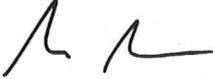


November 23, 2021

MEMO TO: AH-14(6) File

F R O M: Gabe Johnson, Chair 
Affordable Housing Committee

OFFICE OF THE
COUNTY COUNCIL

2021 NOV 23 PM 1:13

RECEIVED

SUBJECT: **TRANSMITTAL OF INFORMATIONAL DOCUMENT RELATING TO
AFFORDABLE SALES PRICE GUIDELINES** (AH-14(6))

The attached informational document pertains to Item 14(6) on the Committee's agenda.

ah:ltr:014(6)afile01:ans

Attachment



Prepared by:
HOUSING DIVISION
DEPARTMENT OF HOUSING AND HUMAN CONCERNS (DHHC)
COUNTY OF MAUI

Effective: **May 1, 2021**

2021
 AFFORDABLE SALES PRICE GUIDELINES
MAUI (EXCEPT HANA)
SINGLE FAMILY

Prevailing Int. Rate	No. of Bedrooms	Percent of Median Income											
		Very Low	Low Income				Below Moderate		Moderate		Above Moderate		Gap Income
		50% & Below	(51% to 80%)				(81% to 100%)		(101% to 120%)		(121% to 140%)		(141% to 160%)
		50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%
		\$47,950	\$57,540	\$67,130	\$76,720	\$86,310	\$95,900	\$105,490	\$115,080	\$124,670	\$134,260	\$143,850	\$153,440
4.000%	1	\$185,010	\$222,040	\$259,000	\$296,030	\$333,060	\$370,020	\$407,050	\$444,010	\$481,040	\$518,070	\$555,030	\$592,060
	2	\$224,655	\$269,620	\$314,500	\$359,465	\$404,430	\$449,310	\$494,275	\$539,155	\$584,120	\$629,085	\$673,965	\$718,930
	3	\$264,300	\$317,200	\$370,000	\$422,900	\$475,800	\$528,600	\$581,500	\$634,300	\$687,200	\$740,100	\$792,900	\$845,800
	4	\$303,945	\$364,780	\$425,500	\$486,335	\$547,170	\$607,890	\$668,725	\$729,445	\$790,280	\$851,115	\$911,835	\$972,670
4.125%	1	\$182,280	\$218,680	\$255,150	\$291,620	\$328,090	\$364,490	\$400,960	\$437,430	\$473,830	\$510,300	\$546,770	\$583,240
	2	\$221,340	\$265,540	\$309,825	\$354,110	\$398,395	\$442,595	\$486,880	\$531,165	\$575,365	\$619,650	\$663,935	\$708,220
	3	\$260,400	\$312,400	\$364,500	\$416,600	\$468,700	\$520,700	\$572,800	\$624,900	\$676,900	\$729,000	\$781,100	\$833,200
	4	\$299,460	\$359,260	\$419,175	\$479,090	\$539,005	\$598,805	\$658,720	\$718,635	\$778,435	\$838,350	\$898,265	\$958,180
4.250%	1	\$179,550	\$215,460	\$251,370	\$287,280	\$323,190	\$359,100	\$395,010	\$430,920	\$466,830	\$502,740	\$538,650	\$574,560
	2	\$218,025	\$261,630	\$305,235	\$348,840	\$392,445	\$436,050	\$479,655	\$523,260	\$566,865	\$610,470	\$654,075	\$697,680
	3	\$256,500	\$307,800	\$359,100	\$410,400	\$461,700	\$513,000	\$564,300	\$615,600	\$666,900	\$718,200	\$769,500	\$820,800
	4	\$294,975	\$353,970	\$412,965	\$471,960	\$530,955	\$589,950	\$648,945	\$707,940	\$766,935	\$825,930	\$884,925	\$943,920
4.375%	1	\$176,890	\$212,310	\$247,660	\$283,080	\$318,430	\$353,850	\$389,200	\$424,620	\$459,970	\$495,320	\$530,740	\$566,090
	2	\$214,795	\$257,805	\$300,730	\$343,740	\$386,665	\$429,675	\$472,600	\$515,610	\$558,535	\$601,460	\$644,470	\$687,395
	3	\$252,700	\$303,300	\$353,800	\$404,400	\$454,900	\$505,500	\$556,000	\$606,600	\$657,100	\$707,600	\$758,200	\$808,700
	4	\$290,605	\$348,795	\$406,870	\$465,060	\$523,135	\$581,325	\$639,400	\$697,590	\$755,665	\$813,740	\$871,930	\$930,005
4.500%	1	\$174,300	\$209,160	\$244,090	\$278,950	\$313,810	\$348,670	\$383,530	\$418,390	\$453,250	\$488,110	\$522,970	\$557,830
	2	\$211,650	\$253,980	\$296,395	\$338,725	\$381,055	\$423,385	\$465,715	\$508,045	\$550,375	\$592,705	\$635,035	\$677,365
	3	\$249,000	\$298,800	\$348,700	\$398,500	\$448,300	\$498,100	\$547,900	\$597,700	\$647,500	\$697,300	\$747,100	\$796,900
	4	\$286,350	\$343,620	\$401,005	\$458,275	\$515,545	\$572,815	\$630,085	\$687,355	\$744,625	\$801,895	\$859,165	\$916,435
4.625%	1	\$171,780	\$206,150	\$240,520	\$274,890	\$309,260	\$343,630	\$377,930	\$412,300	\$446,670	\$481,040	\$515,410	\$549,780
	2	\$208,590	\$250,325	\$292,060	\$333,795	\$375,530	\$417,265	\$458,915	\$500,650	\$542,385	\$584,120	\$625,855	\$667,590
	3	\$245,400	\$294,500	\$343,600	\$392,700	\$441,800	\$490,900	\$539,900	\$589,000	\$638,100	\$687,200	\$736,300	\$785,400
	4	\$282,210	\$338,675	\$395,140	\$451,605	\$508,070	\$564,535	\$620,885	\$677,350	\$733,815	\$790,280	\$846,745	\$903,210
4.750%	1	\$169,330	\$203,210	\$237,090	\$270,900	\$304,780	\$338,660	\$372,540	\$406,350	\$440,230	\$474,110	\$507,990	\$541,870
	2	\$205,615	\$246,755	\$287,895	\$328,950	\$370,090	\$411,230	\$452,370	\$493,425	\$534,565	\$575,705	\$616,845	\$657,985
	3	\$241,900	\$290,300	\$338,700	\$387,000	\$435,400	\$483,800	\$532,200	\$580,500	\$628,900	\$677,300	\$725,700	\$774,100
	4	\$278,185	\$333,845	\$389,505	\$445,050	\$500,710	\$556,370	\$612,030	\$667,575	\$723,235	\$778,895	\$834,555	\$890,215
4.875%	1	\$166,880	\$200,270	\$233,660	\$267,050	\$300,440	\$333,830	\$367,220	\$400,610	\$433,930	\$467,320	\$500,710	\$534,100
	2	\$202,640	\$243,185	\$283,730	\$324,275	\$364,820	\$405,365	\$445,910	\$486,455	\$526,915	\$567,460	\$608,005	\$648,550
	3	\$238,400	\$286,100	\$333,800	\$381,500	\$429,200	\$476,900	\$524,600	\$572,300	\$619,900	\$667,600	\$715,300	\$763,000
	4	\$274,160	\$329,015	\$383,870	\$438,725	\$493,580	\$548,435	\$603,290	\$658,145	\$712,885	\$767,740	\$822,595	\$877,450
5.000%	1	\$164,570	\$197,470	\$230,370	\$263,270	\$296,170	\$329,070	\$361,970	\$394,870	\$427,840	\$460,740	\$493,640	\$526,540
	2	\$199,835	\$239,785	\$279,735	\$319,685	\$359,635	\$399,585	\$439,535	\$479,485	\$519,520	\$559,470	\$599,420	\$639,370
	3	\$235,100	\$282,100	\$329,100	\$376,100	\$423,100	\$470,100	\$517,100	\$564,100	\$611,200	\$658,200	\$705,200	\$752,200
	4	\$270,365	\$324,415	\$378,465	\$432,515	\$486,565	\$540,615	\$594,665	\$648,715	\$702,880	\$756,930	\$810,980	\$865,030
5.125%	1	\$162,190	\$194,670	\$227,080	\$259,560	\$291,970	\$324,450	\$356,860	\$389,340	\$421,750	\$454,230	\$486,640	\$519,120
	2	\$196,945	\$236,385	\$275,740	\$315,180	\$354,535	\$393,975	\$433,330	\$472,770	\$512,125	\$551,565	\$590,920	\$630,360
	3	\$231,700	\$278,100	\$324,400	\$370,800	\$417,100	\$463,500	\$509,800	\$556,200	\$602,500	\$648,900	\$695,200	\$741,600
	4	\$266,455	\$319,815	\$373,060	\$426,420	\$479,665	\$533,025	\$586,270	\$639,630	\$692,875	\$746,235	\$799,480	\$852,840
5.250%	1	\$159,950	\$191,940	\$223,930	\$255,920	\$287,910	\$319,900	\$351,890	\$383,880	\$415,870	\$447,860	\$479,850	\$511,840
	2	\$194,225	\$233,070	\$271,915	\$310,760	\$349,605	\$388,450	\$427,295	\$466,140	\$504,985	\$543,830	\$582,675	\$621,520
	3	\$228,500	\$274,200	\$319,900	\$365,600	\$411,300	\$457,000	\$502,700	\$548,400	\$594,100	\$639,800	\$685,500	\$731,200
	4	\$262,775	\$315,330	\$367,885	\$420,440	\$472,995	\$525,550	\$578,105	\$630,660	\$683,215	\$735,770	\$788,325	\$840,880



