AFFORDABLE HOUSING GUIDELINES FOR THE COUNTY OF HAWAI'I

FOR-SALE UNITS GUIDELINES *(Effective 9/01/2015)*

This information is based on 2014 median income 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 **4.25%***, (3) a down payment equal to 5% of the sales price; *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 quarter percent, as published by the Federal Home Loan Mortgage Corp (http://www.freddiemac.com/pmms/docs/30yr_pmmsmnth xls).

	2 CREDITS				1.5 CREDITS		1 CREDIT		1/2 CREDIT	
% of Median	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
Sales Price: Studio:	$110,500.00	$132,600.00	$154,700.00	$176,800 00	$198,900 00	$221,100 00	$243,200.00	$265,300.00	$287,400.00	$309,500.00
1 person max family income	$ 23,900	$ 28,680	$ 33,460	$ 38,240	$ 43,020	$ 47,800	$ 52,580	$ 57,360	$ 62,140	$ 66,920
Sales Price: 1 Bedroom:	$126,300 00	$151,500.00	$176,800.00	$202,000 00	$227,300 00	$252,500.00	$277,800.00	$303,000.00	$328,300.00	$353,500.00
2 person max family income	$ 27,300	$ 32,760	$ 38,220	$ 43,680	$ 49,140	$ 54,600	$ 60,060	$ 65,520	$ 70,980	$ 76,440
Sales Price: 2 Bedroom:	$142,000.00	$170,400.00	$198,800.00	$227,200 00	$255,600.00	$283,900 00	$312,300.00	$340,700.00	$369,100.00	$397,500.00
3 person max family income	$ 30,700	$ 36,840	$ 42,980	$ 49,120	$ 55,260	$ 61,400	$ 67,540	$ 73,680	$ 79,820	$ 85,960
Sales Price: 3 Bedroom:	$157,700.00	$189,200.00	$220,800.00	$252,300.00	$283,900.00	$315,400 00	$346,900.00	$378,500.00	$410,000.00	$441,600.00
4 person max family income	$ 34,100	$ 40,920	$ 47,740	$ 54,560	$ 61,380	$ 68,200	$ 75,020	$ 81,840	$ 88,660	$ 95,480
Sales Price: 4 Bedroom:	$170,400.00	$204,500.00	$238,600.00	$272,700.00	$306,700.00	$340,800 00	$374,900.00	$409,000.00	$443,100.00	$477,200.00
5 person max family income	$ 36,850	$ 44,220	$ 51,590	$ 58,960	$ 66,330	$ 73,700	$ 81,070	$ 88,440	$ 95,810	$ 103,180
Sales Price: 5 Bedroom:	$183,100.00	$219,800.00	$256,400 00	$293,000.00	$329,600.00	$366,300 00	$402,900.00	$439,500.00	$476,100.00	$512,800.00
6 person max family income	$ 39,600	$ 47,520	$ 55,440	$ 63,360	$ 71,280	$ 79,200	$ 87,120	$ 95,040	$ 102,960	$ 110,880

FOR-SALE FINISHED LOTS GUIDELINES *(Effective 9/01/2015)*

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. *$150 per square foot cost is based on estimates by The County of Hawai`i, Department of Public Works, Building Division.

% of Median Income	Affordable Home Price			Cost/Unit		Affordable Lot Price		Credit
80%		$ 252,300	-	$ 165,000	=	$ 87,300		1
100%		$ 315,400	-	$ 165,000	=	$ 150,400		1/2

FOR-RENT GUIDELINES *(Effective 9/1/2015)*

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%	$ 358	$ 384	$ 460	$ 532	$ 594	2
	50%	$ 597	$ 640	$ 767	$ 886	$ 990	2
	60%	$ 717	$ 768	$ 921	$ 1,064	$ 1,188	1 1/2
	80%	$ 956	$ 1,024	$ 1,228	$ 1,419	$ 1,584	1 1/2
	100%	$ 1,195	$ 1,280	$ 1,535	$ 1,773	$ 1,980	1
	120%	$ 1,434	$ 1,536	$ 1,842	$ 2,128	$ 2,376	1/2
	140%	$ 1,673	$ 1,792	$ 2,149	$ 2,438	$ 2,772	1/2