

AFFORDABLE HOUSING GUIDELINES FOR THE COUNTY OF HAWAII

FOR-SALE UNITS GUIDELINES *(Effective 09/03/2021)*

This information is based on 2021 median income provided by HHFDC, based on the rates established by the U.S. Department of Housing and Urban Development (HUD) for various family sizes. Adjustments to the very low- (50%) and low-income (80%) limits are made by HUD for areas with unusually high or low family income or housing costs. Most income limits are proportionately based on very low-income limits. Thus, the four-person (60%) income limit is 120% (60/50ths) of the four-person very low-income limit.

The figures considers (1) a **30-year** conventional fixed mortgage; (2) a fixed interest rate of **3%***; (3) a down payment equal to 5% of the sales price (4) housing expenses equal to **28%** of gross annual income; *The interest rate used is the annual average interest rate for a 30-year conventional fixed mortgage, for the twelve months ending in the previous year rounded to the nearest half percent, as published by the Federal Home Loan Mortgage Corp (http://www.freddiemac.com/pmms/docs/30yr_pmmsmth.xls).

% of Median	2 CREDITS				1.5 CREDITS		1 CREDIT		1/2 CREDIT	
	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
Sales Price: Studio:	\$174,800.00	\$209,700.00	\$244,700.00	\$279,600.00	\$314,600.00	\$349,500.00	\$384,500.00	\$419,500.00	\$454,400.00	\$489,400.00
1 person max family income	\$ 30,000	\$ 36,000	\$ 42,000	\$ 48,000	\$ 54,000	\$ 60,000	\$ 66,000	\$ 72,000	\$ 78,000	\$ 84,000
Sales Price: 1 Bedroom:	\$199,500.00	\$239,400.00	\$279,300.00	\$319,200.00	\$359,200.00	\$399,100.00	\$439,000.00	\$478,900.00	\$518,800.00	\$558,700.00
2 person max family income	\$ 34,250	\$ 41,100	\$ 47,950	\$ 54,800	\$ 61,650	\$ 68,500	\$ 75,350	\$ 82,200	\$ 89,050	\$ 95,900
Sales Price: 2 Bedroom:	\$224,600.00	\$269,500.00	\$314,400.00	\$359,300.00	\$404,200.00	\$449,200.00	\$494,100.00	\$539,000.00	\$583,900.00	\$628,800.00
3 person max family income	\$ 38,550	\$ 46,260	\$ 53,970	\$ 61,680	\$ 69,390	\$ 77,100	\$ 84,810	\$ 92,520	\$ 100,230	\$ 107,940
Sales Price: 3 Bedroom:	\$249,300.00	\$299,200.00	\$349,100.00	\$398,900.00	\$448,800.00	\$498,700.00	\$548,500.00	\$598,400.00	\$648,300.00	\$698,200.00
4 person max family income	\$ 42,800	\$ 51,360	\$ 59,920	\$ 68,480	\$ 77,040	\$ 85,600	\$ 94,160	\$ 102,720	\$ 111,280	\$ 119,840
Sales Price: 4 Bedroom:	\$269,400.00	\$323,300.00	\$377,200.00	\$431,100.00	\$485,000.00	\$538,900.00	\$592,800.00	\$646,700.00	\$700,500.00	\$754,400.00
5 person max family income	\$ 46,250	\$ 55,500	\$ 64,750	\$ 74,000	\$ 83,250	\$ 92,500	\$ 101,750	\$ 111,000	\$ 120,250	\$ 129,500
Sales Price: 5 Bedroom:	\$289,200.00	\$347,100.00	\$404,900.00	\$462,800.00	\$520,600.00	\$578,500.00	\$636,300.00	\$694,200.00	\$752,000.00	\$809,900.00
6 person max family income	\$ 49,650	\$ 59,580	\$ 69,510	\$ 79,440	\$ 89,370	\$ 99,300	\$ 109,230	\$ 119,160	\$ 129,090	\$ 139,020

FOR-SALE FINISHED LOTS GUIDELINES *(Effective 09/03/2021)*

This information is based on the affordable sales price for a completed unit for a household, earning one hundred percent of the median income in the County of Hawai'i, less the cost to build a single-family home of 1,100 square feet. *\$175.80 per square foot cost is based on estimated cost for last calendar year, submitted by the County of Hawai'i, Department of Public Works, Building Division. Per Chapter 11 of the Hawai'i County Code §11-5(c)(9)(10)

% of Median Income	Affordable Home Price		Cost/Unit	Affordable Lot Price		Credit
80%	\$	398,900	-	\$	205,520	1
100%	\$	498,700	-	\$	305,320	1/2

FOR-RENT GUIDELINES *(Effective 09/03/2021)*

Affordable rents are based on 30% of gross monthly income, including utilities (water, sanitary sewage service, electricity and/or gas). Please refer to form HUD-52667 (*Allowances for Tenant-Furnished Utilities and Other Services*) for utilities for either single- and/or multi-family units.

Bedroom Size		Studio	One	Two	Three	Four	Credits
% of Median Income	30%	\$ 450	\$ 481	\$ 578	\$ 667	\$ 774	2
	50%	\$ 750	\$ 803	\$ 963	\$ 1,113	\$ 1,241	2
	60%	\$ 900	\$ 963	\$ 1,156	\$ 1,335	\$ 1,489	1 1/2
	80%	\$ 1,200	\$ 1,285	\$ 1,542	\$ 1,781	\$ 1,986	1 1/2
	100%	\$ 1,500	\$ 1,606	\$ 1,927	\$ 2,226	\$ 2,482	1
	120%	\$ 1,800	\$ 1,927	\$ 2,313	\$ 2,672	\$ 2,979	1/2
	140%	\$ 2,100	\$ 2,248	\$ 2,698	\$ 3,116	\$ 3,475	1/2