Prepared by:
HOUSING DIVISION
DEPARTMENT OF HOUSING AND HUMAN CONCERNS (DHHC)
COUNTY OF MAUI

Effective: **May 1, 2021**

2021
 AFFORDABLE SALES PRICE GUIDELINES
MAUI (EXCEPT HANA)
SINGLE FAMILY

Prevailing Int. Rate	No. of Bedroom	Percent of Median Income											
		Very Low	Low Income				Below Moderate		Moderate		Above Moderate		Gap Income
		50% & Below	(51% to 80%)				(81% to 100%)		(101% to 120%)		(121% to 140%)		(141% to 160%)
		50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%
		\$47,950	\$57,540	\$67,130	\$76,720	\$86,310	\$95,900	\$105,490	\$115,080	\$124,670	\$134,260	\$143,850	\$153,440
5.375%	1	\$157,710	\$189,280	\$220,850	\$252,350	\$283,920	\$315,490	\$346,990	\$378,560	\$410,130	\$441,700	\$473,200	\$504,770
	2	\$191,505	\$229,840	\$268,175	\$306,425	\$344,760	\$383,095	\$421,345	\$459,680	\$498,015	\$536,350	\$574,600	\$612,935
	3	\$225,300	\$270,400	\$315,500	\$360,500	\$405,600	\$450,700	\$495,700	\$540,800	\$585,900	\$631,000	\$676,000	\$721,100
	4	\$259,095	\$310,960	\$362,825	\$414,575	\$466,440	\$518,305	\$570,055	\$621,920	\$673,785	\$725,650	\$777,400	\$829,265
5.500%	1	\$155,540	\$186,690	\$217,770	\$248,920	\$280,000	\$311,150	\$342,230	\$373,380	\$404,460	\$435,610	\$466,690	\$497,840
	2	\$188,870	\$226,695	\$264,435	\$302,260	\$340,000	\$377,825	\$415,565	\$453,390	\$491,130	\$528,955	\$566,695	\$604,520
	3	\$222,200	\$266,700	\$311,100	\$355,600	\$400,000	\$444,500	\$488,900	\$533,400	\$577,800	\$622,300	\$666,700	\$711,200
	4	\$255,530	\$306,705	\$357,765	\$408,940	\$460,000	\$511,175	\$562,235	\$613,410	\$664,470	\$715,645	\$766,705	\$817,880
5.625%	1	\$153,440	\$184,100	\$214,830	\$245,490	\$276,220	\$306,880	\$337,540	\$368,270	\$398,930	\$429,660	\$460,320	\$490,980
	2	\$186,320	\$223,550	\$260,865	\$298,095	\$335,410	\$372,640	\$409,870	\$447,185	\$484,415	\$521,730	\$558,960	\$596,190
	3	\$219,200	\$263,000	\$306,900	\$350,700	\$394,600	\$438,400	\$482,200	\$526,100	\$569,900	\$613,800	\$657,600	\$701,400
	4	\$252,080	\$302,450	\$352,935	\$403,305	\$453,790	\$504,160	\$554,530	\$605,015	\$655,385	\$705,870	\$756,240	\$806,610
5.750%	1	\$151,340	\$181,650	\$211,890	\$242,200	\$272,440	\$302,750	\$332,990	\$363,230	\$393,540	\$423,780	\$454,090	\$484,330
	2	\$183,770	\$220,575	\$257,295	\$294,100	\$330,820	\$367,625	\$404,345	\$441,065	\$477,780	\$514,590	\$551,395	\$588,115
	3	\$216,200	\$259,500	\$302,700	\$346,000	\$389,200	\$432,500	\$475,700	\$518,900	\$562,200	\$605,400	\$648,700	\$691,900
	4	\$248,630	\$298,425	\$348,105	\$397,900	\$447,580	\$497,375	\$547,055	\$596,735	\$646,530	\$696,210	\$746,005	\$795,685
5.875%	1	\$149,310	\$179,200	\$209,020	\$238,910	\$268,800	\$298,620	\$328,510	\$358,400	\$388,220	\$418,110	\$447,930	\$477,820
	2	\$181,305	\$217,600	\$253,810	\$290,105	\$326,400	\$362,610	\$398,905	\$435,200	\$471,410	\$507,705	\$543,915	\$580,210
	3	\$213,300	\$256,000	\$298,600	\$341,300	\$384,000	\$426,600	\$469,300	\$512,000	\$554,600	\$597,300	\$639,900	\$682,600
	4	\$245,295	\$294,400	\$343,390	\$392,495	\$441,600	\$490,590	\$539,695	\$588,800	\$637,790	\$686,895	\$735,885	\$784,990
6.000%	1	\$147,350	\$176,820	\$206,290	\$235,690	\$265,160	\$294,630	\$324,100	\$353,570	\$383,040	\$412,510	\$441,980	\$471,450
	2	\$178,925	\$214,710	\$250,495	\$286,195	\$321,980	\$357,765	\$393,550	\$429,335	\$465,120	\$500,905	\$536,690	\$572,475
	3	\$210,500	\$252,600	\$294,700	\$336,700	\$378,800	\$420,900	\$463,000	\$505,100	\$547,200	\$589,300	\$631,400	\$673,500
	4	\$242,075	\$290,490	\$338,905	\$387,205	\$435,620	\$484,035	\$532,450	\$580,865	\$629,280	\$677,695	\$726,110	\$774,525
6.125%	1	\$145,390	\$174,440	\$203,490	\$232,610	\$261,660	\$290,710	\$319,830	\$348,880	\$377,930	\$407,050	\$436,100	\$465,220
	2	\$176,545	\$211,820	\$247,095	\$282,455	\$317,730	\$353,005	\$388,365	\$423,640	\$458,915	\$494,275	\$529,550	\$564,910
	3	\$207,700	\$249,200	\$290,700	\$332,300	\$373,800	\$415,300	\$456,900	\$498,400	\$539,900	\$581,500	\$623,000	\$664,600
	4	\$238,855	\$286,580	\$334,305	\$382,145	\$429,870	\$477,595	\$525,435	\$573,160	\$620,885	\$668,725	\$716,450	\$764,290
6.250%	1	\$143,430	\$172,130	\$200,830	\$229,530	\$258,230	\$286,930	\$315,630	\$344,330	\$372,960	\$401,660	\$430,360	\$459,060
	2	\$174,165	\$209,015	\$243,865	\$278,715	\$313,565	\$348,415	\$383,265	\$418,115	\$452,880	\$487,730	\$522,580	\$557,430
	3	\$204,900	\$245,900	\$286,900	\$327,900	\$368,900	\$409,900	\$450,900	\$491,900	\$532,800	\$573,800	\$614,800	\$655,800
	4	\$235,635	\$282,785	\$329,935	\$377,085	\$424,235	\$471,385	\$518,535	\$565,685	\$612,720	\$659,870	\$707,020	\$754,170
6.375%	1	\$141,610	\$169,890	\$198,240	\$226,520	\$254,870	\$283,150	\$311,500	\$339,780	\$368,130	\$396,410	\$424,760	\$453,040
	2	\$171,955	\$206,295	\$240,720	\$275,060	\$309,485	\$343,825	\$378,250	\$412,590	\$447,015	\$481,355	\$515,780	\$550,120
	3	\$202,300	\$242,700	\$283,200	\$323,600	\$364,100	\$404,500	\$445,000	\$485,400	\$525,900	\$566,300	\$606,800	\$647,200
	4	\$232,645	\$279,105	\$325,680	\$372,140	\$418,715	\$465,175	\$511,750	\$558,210	\$604,785	\$651,245	\$697,820	\$744,280
6.500%	1	\$139,720	\$167,720	\$195,650	\$223,580	\$251,510	\$279,510	\$307,440	\$335,370	\$363,370	\$391,300	\$419,230	\$447,160
	2	\$169,660	\$203,660	\$237,575	\$271,490	\$305,405	\$339,405	\$373,320	\$407,235	\$441,235	\$475,150	\$509,065	\$542,980
	3	\$199,600	\$239,600	\$279,500	\$319,400	\$359,300	\$399,300	\$439,200	\$479,100	\$519,100	\$559,000	\$598,900	\$638,800
	4	\$229,540	\$275,540	\$321,425	\$367,310	\$413,195	\$459,195	\$505,080	\$550,965	\$596,965	\$642,850	\$688,735	\$734,620
6.625%	1	\$137,970	\$165,550	\$193,130	\$220,710	\$248,290	\$275,870	\$303,450	\$331,100	\$358,680	\$386,260	\$413,840	\$441,420
	2	\$167,535	\$201,025	\$234,515	\$268,005	\$301,495	\$334,985	\$368,475	\$402,050	\$435,540	\$469,030	\$502,520	\$536,010
	3	\$197,100	\$236,500	\$275,900	\$315,300	\$354,700	\$394,100	\$433,500	\$473,000	\$512,400	\$551,800	\$591,200	\$630,600
	4	\$226,665	\$271,975	\$317,285	\$362,595	\$407,905	\$453,215	\$498,525	\$543,950	\$589,260	\$634,570	\$679,880	\$725,190



