

AFFORDABLE HOUSING GUIDELINES FOR THE COUNTY OF HAWAII

FOR-SALE UNITS GUIDELINES *(Effective 7/12/2023)*

The following table presents income limits provided by Hawaii Housing Finance & Development Corporation (HHFDC), using the rates established by the U.S. Department of Housing and Urban Development (HUD) for various family sizes.

The figures considers (1) a **30-year** conventional fixed mortgage; (2) a fixed interest rate of **5.5%***; (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).

	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:	\$152,700.00	\$183,200.00	\$213,800.00	\$244,300.00	\$274,900.00	\$305,400.00	\$335,900.00	\$366,500.00	\$397,000.00	\$427,600.00
1 person max family income	\$ 35,300	\$ 42,360	\$ 49,420	\$ 56,480	\$ 63,540	\$ 70,600	\$ 77,660	\$ 84,720	\$ 91,780	\$ 98,840
Sales Price: 1 Bedroom:	\$174,500.00	\$209,500.00	\$244,400.00	\$279,300.00	\$314,200.00	\$349,100.00	\$384,000.00	\$418,900.00	\$453,800.00	\$488,700.00
2 person max family income	\$ 40,350	\$ 48,420	\$ 56,490	\$ 64,560	\$ 72,630	\$ 80,700	\$ 88,770	\$ 96,840	\$ 104,910	\$ 112,980
Sales Price: 2 Bedroom:	\$196,400.00	\$235,700.00	\$274,900.00	\$314,200.00	\$353,500.00	\$392,800.00	\$432,100.00	\$471,300.00	\$510,600.00	\$549,900.00
3 person max family income	\$ 45,400	\$ 54,480	\$ 63,560	\$ 72,640	\$ 81,720	\$ 90,800	\$ 99,880	\$ 108,960	\$ 118,040	\$ 127,120
Sales Price: 3 Bedroom:	\$218,000.00	\$261,600.00	\$305,200.00	\$348,800.00	\$392,400.00	\$436,000.00	\$479,600.00	\$523,200.00	\$566,900.00	\$610,500.00
4 person max family income	\$ 50,400	\$ 60,480	\$ 70,560	\$ 80,640	\$ 90,720	\$ 100,800	\$ 110,880	\$ 120,960	\$ 131,040	\$ 141,120
Sales Price: 4 Bedroom:	\$235,500.00	\$282,600.00	\$329,800.00	\$376,900.00	\$424,000.00	\$471,100.00	\$518,200.00	\$565,300.00	\$612,400.00	\$659,500.00
5 person max family income	\$ 54,450	\$ 65,340	\$ 76,230	\$ 87,120	\$ 98,010	\$ 108,900	\$ 119,790	\$ 130,680	\$ 141,570	\$ 152,460
Sales Price: 5 Bedroom:	\$253,100.00	\$303,700.00	\$354,300.00	\$404,900.00	\$455,500.00	\$506,100.00	\$556,700.00	\$607,300.00	\$658,000.00	\$708,600.00
6 person max family income	\$ 58,500	\$ 70,200	\$ 81,900	\$ 93,600	\$ 105,300	\$ 117,000	\$ 128,700	\$ 140,400	\$ 152,100	\$ 163,800

FOR-SALE FINISHED LOTS GUIDELINES *(Effective 7/12/2023)*

This information is based on the affordable sales price for a completed unit for a household, earning eighty or 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. *\$194.39 per square foot cost is based on an estimated cost, as submitted to the County of Hawai'i, Department of Public Works, Building Division for construction in Hawai'i County. 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%	\$ 348,800	-	\$ 213,829	=	\$ 134,971	1
100%	\$ 436,000	-	\$ 213,829	=	\$ 222,171	1/2

FOR-RENT GUIDELINES *(Effective 7/12/2023)*

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.

% of Median Income	30%	50%	60%	80%	100%	120%	140%
Unit Size	2 CREDITS	2 CREDITS	1.5 CREDITS	1.5 CREDITS	1 CREDIT	1/2 CREDIT	1/2 CREDIT
Studio	\$529	\$ 882	\$ 1,059	\$ 1,412	\$ 1,765	\$ 2,118	\$ 2,471
1 Bedroom	\$567	\$ 945	\$ 1,134	\$ 1,513	\$ 1,891	\$ 2,269	\$ 2,647
2 Bedroom	\$681	\$ 1,135	\$ 1,362	\$ 1,816	\$ 2,270	\$ 2,724	\$ 3,178
3 Bedroom	\$786	\$ 1,310	\$ 1,572	\$ 2,097	\$ 2,621	\$ 3,146	\$ 3,669
4 Bedroom	\$877	\$ 1,462	\$ 1,755	\$ 2,340	\$ 2,925	\$ 3,510	\$ 4,095