600	\$491,600	\$532,600	\$573,500
6.50%	\$199,500	\$239,400	\$279,400	\$319,300	\$359,200	\$399,100	\$439,000	\$478,900	\$518,800	\$558,700
6.75%	\$194,500	\$233,300	\$272,200	\$311,100	\$350,000	\$388,900	\$427,800	\$466,700	\$505,600	\$544,500
7.00%	\$189,600	\$227,500	\$265,400	\$303,300	\$341,200	\$379,100	\$417,100	\$455,000	\$492,900	\$530,800
7.25%	\$184,900	\$221,900	\$258,800	\$295,800	\$332,800	\$369,800	\$406,700	\$443,700	\$480,700	\$517,700
7.50%	\$180,400	\$216,500	\$252,500	\$288,600	\$324,700	\$360,800	\$396,800	\$432,900	\$469,000	\$505,100

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- Down Payment of: **5.00%**
- Max Housing Expense: **38.00%** 0.00%



MAUI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2022

COUNTY:	MAUI		BEDROOMS:	3 BEDROOMS						
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$57,050	\$68,460	\$79,870	\$91,280	\$102,690	\$114,100	\$125,510	\$136,920	\$148,330	\$159,740
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.00%	\$293,500	\$352,200	\$410,900	\$469,600	\$528,300	\$587,000	\$645,700	\$704,400	\$763,100	\$821,800
4.25%	\$284,800	\$341,800	\$398,800	\$455,700	\$512,700	\$569,700	\$626,600	\$683,600	\$740,600	\$797,500
4.50%	\$276,500	\$331,900	\$387,200	\$442,500	\$497,800	\$553,100	\$608,400	\$663,700	\$719,000	\$774,300
4.75%	\$268,600	\$322,300	\$376,100	\$429,800	\$483,500	\$537,200	\$591,000	\$644,700	\$698,400	\$752,100
5.00%	\$261,000	\$313,200	\$365,400	\$417,600	\$469,800	\$522,000	\$574,300	\$626,500	\$678,700	\$730,900
5.25%	\$253,800	\$304,500	\$355,300	\$406,000	\$456,800	\$507,500	\$558,300	\$609,000	\$659,800	\$710,500
5.50%	\$246,800	\$296,100	\$345,500	\$394,900	\$444,200	\$493,600	\$542,900	\$592,300	\$641,600	\$691,000
5.75%	\$240,100	\$288,100	\$336,200	\$384,200	\$432,200	\$480,200	\$528,200	\$576,300	\$624,300	\$672,300
6.00%	\$233,700	\$280,500	\$327,200	\$373,900	\$420,700	\$467,400	\$514,200	\$560,900	\$607,700	\$654,400
6.25%	\$227,600	\$273,100	\$318,600	\$364,100	\$409,600	\$455,200	\$500,700	\$546,200	\$591,700	\$637,200
6.50%	\$221,700	\$266,000	\$310,400	\$354,700	\$399,000	\$443,400	\$487,700	\$532,100	\$576,400	\$620,700
6.75%	\$216,000	\$259,200	\$302,500	\$345,700	\$388,900	\$432,100	\$475,300	\$518,500	\$561,700	\$604,900
7.00%	\$210,600	\$252,700	\$294,900	\$337,000	\$379,100	\$421,200	\$463,400	\$505,500	\$547,600	\$589,700
7.25%	\$205,400	\$246,500	\$287,600	\$328,600	\$369,700	\$410,800	\$451,900	\$493,000	\$534,100	\$575,100
7.50%	\$200,400	\$240,500	\$280,600	\$320,600	\$360,700	\$400,800	\$440,900	\$481,000	\$521,000	\$561,100

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MAUI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2022

COUNTY:	MAUI		BEDROOMS:	4 BEDROOMS						
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$61,650	\$73,980	\$86,310	\$98,640	\$110,970	\$123,300	\$135,630	\$147,960	\$160,290	\$172,620
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.00%	\$317,200	\$380,600	\$444,000	\$507,500	\$570,900	\$634,300	\$697,800	\$761,200	\$824,600	\$888,100
4.25%	\$307,800	\$369,400	\$430,900	\$492,500	\$554,000	\$615,600	\$677,200	\$738,700	\$800,300	\$861,900
4.50%	\$298,800	\$358,600	\$418,400	\$478,200	\$537,900	\$597,700	\$657,500	\$717,200	\$777,000	\$836,800
4.75%	\$290,300	\$348,300	\$406,400	\$464,400	\$522,500	\$580,500	\$638,600	\$696,700	\$754,700	\$812,800
5.00%	\$282,100	\$338,500	\$394,900	\$451,300	\$507,700	\$564,100	\$620,600	\$677,000	\$733,400	\$789,800
5.25%	\$274,200	\$329,100	\$383,900	\$438,700	\$493,600	\$548,400	\$603,300	\$658,100	\$713,000	\$767,800
5.50%	\$266,700	\$320,000	\$373,400	\$426,700	\$480,000	\$533,400	\$586,700	\$640,000	\$693,400	\$746,700
5.75%	\$259,500	\$311,400	\$363,300	\$415,200	\$467,100	\$518,900	\$570,800	\$622,700	\$674,600	\$726,500
6.00%	\$252,600	\$303,100	\$353,600	\$404,100	\$454,600	\$505,100	\$555,600	\$606,100	\$656,600	\$707,200
6.25%	\$245,900	\$295,100	\$344,300	\$393,500	\$442,700	\$491,900	\$541,000	\$590,200	\$639,400	\$688,600
6.50%	\$239,600	\$287,500	\$335,400	\$383,300	\$431,200	\$479,100	\$527,000	\$575,000	\$622,900	\$670,800
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7.25%	\$222,000	\$266,400	\$310,800	\$355,100	\$399,500	\$443,900	\$488,300	\$532,700	\$577,100	\$621,500
7.50%	\$216,600	\$259,900	\$303,200	\$346,500	\$389,800	\$433,100	\$476,400	\$519,700	\$563,100	\$606,400

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