Prepared by:
HOUSING DIVISION
DEPARTMENT OF HOUSING AND HUMAN CONCERNS (DHHC)
COUNTY OF MAUI

Effective: **May 1, 2021**

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 AFFORDABLE SALES PRICE GUIDELINES
MAUI (EXCEPT HANA)
SINGLE FAMILY

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		Very Low	Low Income				Below Moderate		Moderate		Above Moderate		Gap Income
		50% & Below	(51% to 80%)				(81% to 100%)		(101% to 120%)		(121% to 140%)		(141% to 160%)
		50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%
		\$47,950	\$57,540	\$67,130	\$76,720	\$86,310	\$95,900	\$105,490	\$115,080	\$124,670	\$134,260	\$143,850	\$153,440
6.750%	1	\$136,150	\$163,450	\$190,680	\$217,910	\$245,140	\$272,370	\$299,600	\$326,830	\$354,060	\$381,290	\$408,520	\$435,820
	2	\$165,325	\$198,475	\$231,540	\$264,605	\$297,670	\$330,735	\$363,800	\$396,865	\$429,930	\$462,995	\$496,060	\$529,210
	3	\$194,500	\$233,500	\$272,400	\$311,300	\$350,200	\$389,100	\$428,000	\$466,900	\$505,800	\$544,700	\$583,600	\$622,600
	4	\$223,675	\$268,525	\$313,260	\$357,995	\$402,730	\$447,465	\$492,200	\$536,935	\$581,670	\$626,405	\$671,140	\$715,990
6.875%	1	\$134,470	\$161,350	\$188,230	\$215,110	\$241,990	\$268,940	\$295,820	\$322,700	\$349,580	\$376,460	\$403,340	\$430,290
	2	\$163,285	\$195,925	\$228,565	\$261,205	\$293,845	\$326,570	\$359,210	\$391,850	\$424,490	\$457,130	\$489,770	\$522,495
	3	\$192,100	\$230,500	\$268,900	\$307,300	\$345,700	\$384,200	\$422,600	\$461,000	\$499,400	\$537,800	\$576,200	\$614,700
	4	\$220,915	\$265,075	\$309,235	\$353,395	\$397,555	\$441,830	\$485,990	\$530,150	\$574,310	\$618,470	\$662,630	\$706,905
7.000%	1	\$132,790	\$159,320	\$185,850	\$212,450	\$238,980	\$265,510	\$292,110	\$318,640	\$345,170	\$371,770	\$398,300	\$424,830
	2	\$161,245	\$193,460	\$225,675	\$257,975	\$290,190	\$322,405	\$354,705	\$386,920	\$419,135	\$451,435	\$483,650	\$515,865
	3	\$189,700	\$227,600	\$265,500	\$303,500	\$341,400	\$379,300	\$417,300	\$455,200	\$493,100	\$531,100	\$569,000	\$606,900
	4	\$218,155	\$261,740	\$305,325	\$349,025	\$392,610	\$436,195	\$479,895	\$523,480	\$567,065	\$610,765	\$654,350	\$697,935
7.125%	1	\$131,110	\$157,360	\$183,540	\$209,790	\$235,970	\$262,220	\$288,400	\$314,650	\$340,900	\$367,080	\$393,330	\$419,510
	2	\$159,205	\$191,080	\$222,870	\$254,745	\$286,535	\$318,410	\$350,200	\$382,075	\$413,950	\$445,740	\$477,615	\$509,405
	3	\$187,300	\$224,800	\$262,200	\$299,700	\$337,100	\$374,600	\$412,000	\$449,500	\$487,000	\$524,400	\$561,900	\$599,300
	4	\$215,395	\$258,520	\$301,530	\$344,655	\$387,665	\$430,790	\$473,800	\$516,925	\$560,050	\$603,060	\$646,185	\$689,195
7.250%	1	\$129,500	\$155,400	\$181,300	\$207,200	\$233,100	\$258,930	\$284,830	\$310,730	\$336,630	\$362,530	\$388,430	\$414,330
	2	\$157,250	\$188,700	\$220,150	\$251,600	\$283,050	\$314,415	\$345,865	\$377,315	\$408,765	\$440,215	\$471,665	\$503,115
	3	\$185,000	\$222,000	\$259,000	\$296,000	\$333,000	\$369,900	\$406,900	\$443,900	\$480,900	\$517,900	\$554,900	\$591,900
	4	\$212,750	\$255,300	\$297,850	\$340,400	\$382,950	\$425,385	\$467,935	\$510,485	\$553,035	\$595,585	\$638,135	\$680,685
7.375%	1	\$127,890	\$153,440	\$179,060	\$204,610	\$230,230	\$255,780	\$281,330	\$306,950	\$332,500	\$358,120	\$383,670	\$409,220
	2	\$155,295	\$186,320	\$217,430	\$248,455	\$279,565	\$310,590	\$341,615	\$372,725	\$403,750	\$434,860	\$465,885	\$496,910
	3	\$182,700	\$219,200	\$255,800	\$292,300	\$328,900	\$365,400	\$401,900	\$438,500	\$475,000	\$511,600	\$548,100	\$584,600
	4	\$210,105	\$252,080	\$294,170	\$336,145	\$378,235	\$420,210	\$462,185	\$504,275	\$546,250	\$588,340	\$630,315	\$672,290
7.500%	1	\$126,350	\$151,620	\$176,890	\$202,090	\$227,360	\$252,630	\$277,900	\$303,170	\$328,440	\$353,710	\$378,980	\$404,250
	2	\$153,425	\$184,110	\$214,795	\$245,395	\$276,080	\$306,765	\$337,450	\$368,135	\$398,820	\$429,505	\$460,190	\$490,875
	3	\$180,500	\$216,600	\$252,700	\$288,700	\$324,800	\$360,900	\$397,000	\$433,100	\$469,200	\$505,300	\$541,400	\$577,500
	4	\$207,575	\$249,090	\$290,605	\$332,005	\$373,520	\$415,035	\$456,550	\$498,065	\$539,580	\$581,095	\$622,610	\$664,125
7.625%	1	\$124,810	\$149,730	\$174,720	\$199,640	\$224,630	\$249,620	\$274,540	\$299,530	\$324,450	\$349,440	\$374,360	\$399,350
	2	\$151,555	\$181,815	\$212,160	\$242,420	\$272,765	\$303,110	\$333,370	\$363,715	\$393,975	\$424,320	\$454,580	\$484,925
	3	\$178,300	\$213,900	\$249,600	\$285,200	\$320,900	\$356,600	\$392,200	\$427,900	\$463,500	\$499,200	\$534,800	\$570,500
	4	\$205,045	\$245,985	\$287,040	\$327,980	\$369,035	\$410,090	\$451,030	\$492,085	\$533,025	\$574,080	\$615,020	\$656,075
7.750%	1	\$123,270	\$147,980	\$172,620	\$197,260	\$221,900	\$246,610	\$271,250	\$295,890	\$320,530	\$345,240	\$369,880	\$394,520
	2	\$149,685	\$179,690	\$209,610	\$239,530	\$269,450	\$299,455	\$329,375	\$359,295	\$389,215	\$419,220	\$449,140	\$479,060
	3	\$176,100	\$211,400	\$246,600	\$281,800	\$317,000	\$352,300	\$387,500	\$422,700	\$457,900	\$493,200	\$528,400	\$563,600
	4	\$202,515	\$243,110	\$283,590	\$324,070	\$364,550	\$405,145	\$445,625	\$486,105	\$526,585	\$567,180	\$607,660	\$648,140
7.875%	1	\$121,800	\$146,160	\$170,520	\$194,880	\$219,310	\$243,670	\$268,030	\$292,390	\$316,750	\$341,110	\$365,470	\$389,830
	2	\$147,900	\$177,480	\$207,060	\$236,640	\$266,305	\$295,885	\$325,465	\$355,045	\$384,625	\$414,205	\$443,785	\$473,365
	3	\$174,000	\$208,800	\$243,600	\$278,400	\$313,300	\$348,100	\$382,900	\$417,700	\$452,500	\$487,300	\$522,100	\$556,900
	4	\$200,100	\$240,120	\$280,140	\$320,160	\$360,295	\$400,315	\$440,335	\$480,355	\$520,375	\$560,395	\$600,415	\$640,435
8.000%	1	\$120,400	\$144,480	\$168,560	\$192,570	\$216,650	\$240,730	\$264,810	\$288,890	\$312,970	\$337,050	\$361,130	\$385,210
	2	\$146,200	\$175,440	\$204,680	\$233,835	\$263,075	\$292,315	\$321,555	\$350,795	\$380,035	\$409,275	\$438,515	\$467,755
	3	\$172,000	\$206,400	\$240,800	\$275,100	\$309,500	\$343,900	\$378,300	\$412,700	\$447,100	\$481,500	\$515,900	\$550,300
	4	\$197,800	\$237,360	\$276,920	\$316,365	\$355,925	\$395,485	\$435,045	\$474,605	\$514,165	\$553,725	\$593,285	\$632,845



Prepared by:
HOUSING DIVISION
DEPARTMENT OF HOUSING AND HUMAN CONCERNS (DHHC)
COUNTY OF MAUI

Effective: **May 1, 2021**

2021
 AFFORDABLE SALES PRICE GUIDELINES
MAUI (EXCEPT HANA)
SINGLE FAMILY

Prevailing Int. Rate	No. of Bedroom	Percent of Median Income											
		Very Low	Low Income				Below Moderate		Moderate		Above Moderate		Gap Income
		50% & Below	(51% to 80%)				(81% to 100%)		(101% to 120%)		(121% to 140%)		(141% to 160%)
		50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%
		\$47,950	\$57,540	\$67,130	\$76,720	\$86,310	\$95,900	\$105,490	\$115,080	\$124,670	\$134,260	\$143,850	\$153,440
8.125%	1	\$118,930	\$142,730	\$166,530	\$190,330	\$214,130	\$237,930	\$261,730	\$285,530	\$309,330	\$333,060	\$356,860	\$380,660
	2	\$144,415	\$173,315	\$202,215	\$231,115	\$260,015	\$288,915	\$317,815	\$346,715	\$375,615	\$404,430	\$433,330	\$462,230
	3	\$169,900	\$203,900	\$237,900	\$271,900	\$305,900	\$339,900	\$373,900	\$407,900	\$441,900	\$475,800	\$509,800	\$543,800
	4	\$195,385	\$234,485	\$273,585	\$312,685	\$351,785	\$390,885	\$429,985	\$469,085	\$508,185	\$547,170	\$586,270	\$625,370
8.250%	1	\$117,600	\$141,120	\$164,570	\$188,090	\$211,610	\$235,130	\$258,650	\$282,170	\$305,690	\$329,210	\$352,730	\$376,250
	2	\$142,800	\$171,360	\$199,835	\$228,395	\$256,955	\$285,515	\$314,075	\$342,635	\$371,195	\$399,755	\$428,315	\$456,875
	3	\$168,000	\$201,600	\$235,100	\$268,700	\$302,300	\$335,900	\$369,500	\$403,100	\$436,700	\$470,300	\$503,900	\$537,500
	4	\$193,200	\$231,840	\$270,365	\$309,005	\$347,645	\$386,285	\$424,925	\$463,565	\$502,205	\$540,845	\$579,485	\$618,125
8.375%	1	\$116,200	\$139,440	\$162,680	\$185,920	\$209,160	\$232,400	\$255,640	\$278,880	\$302,120	\$325,360	\$348,600	\$371,910
	2	\$141,100	\$169,320	\$197,540	\$225,760	\$253,980	\$282,200	\$310,420	\$338,640	\$366,860	\$395,080	\$423,300	\$451,605
	3	\$166,000	\$199,200	\$232,400	\$265,600	\$298,800	\$332,000	\$365,200	\$398,400	\$431,600	\$464,800	\$498,000	\$531,300
	4	\$190,900	\$229,080	\$267,260	\$305,440	\$343,620	\$381,800	\$419,980	\$458,160	\$496,340	\$534,520	\$572,700	\$610,995
8.500%	1	\$114,870	\$137,830	\$160,860	\$183,820	\$206,780	\$229,740	\$252,700	\$275,730	\$298,690	\$321,650	\$344,610	\$367,570
	2	\$139,485	\$167,365	\$195,330	\$223,210	\$251,090	\$278,970	\$306,850	\$334,815	\$362,695	\$390,575	\$418,455	\$446,335
	3	\$164,100	\$196,900	\$229,800	\$262,600	\$295,400	\$328,200	\$361,000	\$393,900	\$426,700	\$459,500	\$492,300	\$525,100
	4	\$188,715	\$226,435	\$264,270	\$301,990	\$339,710	\$377,430	\$415,150	\$452,985	\$490,705	\$528,425	\$566,145	\$603,865
8.625%	1	\$113,540	\$136,290	\$158,970	\$181,720	\$204,400	\$227,150	\$249,830	\$272,580	\$295,260	\$318,010	\$340,690	\$363,370
	2	\$137,870	\$165,495	\$193,035	\$220,660	\$248,200	\$275,825	\$303,365	\$330,990	\$358,530	\$386,155	\$413,695	\$441,235
	3	\$162,200	\$194,700	\$227,100	\$259,600	\$292,000	\$324,500	\$356,900	\$389,400	\$421,800	\$454,300	\$486,700	\$519,100
	4	\$186,530	\$223,905	\$261,165	\$298,540	\$335,800	\$373,175	\$410,435	\$447,810	\$485,070	\$522,445	\$559,705	\$596,965
8.750%	1	\$112,280	\$134,750	\$157,220	\$179,620	\$202,090	\$224,560	\$247,030	\$269,500	\$291,900	\$314,370	\$336,840	\$359,310
	2	\$136,340	\$163,625	\$190,910	\$218,110	\$245,395	\$272,680	\$299,965	\$327,250	\$354,450	\$381,735	\$409,020	\$436,305
	3	\$160,400	\$192,500	\$224,600	\$256,600	\$288,700	\$320,800	\$352,900	\$385,000	\$417,000	\$449,100	\$481,200	\$513,300
	4	\$184,460	\$221,375	\$258,290	\$295,090	\$332,005	\$368,920	\$405,835	\$442,750	\$479,550	\$516,465	\$553,380	\$590,295

Maximum affordable sales price is based on the following factors:

\$95,900 Median family income as established by the U.S. Department of Housing and Urban Development (HUD).

30 Number of years for a fixed-rate mortgage loan with no discount points

30% Percentage of gross monthly income for housing expenses (principle and interest payment only)

5% Percentage of the purchase price for downpayment.



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MAUI (EXCEPT HANA)
MULTI-FAMILY

Prevailing Int. Rate	No. of Bedroom	Percent of Median Income											
		Very Low	Low Income				Below Moderate		Moderate		Above Moderate		Gap Income
		50% & Below	(51% to 80%)				(81% to 100%)		(101% to 120%)		(121% to 140%)		(141% to 160%)
		50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%
		\$47,950	\$57,540	\$67,130	\$76,720	\$86,310	\$95,900	\$105,490	\$115,080	\$124,670	\$134,260	\$143,850	\$153,440
4.000%	1	\$166,530	\$199,850	\$233,100	\$266,420	\$299,740	\$332,990	\$366,380	\$399,630	\$432,950	\$466,270	\$499,520	\$532,840
	2	\$202,215	\$242,675	\$283,050	\$323,510	\$363,970	\$404,345	\$444,890	\$485,265	\$525,725	\$566,185	\$606,560	\$647,020
	3	\$237,900	\$285,500	\$333,000	\$380,600	\$428,200	\$475,700	\$523,400	\$570,900	\$618,500	\$666,100	\$713,600	\$761,200
	4	\$273,585	\$328,325	\$382,950	\$437,690	\$492,430	\$547,055	\$601,910	\$656,535	\$711,275	\$766,015	\$820,640	\$875,380
4.125%	1	\$164,080	\$196,840	\$229,670	\$262,430	\$295,260	\$328,020	\$360,850	\$393,680	\$426,440	\$459,270	\$492,100	\$524,930
	2	\$199,240	\$239,020	\$278,885	\$318,665	\$358,530	\$398,310	\$438,175	\$478,040	\$517,820	\$557,685	\$597,550	\$637,415
	3	\$234,400	\$281,200	\$328,100	\$374,900	\$421,800	\$468,600	\$515,500	\$562,400	\$609,200	\$656,100	\$703,000	\$749,900
	4	\$269,560	\$323,380	\$377,315	\$431,135	\$485,070	\$538,890	\$592,825	\$646,760	\$700,580	\$754,515	\$808,450	\$862,385
4.250%	1	\$161,630	\$193,900	\$226,240	\$258,580	\$290,850	\$323,190	\$355,530	\$387,800	\$420,140	\$452,480	\$484,820	\$517,090
	2	\$196,265	\$235,450	\$274,720	\$313,990	\$353,175	\$392,445	\$431,715	\$470,900	\$510,170	\$549,440	\$588,710	\$627,895
	3	\$230,900	\$277,000	\$323,200	\$369,400	\$415,500	\$461,700	\$507,900	\$554,000	\$600,200	\$646,400	\$692,600	\$738,700
	4	\$265,535	\$318,550	\$371,680	\$424,810	\$477,825	\$530,955	\$584,085	\$637,100	\$690,230	\$743,360	\$796,490	\$849,505
4.375%	1	\$159,180	\$191,100	\$222,880	\$254,800	\$286,580	\$318,500	\$350,280	\$382,130	\$413,980	\$445,760	\$477,680	\$509,460
	2	\$193,290	\$232,050	\$270,640	\$309,400	\$347,990	\$386,750	\$425,340	\$464,015	\$502,690	\$541,280	\$580,040	\$618,630
	3	\$227,400	\$273,000	\$318,400	\$364,000	\$409,400	\$455,000	\$500,400	\$545,900	\$591,400	\$636,800	\$682,400	\$727,800
	4	\$261,510	\$313,950	\$366,160	\$418,600	\$470,810	\$523,250	\$575,460	\$627,785	\$680,110	\$732,320	\$784,760	\$836,970
4.500%	1	\$156,870	\$188,230	\$219,660	\$251,090	\$282,450	\$313,810	\$345,170	\$376,530	\$407,960	\$439,320	\$470,680	\$502,040
	2	\$190,485	\$228,565	\$266,730	\$304,895	\$342,975	\$381,055	\$419,135	\$457,215	\$495,380	\$533,460	\$571,540	\$609,620
	3	\$224,100	\$268,900	\$313,800	\$358,700	\$403,500	\$448,300	\$493,100	\$537,900	\$582,800	\$627,600	\$672,400	\$717,200
	4	\$257,715	\$309,235	\$360,870	\$412,505	\$464,025	\$515,545	\$567,065	\$618,585	\$670,220	\$721,740	\$773,260	\$824,780
4.625%	1	\$154,630	\$185,570	\$216,440	\$247,380	\$278,320	\$309,260	\$340,130	\$371,070	\$402,010	\$432,950	\$463,890	\$494,830
	2	\$187,765	\$225,335	\$262,820	\$300,390	\$337,960	\$375,530	\$413,015	\$450,585	\$488,155	\$525,725	\$563,295	\$600,865
	3	\$220,900	\$265,100	\$309,200	\$353,400	\$397,600	\$441,800	\$485,900	\$530,100	\$574,300	\$618,500	\$662,700	\$706,900
	4	\$254,035	\$304,865	\$355,580	\$406,410	\$457,240	\$508,070	\$558,785	\$609,615	\$660,445	\$711,275	\$762,105	\$812,935
4.750%	1	\$152,390	\$182,910	\$213,360	\$243,810	\$274,330	\$304,780	\$335,300	\$365,750	\$396,200	\$426,720	\$457,170	\$487,690
	2	\$185,045	\$222,105	\$259,080	\$296,055	\$333,115	\$370,090	\$407,150	\$444,125	\$481,100	\$518,160	\$555,135	\$592,195
	3	\$217,700	\$261,300	\$304,800	\$348,300	\$391,900	\$435,400	\$479,000	\$522,500	\$566,000	\$609,600	\$653,100	\$696,700
	4	\$250,355	\$300,495	\$350,520	\$400,545	\$450,565	\$500,585	\$550,550	\$600,875	\$650,900	\$701,040	\$751,065	\$801,205
4.875%	1	\$150,220	\$180,250	\$210,280	\$240,380	\$270,410	\$300,440	\$330,470	\$360,570	\$390,530	\$420,560	\$450,660	\$480,690
	2	\$182,410	\$218,875	\$255,340	\$291,890	\$328,355	\$364,820	\$401,285	\$437,835	\$474,215	\$510,680	\$547,230	\$583,695
	3	\$214,600	\$257,500	\$300,400	\$343,400	\$386,300	\$429,200	\$472,100	\$515,100	\$557,900	\$600,800	\$643,800	\$686,700
	4	\$246,790	\$296,125	\$345,460	\$394,910	\$444,245	\$493,580	\$542,915	\$592,365	\$641,585	\$690,920	\$740,370	\$789,705
5.000%	1	\$148,120	\$177,730	\$207,340	\$236,950	\$266,560	\$296,170	\$325,780	\$355,390	\$385,070	\$414,680	\$444,290	\$473,900
	2	\$179,860	\$215,815	\$251,770	\$287,725	\$323,680	\$359,635	\$395,590	\$431,545	\$467,585	\$503,540	\$539,495	\$575,450
	3	\$211,600	\$253,900	\$296,200	\$338,500	\$380,800	\$423,100	\$465,400	\$507,700	\$550,100	\$592,400	\$634,700	\$677,000
	4	\$243,340	\$291,985	\$340,630	\$389,275	\$437,920	\$486,565	\$535,210	\$583,855	\$632,615	\$681,260	\$729,905	\$778,550
5.125%	1	\$145,950	\$175,210	\$204,400	\$233,590	\$262,780	\$292,040	\$321,160	\$350,420	\$379,610	\$408,800	\$437,990	\$467,180
	2	\$177,225	\$212,755	\$248,200	\$283,645	\$319,090	\$354,620	\$389,980	\$425,510	\$460,955	\$496,400	\$531,845	\$567,290
	3	\$208,500	\$250,300	\$292,000	\$333,700	\$375,400	\$417,200	\$458,800	\$500,600	\$542,300	\$584,000	\$625,700	\$667,400
	4	\$239,775	\$287,845	\$335,800	\$383,755	\$431,710	\$479,780	\$527,620	\$575,690	\$623,645	\$671,600	\$719,555	\$767,510
5.250%	1	\$143,990	\$172,760	\$201,530	\$230,300	\$259,140	\$287,910	\$316,680	\$345,520	\$374,290	\$403,060	\$431,900	\$460,670
	2	\$174,845	\$209,780	\$244,715	\$279,650	\$314,670	\$349,605	\$384,540	\$419,560	\$454,495	\$489,430	\$524,450	\$559,385
	3	\$205,700	\$246,800	\$287,900	\$329,000	\$370,200	\$411,300	\$452,400	\$493,600	\$534,700	\$575,800	\$617,000	\$658,100
	4	\$236,555	\$283,820	\$331,085	\$378,350	\$425,730	\$472,995	\$520,260	\$567,640	\$614,905	\$662,170	\$709,550	\$756,815



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COUNTY OF MAUI

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MAUI (EXCEPT HANA)
MULTI-FAMILY

Prevailing Int. Rate	No. of Bedroom	Percent of Median Income											
		Very Low	Low Income				Below Moderate		Moderate		Above Moderate		Gap Income
		50% & Below	(51% to 80%)				(81% to 100%)		(101% to 120%)		(121% to 140%)		(141% to 160%)
		50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%
		\$47,950	\$57,540	\$67,130	\$76,720	\$86,310	\$95,900	\$105,490	\$115,080	\$124,670	\$134,260	\$143,850	\$153,440
5.375%	1	\$141,960	\$170,380	\$198,800	\$227,150	\$255,500	\$283,920	\$312,270	\$340,690	\$369,110	\$397,530	\$425,880	\$454,300
	2	\$172,380	\$206,890	\$241,400	\$275,825	\$310,250	\$344,760	\$379,185	\$413,695	\$448,205	\$482,715	\$517,140	\$551,650
	3	\$202,800	\$243,400	\$284,000	\$324,500	\$365,000	\$405,600	\$446,100	\$486,700	\$527,300	\$567,900	\$608,400	\$649,000
	4	\$233,220	\$279,910	\$326,600	\$373,175	\$419,750	\$466,440	\$513,015	\$559,705	\$606,395	\$653,085	\$699,660	\$746,350
5.500%	1	\$140,000	\$168,000	\$196,000	\$224,000	\$252,000	\$280,070	\$308,000	\$336,070	\$364,000	\$392,070	\$420,000	\$448,070
	2	\$170,000	\$204,000	\$238,000	\$272,000	\$306,000	\$340,085	\$374,000	\$408,085	\$442,000	\$476,085	\$510,000	\$544,085
	3	\$200,000	\$240,000	\$280,000	\$320,000	\$360,000	\$400,100	\$440,000	\$480,100	\$520,000	\$560,100	\$600,000	\$640,100
	4	\$230,000	\$276,000	\$322,000	\$368,000	\$414,000	\$460,115	\$506,000	\$552,115	\$598,000	\$644,115	\$690,000	\$736,115
5.625%	1	\$138,110	\$165,690	\$193,340	\$220,920	\$248,570	\$276,220	\$303,800	\$331,450	\$359,030	\$386,680	\$414,260	\$441,910
	2	\$167,705	\$201,195	\$234,770	\$268,260	\$301,835	\$335,410	\$368,900	\$402,475	\$435,965	\$469,540	\$503,030	\$536,605
	3	\$197,300	\$236,700	\$276,200	\$315,600	\$355,100	\$394,600	\$434,000	\$473,500	\$512,900	\$552,400	\$591,800	\$631,300
	4	\$226,895	\$272,205	\$317,630	\$362,940	\$408,365	\$453,790	\$499,100	\$544,525	\$589,835	\$635,260	\$680,570	\$725,995
5.750%	1	\$136,220	\$163,520	\$190,680	\$217,980	\$245,210	\$272,510	\$299,670	\$326,900	\$354,200	\$381,430	\$408,660	\$435,890
	2	\$165,410	\$198,560	\$231,540	\$264,690	\$297,755	\$330,905	\$363,885	\$396,950	\$430,100	\$463,165	\$496,230	\$529,295
	3	\$194,600	\$233,600	\$272,400	\$311,400	\$350,300	\$389,300	\$428,100	\$467,000	\$506,000	\$544,900	\$583,800	\$622,700
	4	\$223,790	\$268,640	\$313,260	\$358,110	\$402,845	\$447,695	\$492,315	\$537,050	\$581,900	\$626,635	\$671,370	\$716,105
5.875%	1	\$134,400	\$161,280	\$188,090	\$215,040	\$241,920	\$268,730	\$295,680	\$322,560	\$349,370	\$376,320	\$403,130	\$430,010
	2	\$163,200	\$195,840	\$228,395	\$261,120	\$293,760	\$326,315	\$359,040	\$391,680	\$424,235	\$456,960	\$489,515	\$522,155
	3	\$192,000	\$230,400	\$268,700	\$307,200	\$345,600	\$383,900	\$422,400	\$460,800	\$499,100	\$537,600	\$575,900	\$614,300
	4	\$220,800	\$264,960	\$309,005	\$353,280	\$397,440	\$441,485	\$485,760	\$529,920	\$573,965	\$618,240	\$662,285	\$706,445
6.000%	1	\$132,650	\$159,110	\$185,640	\$212,100	\$238,630	\$265,160	\$291,690	\$318,220	\$344,750	\$371,280	\$397,810	\$424,340
	2	\$161,075	\$193,205	\$225,420	\$257,550	\$289,765	\$321,980	\$354,195	\$386,410	\$418,625	\$450,840	\$483,055	\$515,270
	3	\$189,500	\$227,300	\$265,200	\$303,000	\$340,900	\$378,800	\$416,700	\$454,600	\$492,500	\$530,400	\$568,300	\$606,200
	4	\$217,925	\$261,395	\$304,980	\$348,450	\$392,035	\$435,620	\$479,205	\$522,790	\$566,375	\$609,960	\$653,545	\$697,130
6.125%	1	\$130,830	\$157,010	\$183,120	\$209,370	\$235,480	\$261,660	\$287,840	\$314,020	\$340,130	\$366,380	\$392,490	\$418,670
	2	\$158,865	\$190,655	\$222,360	\$254,235	\$285,940	\$317,730	\$349,520	\$381,310	\$413,015	\$444,890	\$476,595	\$508,385
	3	\$186,900	\$224,300	\$261,600	\$299,100	\$336,400	\$373,800	\$411,200	\$448,600	\$485,900	\$523,400	\$560,700	\$598,100
	4	\$214,935	\$257,945	\$300,840	\$343,965	\$386,860	\$429,870	\$472,880	\$515,890	\$558,785	\$601,910	\$644,805	\$687,815
6.250%	1	\$129,080	\$154,910	\$180,740	\$206,570	\$232,400	\$258,230	\$284,060	\$309,890	\$335,650	\$361,480	\$387,310	\$413,140
	2	\$156,740	\$188,105	\$219,470	\$250,835	\$282,200	\$313,565	\$344,930	\$376,295	\$407,575	\$438,940	\$470,305	\$501,670
	3	\$184,400	\$221,300	\$258,200	\$295,100	\$332,000	\$368,900	\$405,800	\$442,700	\$479,500	\$516,400	\$553,300	\$590,200
	4	\$212,060	\$254,495	\$296,930	\$339,365	\$381,800	\$424,235	\$466,670	\$509,105	\$551,425	\$593,860	\$636,295	\$678,730
6.375%	1	\$127,470	\$152,880	\$178,430	\$203,840	\$229,390	\$254,870	\$280,350	\$305,830	\$331,310	\$356,790	\$382,270	\$407,750
	2	\$154,785	\$185,640	\$216,665	\$247,520	\$278,545	\$309,485	\$340,425	\$371,365	\$402,305	\$433,245	\$464,185	\$495,125
	3	\$182,100	\$218,400	\$254,900	\$291,200	\$327,700	\$364,100	\$400,500	\$436,900	\$473,300	\$509,700	\$546,100	\$582,500
	4	\$209,415	\$251,160	\$293,135	\$334,880	\$376,855	\$418,715	\$460,575	\$502,435	\$544,295	\$586,155	\$628,015	\$669,875
6.500%	1	\$125,720	\$150,920	\$176,120	\$201,250	\$226,380	\$251,580	\$276,710	\$301,840	\$327,040	\$352,170	\$377,300	\$402,430
	2	\$152,660	\$183,260	\$213,860	\$244,375	\$274,890	\$305,490	\$336,005	\$366,520	\$397,120	\$427,635	\$458,150	\$488,665
	3	\$179,600	\$215,600	\$251,600	\$287,500	\$323,400	\$359,400	\$395,300	\$431,200	\$467,200	\$503,100	\$539,000	\$574,900
	4	\$206,540	\$247,940	\$289,340	\$330,625	\$371,910	\$413,310	\$454,595	\$495,880	\$537,280	\$578,565	\$619,850	\$661,135
6.625%	1	\$124,180	\$149,030	\$173,810	\$198,660	\$223,440	\$248,290	\$273,140	\$297,990	\$322,840	\$347,620	\$372,470	\$397,250
	2	\$150,790	\$180,965	\$211,055	\$241,230	\$271,320	\$301,495	\$331,670	\$361,845	\$392,020	\$422,110	\$452,285	\$482,375
	3	\$177,400	\$212,900	\$248,300	\$283,800	\$319,200	\$354,700	\$390,200	\$425,700	\$461,200	\$496,600	\$532,100	\$567,500
	4	\$204,010	\$244,835	\$285,545	\$326,370	\$367,080	\$407,905	\$448,730	\$489,555	\$530,380	\$571,090	\$611,915	\$652,625



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HOUSING DIVISION
DEPARTMENT OF HOUSING AND HUMAN CONCERNS (DHHC)
COUNTY OF MAUI

Effective: **May 1, 2021**

2021
 AFFORDABLE SALES PRICE GUIDELINES
MAUI (EXCEPT HANA)
MULTI-FAMILY

Prevailing Int. Rate	No. of Bedroom	Percent of Median Income											
		Very Low	Low Income				Below Moderate		Moderate		Above Moderate		Gap Income
		50% & Below	(51% to 80%)				(81% to 100%)		(101% to 120%)		(121% to 140%)		(141% to 160%)
		50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%
		\$47,950	\$57,540	\$67,130	\$76,720	\$86,310	\$95,900	\$105,490	\$115,080	\$124,670	\$134,260	\$143,850	\$153,440
6.750%	1	\$122,570	\$147,140	\$171,640	\$196,140	\$220,640	\$245,140	\$269,640	\$294,140	\$318,640	\$343,140	\$367,640	\$392,210
	2	\$148,835	\$178,670	\$208,420	\$238,170	\$267,920	\$297,670	\$327,420	\$357,170	\$386,920	\$416,670	\$446,420	\$476,255
	3	\$175,100	\$210,200	\$245,200	\$280,200	\$315,200	\$350,200	\$385,200	\$420,200	\$455,200	\$490,200	\$525,200	\$560,300
	4	\$201,365	\$241,730	\$281,980	\$322,230	\$362,480	\$402,730	\$442,980	\$483,230	\$523,480	\$563,730	\$603,980	\$644,345
6.875%	1	\$121,030	\$145,250	\$169,400	\$193,620	\$217,770	\$242,060	\$266,210	\$290,430	\$314,650	\$338,800	\$363,020	\$387,240
	2	\$146,965	\$176,375	\$205,700	\$235,110	\$264,435	\$293,930	\$323,255	\$352,665	\$382,075	\$411,400	\$440,810	\$470,220
	3	\$172,900	\$207,500	\$242,000	\$276,600	\$311,100	\$345,800	\$380,300	\$414,900	\$449,500	\$484,000	\$518,600	\$553,200
	4	\$198,835	\$238,625	\$278,300	\$318,090	\$357,765	\$397,670	\$437,345	\$477,135	\$516,925	\$556,600	\$596,390	\$636,180
7.000%	1	\$119,490	\$143,360	\$167,300	\$191,240	\$215,110	\$238,980	\$262,920	\$286,790	\$310,660	\$334,600	\$358,470	\$382,340
	2	\$145,095	\$174,080	\$203,150	\$232,220	\$261,205	\$290,190	\$319,260	\$348,245	\$377,230	\$406,300	\$435,285	\$464,270
	3	\$170,700	\$204,800	\$239,000	\$273,200	\$307,300	\$341,400	\$375,600	\$409,700	\$443,800	\$478,000	\$512,100	\$546,200
	4	\$196,305	\$235,520	\$274,850	\$314,180	\$353,395	\$392,610	\$431,940	\$471,155	\$510,370	\$549,700	\$588,915	\$628,130
7.125%	1	\$118,020	\$141,610	\$165,200	\$188,790	\$212,380	\$235,970	\$259,560	\$283,220	\$306,810	\$330,400	\$353,990	\$377,580
	2	\$143,310	\$171,955	\$200,600	\$229,245	\$257,890	\$286,535	\$315,180	\$343,910	\$372,555	\$401,200	\$429,845	\$458,490
	3	\$168,600	\$202,300	\$236,000	\$269,700	\$303,400	\$337,100	\$370,800	\$404,600	\$438,300	\$472,000	\$505,700	\$539,400
	4	\$193,890	\$232,645	\$271,400	\$310,155	\$348,910	\$387,665	\$426,420	\$465,290	\$504,045	\$542,800	\$581,555	\$620,310
7.250%	1	\$116,550	\$139,860	\$163,170	\$186,480	\$209,790	\$233,030	\$256,340	\$279,650	\$302,960	\$326,270	\$349,580	\$372,890
	2	\$141,525	\$169,830	\$198,135	\$226,440	\$254,745	\$282,965	\$311,270	\$339,575	\$367,880	\$396,185	\$424,490	\$452,795
	3	\$166,500	\$199,800	\$233,100	\$266,400	\$299,700	\$332,900	\$366,200	\$399,500	\$432,800	\$466,100	\$499,400	\$532,700
	4	\$191,475	\$229,770	\$268,065	\$306,360	\$344,655	\$382,835	\$421,130	\$459,425	\$497,720	\$536,015	\$574,310	\$612,605
7.375%	1	\$115,080	\$138,110	\$161,140	\$184,170	\$207,200	\$230,230	\$253,190	\$276,290	\$299,250	\$322,280	\$345,310	\$368,270
	2	\$139,740	\$167,705	\$195,670	\$223,635	\$251,600	\$279,565	\$307,445	\$335,495	\$363,375	\$391,340	\$419,305	\$447,185
	3	\$164,400	\$197,300	\$230,200	\$263,100	\$296,000	\$328,900	\$361,700	\$394,700	\$427,500	\$460,400	\$493,300	\$526,100
	4	\$189,060	\$226,895	\$264,730	\$302,565	\$340,400	\$378,235	\$415,955	\$453,905	\$491,625	\$529,460	\$567,295	\$605,015
7.500%	1	\$113,750	\$136,430	\$159,180	\$181,860	\$204,610	\$227,360	\$250,110	\$272,860	\$295,610	\$318,360	\$341,110	\$363,860
	2	\$138,125	\$165,665	\$193,290	\$220,830	\$248,455	\$276,080	\$303,705	\$331,330	\$358,955	\$386,580	\$414,205	\$441,830
	3	\$162,500	\$194,900	\$227,400	\$259,800	\$292,300	\$324,800	\$357,300	\$389,800	\$422,300	\$454,800	\$487,300	\$519,800
	4	\$186,875	\$224,135	\$261,510	\$298,770	\$336,145	\$373,520	\$410,895	\$448,270	\$485,645	\$523,020	\$560,395	\$597,770
7.625%	1	\$112,350	\$134,750	\$157,220	\$179,690	\$202,160	\$224,630	\$247,100	\$269,570	\$292,040	\$314,510	\$336,910	\$359,450
	2	\$136,425	\$163,625	\$190,910	\$218,195	\$245,480	\$272,765	\$300,050	\$327,335	\$354,620	\$381,905	\$409,105	\$436,475
	3	\$160,500	\$192,500	\$224,600	\$256,700	\$288,800	\$320,900	\$353,000	\$385,100	\$417,200	\$449,300	\$481,300	\$513,500
	4	\$184,575	\$221,375	\$258,290	\$295,205	\$332,120	\$369,035	\$405,950	\$442,865	\$479,780	\$516,695	\$553,695	\$590,525
7.750%	1	\$110,950	\$133,210	\$155,330	\$177,520	\$199,710	\$221,970	\$244,160	\$266,280	\$288,470	\$310,730	\$332,920	\$355,040
	2	\$134,725	\$161,755	\$188,615	\$215,560	\$242,505	\$269,535	\$296,480	\$323,340	\$350,285	\$377,315	\$404,260	\$431,120
	3	\$158,500	\$190,300	\$221,900	\$253,600	\$285,300	\$317,100	\$348,800	\$380,400	\$412,100	\$443,900	\$475,600	\$507,200
	4	\$182,275	\$218,845	\$255,185	\$291,640	\$328,095	\$364,665	\$401,120	\$437,460	\$473,915	\$510,485	\$546,940	\$583,280
7.875%	1	\$109,620	\$131,530	\$153,440	\$175,420	\$197,400	\$219,310	\$241,220	\$263,130	\$285,110	\$307,020	\$328,930	\$350,840
	2	\$133,110	\$159,715	\$186,320	\$213,010	\$239,700	\$266,305	\$292,910	\$319,515	\$346,205	\$372,810	\$399,415	\$426,020
	3	\$156,600	\$187,900	\$219,200	\$250,600	\$282,000	\$313,300	\$344,600	\$375,900	\$407,300	\$438,600	\$469,900	\$501,200
	4	\$180,090	\$216,085	\$252,080	\$288,190	\$324,300	\$360,295	\$396,290	\$432,285	\$468,395	\$504,390	\$540,385	\$576,380
8.000%	1	\$108,360	\$130,060	\$151,690	\$173,320	\$195,020	\$216,650	\$238,350	\$259,980	\$281,680	\$303,380	\$325,010	\$346,710
	2	\$131,580	\$157,930	\$184,195	\$210,460	\$236,810	\$263,075	\$289,425	\$315,690	\$342,040	\$368,390	\$394,655	\$421,005
	3	\$154,800	\$185,800	\$216,700	\$247,600	\$278,600	\$309,500	\$340,500	\$371,400	\$402,400	\$433,400	\$464,300	\$495,300
	4	\$178,020	\$213,670	\$249,205	\$284,740	\$320,390	\$355,925	\$391,575	\$427,110	\$462,760	\$498,410	\$533,945	\$569,595



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COUNTY OF MAUI

Effective: **May 1, 2021**

2021
 AFFORDABLE SALES PRICE GUIDELINES
MAUI (EXCEPT HANA)
MULTI-FAMILY

Prevailing Int. Rate	No. of Bedroom	Percent of Median Income											
		Very Low	Low Income				Below Moderate		Moderate		Above Moderate		Gap Income
		50% & Below	(51% to 80%)				(81% to 100%)		(101% to 120%)		(121% to 140%)		(141% to 160%)
		50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%
		\$47,950	\$57,540	\$67,130	\$76,720	\$86,310	\$95,900	\$105,490	\$115,080	\$124,670	\$134,260	\$143,850	\$153,440
8.125%	1	\$107,030	\$128,450	\$149,870	\$171,290	\$192,710	\$214,130	\$235,550	\$256,970	\$278,390	\$299,740	\$321,160	\$342,580
	2	\$129,965	\$155,975	\$181,985	\$207,995	\$234,005	\$260,015	\$286,025	\$312,035	\$338,045	\$363,970	\$389,980	\$415,990
	3	\$152,900	\$183,500	\$214,100	\$244,700	\$275,300	\$305,900	\$336,500	\$367,100	\$397,700	\$428,200	\$458,800	\$489,400
	4	\$175,835	\$211,025	\$246,215	\$281,405	\$316,595	\$351,785	\$386,975	\$422,165	\$457,355	\$492,430	\$527,620	\$562,810
8.250%	1	\$105,840	\$126,980	\$148,120	\$169,260	\$190,470	\$211,610	\$232,820	\$253,960	\$275,100	\$296,310	\$317,450	\$338,660
	2	\$128,520	\$154,190	\$179,860	\$205,530	\$231,285	\$256,955	\$282,710	\$308,380	\$334,050	\$359,805	\$385,475	\$411,230
	3	\$151,200	\$181,400	\$211,600	\$241,800	\$272,100	\$302,300	\$332,600	\$362,800	\$393,000	\$423,300	\$453,500	\$483,800
	4	\$173,880	\$208,610	\$243,340	\$278,070	\$312,915	\$347,645	\$382,490	\$417,220	\$451,950	\$486,795	\$521,525	\$556,370
8.375%	1	\$104,580	\$125,510	\$146,440	\$167,300	\$188,230	\$209,160	\$230,090	\$251,020	\$271,880	\$292,810	\$313,740	\$334,740
	2	\$126,990	\$152,405	\$177,820	\$203,150	\$228,565	\$253,980	\$279,395	\$304,810	\$330,140	\$355,555	\$380,970	\$406,470
	3	\$149,400	\$179,300	\$209,200	\$239,000	\$268,900	\$298,800	\$328,700	\$358,600	\$388,400	\$418,300	\$448,200	\$478,200
	4	\$171,810	\$206,195	\$240,580	\$274,850	\$309,235	\$343,620	\$378,005	\$412,390	\$446,660	\$481,045	\$515,430	\$549,930
8.500%	1	\$103,390	\$124,040	\$144,760	\$165,410	\$186,130	\$206,780	\$227,430	\$248,150	\$268,800	\$289,520	\$310,170	\$330,820
	2	\$125,545	\$150,620	\$175,780	\$200,855	\$226,015	\$251,090	\$276,165	\$301,325	\$326,400	\$351,560	\$376,635	\$401,710
	3	\$147,700	\$177,200	\$206,800	\$236,300	\$265,900	\$295,400	\$324,900	\$354,500	\$384,000	\$413,600	\$443,100	\$472,600
	4	\$169,855	\$203,780	\$237,820	\$271,745	\$305,785	\$339,710	\$373,635	\$407,675	\$441,600	\$475,640	\$509,565	\$543,490
8.625%	1	\$102,200	\$122,640	\$143,080	\$163,520	\$183,960	\$204,470	\$224,840	\$245,350	\$265,720	\$286,230	\$306,600	\$327,040
	2	\$124,100	\$148,920	\$173,740	\$198,560	\$223,380	\$248,285	\$273,020	\$297,925	\$322,660	\$347,565	\$372,300	\$397,120
	3	\$146,000	\$175,200	\$204,400	\$233,600	\$262,800	\$292,100	\$321,200	\$350,500	\$379,600	\$408,900	\$438,000	\$467,200
	4	\$167,900	\$201,480	\$235,060	\$268,640	\$302,220	\$335,915	\$369,380	\$403,075	\$436,540	\$470,235	\$503,700	\$537,280
8.750%	1	\$101,080	\$121,310	\$141,470	\$161,630	\$181,860	\$202,090	\$222,320	\$242,550	\$262,710	\$282,940	\$303,170	\$323,400
	2	\$122,740	\$147,305	\$171,785	\$196,265	\$220,830	\$245,395	\$269,960	\$294,525	\$319,005	\$343,570	\$368,135	\$392,700
	3	\$144,400	\$173,300	\$202,100	\$230,900	\$259,800	\$288,700	\$317,600	\$346,500	\$375,300	\$404,200	\$433,100	\$462,000
	4	\$166,060	\$199,295	\$232,415	\$265,535	\$298,770	\$332,005	\$365,240	\$398,475	\$431,595	\$464,830	\$498,065	\$531,300

Maximum affordable sales price is based on the following factors:

\$95,900 Median family income as established by the U.S. Department of Housing and Urban Development (HUD).

30 Number of years for a fixed-rate mortgage loan with no discount points

30% Percentage of gross monthly income for housing expenses (principle and interest payment only)

5% Percentage of the purchase price for downpayment.



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COUNTY OF MAUI

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INCOME LIMITS & AFFORDABLE RENT GUIDELINES
MAUI (EXCEPT HANA)

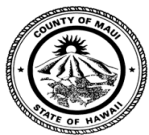
INCOME LIMITS FOR RENTAL UNITS (BY FAMILY SIZE & PERCENTAGE OF MEDIAN FAMILY INCOME)

% of Median	1 PERSON 0.7	2 PERSON 0.8	3 PERSON 0.9	4 PERSON 1.0	5 PERSON 1.08	6 PERSON 1.16	7 PERSON 1.24	8 PERSON 1.32
10%	\$6,710	\$7,670	\$8,630	\$9,590	\$10,360	\$11,120	\$11,890	\$12,660
20%	\$13,430	\$15,340	\$17,260	\$19,180	\$20,710	\$22,250	\$23,780	\$25,320
30%	\$20,140	\$23,020	\$25,890	\$28,770	\$31,070	\$33,370	\$35,670	\$37,980
40%	\$26,850	\$30,690	\$34,520	\$38,360	\$41,430	\$44,500	\$47,570	\$50,640
50%	\$33,570	\$38,360	\$43,160	\$47,950	\$51,790	\$55,620	\$59,460	\$63,290
60%	\$40,280	\$46,030	\$51,790	\$57,540	\$62,140	\$66,750	\$71,350	\$75,950
70%	\$46,990	\$53,700	\$60,420	\$67,130	\$72,500	\$77,870	\$83,240	\$88,610
80%	\$53,700	\$61,380	\$69,050	\$76,720	\$82,860	\$89,000	\$95,130	\$101,270
90%	\$60,420	\$69,050	\$77,680	\$86,310	\$93,210	\$100,120	\$107,020	\$113,930
100%	\$67,130	\$76,720	\$86,310	\$95,900	\$103,570	\$111,240	\$118,920	\$126,590
110%	\$73,840	\$84,390	\$94,940	\$105,490	\$113,930	\$122,370	\$130,810	\$139,250
120%	\$80,560	\$92,060	\$103,570	\$115,080	\$124,290	\$133,490	\$142,700	\$151,910
130%	\$87,270	\$99,740	\$112,200	\$124,670	\$134,640	\$144,620	\$154,590	\$164,560
140%	\$93,980	\$107,410	\$120,830	\$134,260	\$145,000	\$155,740	\$166,480	\$177,220

AFFORDABLE RENT GUIDELINES (BY UNIT SIZE & PERCENTAGE OF MEDIAN FAMILY INCOME)

% of Median	UNIT SIZE (NO. OF BEDROOMS)					
	0	1	2	3	4	5
10%	\$168	\$180	\$216	\$249	\$278	\$307
20%	\$336	\$360	\$432	\$499	\$556	\$614
30%	\$504	\$540	\$647	\$748	\$834	\$921
40%	\$671	\$719	\$863	\$997	\$1,113	\$1,228
50%	\$839	\$899	\$1,079	\$1,247	\$1,391	\$1,534
60%	\$1,007	\$1,079	\$1,295	\$1,496	\$1,669	\$1,841
70%	\$1,175	\$1,259	\$1,511	\$1,745	\$1,947	\$2,148
80%	\$1,343	\$1,439	\$1,726	\$1,995	\$2,225	\$2,455
90%	\$1,511	\$1,618	\$1,942	\$2,244	\$2,503	\$2,762
100%	\$1,678	\$1,798	\$2,158	\$2,493	\$2,781	\$3,069
110%	\$1,846	\$1,978	\$2,374	\$2,743	\$3,059	\$3,376
120%	\$2,014	\$2,158	\$2,589	\$2,992	\$3,337	\$3,683
130%	\$2,182	\$2,338	\$2,805	\$3,241	\$3,616	\$3,989
140%	\$2,350	\$2,517	\$3,021	\$3,491	\$3,894	\$4,296

Note: Affordable rents are based on 30% of gross monthly income. Affordable rents include utilities.



Prepared by:
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COUNTY OF MAUI

Effective: **May 1, 2021**

2021
 AFFORDABLE SALES PRICE GUIDELINES

HANA

METHODOLOGY

For Calculating Median Family Income

Factors used in calculation:

HUD's 2021 median family income for the County of Maui	\$95,900
American Community Survey 5-Year Estimate 2015-2019 median family income for Hana (from the Hawaii State Data Center)	\$56,339
Est. 2021 Hana median family income (Rounded to the nearest \$10)	\$56,340



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HANA

SINGLE FAMILY

Prevailing Int. Rate	No. of Bedroom	Percent of Median Income											
		Very Low	Low Income				Below Moderate		Moderate		Above Moderate		Gap Income
		50% & Below	(51% to 80%)				(81% to 100%)		(101% to 120%)		(121% to 140%)		(141% to 160%)
		50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%
		\$28,170	\$33,804	\$39,438	\$45,072	\$50,706	\$56,340	\$61,974	\$67,608	\$73,242	\$78,876	\$84,510	\$90,144
4.000%	1	\$108,710	\$130,410	\$152,180	\$173,880	\$195,650	\$217,420	\$239,120	\$260,890	\$282,590	\$304,360	\$326,060	\$347,830
	2	\$132,005	\$158,355	\$184,790	\$211,140	\$237,575	\$264,010	\$290,360	\$316,795	\$343,145	\$369,580	\$395,930	\$422,365
	3	\$155,300	\$186,300	\$217,400	\$248,400	\$279,500	\$310,600	\$341,600	\$372,700	\$403,700	\$434,800	\$465,800	\$496,900
	4	\$178,595	\$214,245	\$250,010	\$285,660	\$321,425	\$357,190	\$392,840	\$428,605	\$464,255	\$500,020	\$535,670	\$571,435
4.125%	1	\$107,100	\$128,520	\$149,870	\$171,290	\$192,710	\$214,130	\$235,550	\$256,970	\$278,390	\$299,810	\$321,230	\$342,650
	2	\$130,050	\$156,060	\$181,985	\$207,995	\$234,005	\$260,015	\$286,025	\$312,035	\$338,045	\$364,055	\$390,065	\$416,075
	3	\$153,000	\$183,600	\$214,100	\$244,700	\$275,300	\$305,900	\$336,500	\$367,100	\$397,700	\$428,300	\$458,900	\$489,500
	4	\$175,950	\$211,140	\$246,215	\$281,405	\$316,595	\$351,785	\$386,975	\$422,165	\$457,355	\$492,545	\$527,735	\$562,925
4.250%	1	\$105,490	\$126,560	\$147,700	\$168,770	\$189,840	\$210,980	\$232,050	\$253,190	\$274,260	\$295,330	\$316,470	\$337,540
	2	\$128,095	\$153,680	\$179,350	\$204,935	\$230,520	\$256,190	\$281,775	\$307,445	\$333,030	\$358,615	\$384,285	\$409,870
	3	\$150,700	\$180,800	\$211,000	\$241,100	\$271,200	\$301,400	\$331,500	\$361,700	\$391,800	\$421,900	\$452,100	\$482,200
	4	\$173,305	\$207,920	\$242,650	\$277,265	\$311,880	\$346,610	\$381,225	\$415,955	\$450,570	\$485,185	\$519,915	\$554,530
4.375%	1	\$103,950	\$124,740	\$145,530	\$166,320	\$187,110	\$207,900	\$228,620	\$249,410	\$270,200	\$290,990	\$311,780	\$332,570
	2	\$126,225	\$151,470	\$176,715	\$201,960	\$227,205	\$252,450	\$277,610	\$302,855	\$328,100	\$353,345	\$378,590	\$403,835
	3	\$148,500	\$178,200	\$207,900	\$237,600	\$267,300	\$297,000	\$326,600	\$356,300	\$386,000	\$415,700	\$445,400	\$475,100
	4	\$170,775	\$204,930	\$239,085	\$273,240	\$307,395	\$341,550	\$375,590	\$409,745	\$443,900	\$478,055	\$512,210	\$546,365
4.500%	1	\$102,410	\$122,920	\$143,360	\$163,870	\$184,380	\$204,820	\$225,330	\$245,770	\$266,280	\$286,790	\$307,230	\$327,740
	2	\$124,355	\$149,260	\$174,080	\$198,985	\$223,890	\$248,710	\$273,615	\$298,435	\$323,340	\$348,245	\$373,065	\$397,970
	3	\$146,300	\$175,600	\$204,800	\$234,100	\$263,400	\$292,600	\$321,900	\$351,100	\$380,400	\$409,700	\$438,900	\$468,200
	4	\$168,245	\$201,940	\$235,520	\$269,215	\$302,910	\$336,490	\$370,185	\$403,765	\$437,460	\$471,155	\$504,735	\$538,430
4.625%	1	\$100,940	\$121,100	\$141,330	\$161,490	\$181,650	\$201,880	\$222,040	\$242,200	\$262,430	\$282,590	\$302,820	\$322,980
	2	\$122,570	\$147,050	\$171,615	\$196,095	\$220,575	\$245,140	\$269,620	\$294,100	\$318,665	\$343,145	\$367,710	\$392,190
	3	\$144,200	\$173,000	\$201,900	\$230,700	\$259,500	\$288,400	\$317,200	\$346,000	\$374,900	\$403,700	\$432,600	\$461,400
	4	\$165,830	\$198,950	\$232,185	\$265,305	\$298,425	\$331,660	\$364,780	\$397,900	\$431,135	\$464,255	\$497,490	\$530,610
4.750%	1	\$99,470	\$119,350	\$139,300	\$159,180	\$179,060	\$198,940	\$218,820	\$238,770	\$258,650	\$278,530	\$298,410	\$318,360
	2	\$120,785	\$144,925	\$169,150	\$193,290	\$217,430	\$241,570	\$265,710	\$289,935	\$314,075	\$338,215	\$362,355	\$386,580
	3	\$142,100	\$170,500	\$199,000	\$227,400	\$255,800	\$284,200	\$312,600	\$341,100	\$369,500	\$397,900	\$426,300	\$454,800
	4	\$163,415	\$196,075	\$228,850	\$261,510	\$294,170	\$326,830	\$359,490	\$392,265	\$424,925	\$457,585	\$490,245	\$523,020
4.875%	1	\$98,070	\$117,670	\$137,270	\$156,870	\$176,470	\$196,140	\$215,740	\$235,340	\$254,940	\$274,540	\$294,140	\$313,810
	2	\$119,085	\$142,885	\$166,685	\$190,485	\$214,285	\$238,170	\$261,970	\$285,770	\$309,570	\$333,370	\$357,170	\$381,055
	3	\$140,100	\$168,100	\$196,100	\$224,100	\$252,100	\$280,200	\$308,200	\$336,200	\$364,200	\$392,200	\$420,200	\$448,300
	4	\$161,115	\$193,315	\$225,515	\$257,715	\$289,915	\$322,230	\$354,430	\$386,630	\$418,830	\$451,030	\$483,230	\$515,545
5.000%	1	\$96,670	\$115,990	\$135,310	\$154,630	\$174,020	\$193,340	\$212,660	\$231,980	\$251,300	\$270,690	\$290,010	\$309,330
	2	\$117,385	\$140,845	\$164,305	\$187,765	\$211,310	\$234,770	\$258,230	\$281,690	\$305,150	\$328,695	\$352,155	\$375,615
	3	\$138,100	\$165,700	\$193,300	\$220,900	\$248,600	\$276,200	\$303,800	\$331,400	\$359,000	\$386,700	\$414,300	\$441,900
	4	\$158,815	\$190,555	\$222,295	\$254,035	\$285,890	\$317,630	\$349,370	\$381,110	\$412,850	\$444,705	\$476,445	\$508,185
5.125%	1	\$95,270	\$114,380	\$133,420	\$152,460	\$171,570	\$190,610	\$209,650	\$228,760	\$247,800	\$266,840	\$285,880	\$304,990
	2	\$115,685	\$138,890	\$162,010	\$185,130	\$208,335	\$231,455	\$254,575	\$277,780	\$300,900	\$324,020	\$347,140	\$370,345
	3	\$136,100	\$163,400	\$190,600	\$217,800	\$245,100	\$272,300	\$299,500	\$326,800	\$354,000	\$381,200	\$408,400	\$435,700
	4	\$156,515	\$187,910	\$219,190	\$250,470	\$281,865	\$313,145	\$344,425	\$375,820	\$407,100	\$438,380	\$469,660	\$501,055
5.250%	1	\$93,940	\$112,770	\$131,530	\$150,360	\$169,120	\$187,950	\$206,710	\$225,540	\$244,300	\$263,130	\$281,890	\$300,720
	2	\$114,070	\$136,935	\$159,715	\$182,580	\$205,360	\$228,225	\$251,005	\$273,870	\$296,650	\$319,515	\$342,295	\$365,160
	3	\$134,200	\$161,100	\$187,900	\$214,800	\$241,600	\$268,500	\$295,300	\$322,200	\$349,000	\$375,900	\$402,700	\$429,600
	4	\$154,330	\$185,265	\$216,085	\$247,020	\$277,840	\$308,775	\$339,595	\$370,530	\$401,350	\$432,285	\$463,105	\$494,040



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HANA **SINGLE FAMILY**

Prevailing Int. Rate	No. of Bedroom	Percent of Median Income											
		Very Low	Low Income				Below Moderate		Moderate		Above Moderate		Gap Income
		50% & Below	(51% to 80%)				(81% to 100%)		(101% to 120%)		(121% to 140%)		(141% to 160%)
		50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%
		\$28,170	\$33,804	\$39,438	\$45,072	\$50,706	\$56,340	\$61,974	\$67,608	\$73,242	\$78,876	\$84,510	\$90,144
5.375%	1	\$92,680	\$111,230	\$129,710	\$148,260	\$166,810	\$185,360	\$203,840	\$222,390	\$240,940	\$259,490	\$278,040	\$296,520
	2	\$112,540	\$135,065	\$157,505	\$180,030	\$202,555	\$225,080	\$247,520	\$270,045	\$292,570	\$315,095	\$337,620	\$360,060
	3	\$132,400	\$158,900	\$185,300	\$211,800	\$238,300	\$264,800	\$291,200	\$317,700	\$344,200	\$370,700	\$397,200	\$423,600
	4	\$152,260	\$182,735	\$213,095	\$243,570	\$274,045	\$304,520	\$334,880	\$365,355	\$395,830	\$426,305	\$456,780	\$487,140
5.500%	1	\$91,420	\$109,690	\$127,960	\$146,230	\$164,500	\$182,770	\$201,040	\$219,310	\$237,650	\$255,920	\$274,190	\$292,460
	2	\$111,010	\$133,195	\$155,380	\$177,565	\$199,750	\$221,935	\$244,120	\$266,305	\$288,575	\$310,760	\$332,945	\$355,130
	3	\$130,600	\$156,700	\$182,800	\$208,900	\$235,000	\$261,100	\$287,200	\$313,300	\$339,500	\$365,600	\$391,700	\$417,800
	4	\$150,190	\$180,205	\$210,220	\$240,235	\$270,250	\$300,265	\$330,280	\$360,295	\$390,425	\$420,440	\$450,455	\$480,470
5.625%	1	\$90,160	\$108,150	\$126,210	\$144,200	\$162,260	\$180,320	\$198,310	\$216,370	\$234,360	\$252,420	\$270,410	\$288,470
	2	\$109,480	\$131,325	\$153,255	\$175,100	\$197,030	\$218,960	\$240,805	\$262,735	\$284,580	\$306,510	\$328,355	\$350,285
	3	\$128,800	\$154,500	\$180,300	\$206,000	\$231,800	\$257,600	\$283,300	\$309,100	\$334,800	\$360,600	\$386,300	\$412,100
	4	\$148,120	\$177,675	\$207,345	\$236,900	\$266,570	\$296,240	\$325,795	\$355,465	\$385,020	\$414,690	\$444,245	\$473,915
5.750%	1	\$88,900	\$106,680	\$124,460	\$142,240	\$160,090	\$177,870	\$195,650	\$213,430	\$231,210	\$248,990	\$266,770	\$284,550
	2	\$107,950	\$129,540	\$151,130	\$172,720	\$194,395	\$215,985	\$237,575	\$259,165	\$280,755	\$302,345	\$323,935	\$345,525
	3	\$127,000	\$152,400	\$177,800	\$203,200	\$228,700	\$254,100	\$279,500	\$304,900	\$330,300	\$355,700	\$381,100	\$406,500
	4	\$146,050	\$175,260	\$204,470	\$233,680	\$263,005	\$292,215	\$321,425	\$350,635	\$379,845	\$409,055	\$438,265	\$467,475
5.875%	1	\$87,710	\$105,280	\$122,780	\$140,350	\$157,920	\$175,420	\$192,990	\$210,560	\$228,060	\$245,630	\$263,200	\$280,700
	2	\$106,505	\$127,840	\$149,090	\$170,425	\$191,760	\$213,010	\$234,345	\$255,680	\$276,930	\$298,265	\$319,600	\$340,850
	3	\$125,300	\$150,400	\$175,400	\$200,500	\$225,600	\$250,600	\$275,700	\$300,800	\$325,800	\$350,900	\$376,000	\$401,000
	4	\$144,095	\$172,960	\$201,710	\$230,575	\$259,440	\$288,190	\$317,055	\$345,920	\$374,670	\$403,535	\$432,400	\$461,150
6.000%	1	\$86,520	\$103,880	\$121,170	\$138,460	\$155,820	\$173,110	\$190,400	\$207,690	\$225,050	\$242,340	\$259,630	\$276,990
	2	\$105,060	\$126,140	\$147,135	\$168,130	\$189,210	\$210,205	\$231,200	\$252,195	\$273,275	\$294,270	\$315,265	\$336,345
	3	\$123,600	\$148,400	\$173,100	\$197,800	\$222,600	\$247,300	\$272,000	\$296,700	\$321,500	\$346,200	\$370,900	\$395,700
	4	\$142,140	\$170,660	\$199,065	\$227,470	\$255,990	\$284,395	\$312,800	\$341,205	\$369,725	\$398,130	\$426,535	\$455,055
6.125%	1	\$85,400	\$102,480	\$119,560	\$136,640	\$153,720	\$170,800	\$187,880	\$204,960	\$222,040	\$239,120	\$256,200	\$273,280
	2	\$103,700	\$124,440	\$145,180	\$165,920	\$186,660	\$207,400	\$228,140	\$248,880	\$269,620	\$290,360	\$311,100	\$331,840
	3	\$122,000	\$146,400	\$170,800	\$195,200	\$219,600	\$244,000	\$268,400	\$292,800	\$317,200	\$341,600	\$366,000	\$390,400
	4	\$140,300	\$168,360	\$196,420	\$224,480	\$252,540	\$280,600	\$308,660	\$336,720	\$364,780	\$392,840	\$420,900	\$448,960
6.250%	1	\$84,280	\$101,150	\$118,020	\$134,820	\$151,690	\$168,560	\$185,430	\$202,300	\$219,100	\$235,970	\$252,840	\$269,710
	2	\$102,340	\$122,825	\$143,310	\$163,710	\$184,195	\$204,680	\$225,165	\$245,650	\$266,050	\$286,535	\$307,020	\$327,505
	3	\$120,400	\$144,500	\$168,600	\$192,600	\$216,700	\$240,800	\$264,900	\$289,000	\$313,000	\$337,100	\$361,200	\$385,300
	4	\$138,460	\$166,175	\$193,890	\$221,490	\$249,205	\$276,920	\$304,635	\$332,350	\$359,950	\$387,665	\$415,380	\$443,095
6.375%	1	\$83,160	\$99,820	\$116,480	\$133,070	\$149,730	\$166,390	\$182,980	\$199,640	\$216,230	\$232,890	\$249,550	\$266,140
	2	\$100,980	\$121,210	\$141,440	\$161,585	\$181,815	\$202,045	\$222,190	\$242,420	\$262,565	\$282,795	\$303,025	\$323,170
	3	\$118,800	\$142,600	\$166,400	\$190,100	\$213,900	\$237,700	\$261,400	\$285,200	\$308,900	\$332,700	\$356,500	\$380,200
	4	\$136,620	\$163,990	\$191,360	\$218,615	\$245,985	\$273,355	\$300,610	\$327,980	\$355,235	\$382,605	\$409,975	\$437,230
6.500%	1	\$82,110	\$98,490	\$114,940	\$131,390	\$147,770	\$164,220	\$180,600	\$197,050	\$213,430	\$229,880	\$246,330	\$262,710
	2	\$99,705	\$119,595	\$139,570	\$159,545	\$179,435	\$199,410	\$219,300	\$239,275	\$259,165	\$279,140	\$299,115	\$319,005
	3	\$117,300	\$140,700	\$164,200	\$187,700	\$211,100	\$234,600	\$258,000	\$281,500	\$304,900	\$328,400	\$351,900	\$375,300
	4	\$134,895	\$161,805	\$188,830	\$215,855	\$242,765	\$269,790	\$296,700	\$323,725	\$350,635	\$377,660	\$404,685	\$431,595
6.625%	1	\$81,060	\$97,230	\$113,470	\$129,640	\$145,880	\$162,050	\$178,290	\$194,530	\$210,700	\$226,940	\$243,110	\$259,350
	2	\$98,430	\$118,065	\$137,785	\$157,420	\$177,140	\$196,775	\$216,495	\$236,215	\$255,850	\$275,570	\$295,205	\$314,925
	3	\$115,800	\$138,900	\$162,100	\$185,200	\$208,400	\$231,500	\$254,700	\$277,900	\$301,000	\$324,200	\$347,300	\$370,500
	4	\$133,170	\$159,735	\$186,415	\$212,980	\$239,660	\$266,225	\$292,905	\$319,585	\$346,150	\$372,830	\$399,395	\$426,075



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HANA **SINGLE FAMILY**

Prevailing Int. Rate	No. of Bedroom	Percent of Median Income											
		Very Low	Low Income				Below Moderate		Moderate		Above Moderate		Gap Income
		50% & Below	(51% to 80%)				(81% to 100%)		(101% to 120%)		(121% to 140%)		(141% to 160%)
		50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%
		\$28,170	\$33,804	\$39,438	\$45,072	\$50,706	\$56,340	\$61,974	\$67,608	\$73,242	\$78,876	\$84,510	\$90,144
6.750%	1	\$80,010	\$96,040	\$112,000	\$128,030	\$143,990	\$160,020	\$175,980	\$192,010	\$208,040	\$224,000	\$240,030	\$255,990
	2	\$97,155	\$116,620	\$136,000	\$155,465	\$174,845	\$194,310	\$213,690	\$233,155	\$252,620	\$272,000	\$291,465	\$310,845
	3	\$114,300	\$137,200	\$160,000	\$182,900	\$205,700	\$228,600	\$251,400	\$274,300	\$297,200	\$320,000	\$342,900	\$365,700
	4	\$131,445	\$157,780	\$184,000	\$210,335	\$236,555	\$262,890	\$289,110	\$315,445	\$341,780	\$368,000	\$394,335	\$420,555
6.875%	1	\$78,960	\$94,780	\$110,600	\$126,420	\$142,170	\$157,990	\$173,810	\$189,560	\$205,380	\$221,200	\$236,950	\$252,770
	2	\$95,880	\$115,090	\$134,300	\$153,510	\$172,635	\$191,845	\$211,055	\$230,180	\$249,390	\$268,600	\$287,725	\$306,935
	3	\$112,800	\$135,400	\$158,000	\$180,600	\$203,100	\$225,700	\$248,300	\$270,800	\$293,400	\$316,000	\$338,500	\$361,100
	4	\$129,720	\$155,710	\$181,700	\$207,690	\$233,565	\$259,555	\$285,545	\$311,420	\$337,410	\$363,400	\$389,275	\$415,265
7.000%	1	\$77,980	\$93,590	\$109,200	\$124,810	\$140,420	\$156,030	\$171,570	\$187,180	\$202,790	\$218,400	\$234,010	\$249,620
	2	\$94,690	\$113,645	\$132,600	\$151,555	\$170,510	\$189,465	\$208,335	\$227,290	\$246,245	\$265,200	\$284,155	\$303,110
	3	\$111,400	\$133,700	\$156,000	\$178,300	\$200,600	\$222,900	\$245,100	\$267,400	\$289,700	\$312,000	\$334,300	\$356,600
	4	\$128,110	\$153,755	\$179,400	\$205,045	\$230,690	\$256,335	\$281,865	\$307,510	\$333,155	\$358,800	\$384,445	\$410,090
7.125%	1	\$77,000	\$92,400	\$107,800	\$123,270	\$138,670	\$154,070	\$169,470	\$184,870	\$200,270	\$215,670	\$231,070	\$246,470
	2	\$93,500	\$112,200	\$130,900	\$149,685	\$168,385	\$187,085	\$205,785	\$224,485	\$243,185	\$261,885	\$280,585	\$299,285
	3	\$110,000	\$132,000	\$154,000	\$176,100	\$198,100	\$220,100	\$242,100	\$264,100	\$286,100	\$308,100	\$330,100	\$352,100
	4	\$126,500	\$151,800	\$177,100	\$202,515	\$227,815	\$253,115	\$278,415	\$303,715	\$329,015	\$354,315	\$379,615	\$404,915
7.250%	1	\$76,090	\$91,280	\$106,470	\$121,730	\$136,920	\$152,110	\$167,370	\$182,560	\$197,750	\$213,010	\$228,200	\$243,390
	2	\$92,395	\$110,840	\$129,285	\$147,815	\$166,260	\$184,705	\$203,235	\$221,680	\$240,125	\$258,565	\$277,100	\$295,545
	3	\$108,700	\$130,400	\$152,100	\$173,900	\$195,600	\$217,300	\$239,100	\$260,800	\$282,500	\$304,300	\$326,000	\$347,700
	4	\$125,005	\$149,960	\$174,915	\$199,985	\$224,940	\$249,895	\$274,965	\$299,920	\$324,875	\$349,945	\$374,900	\$399,855
7.375%	1	\$75,110	\$90,160	\$105,210	\$120,190	\$135,240	\$150,290	\$165,270	\$180,320	\$195,370	\$210,350	\$225,400	\$240,450
	2	\$91,205	\$109,480	\$127,755	\$145,945	\$164,220	\$182,495	\$200,685	\$218,960	\$237,235	\$255,425	\$273,700	\$291,975
	3	\$107,300	\$128,800	\$150,300	\$171,700	\$193,200	\$214,700	\$236,100	\$257,600	\$279,100	\$300,500	\$322,000	\$343,500
	4	\$123,395	\$148,120	\$172,845	\$197,455	\$222,180	\$246,905	\$271,515	\$296,240	\$320,965	\$345,575	\$370,300	\$395,025
7.500%	1	\$74,200	\$89,040	\$103,880	\$118,720	\$133,560	\$148,400	\$163,240	\$178,150	\$192,990	\$207,830	\$222,670	\$237,510
	2	\$90,100	\$108,120	\$126,140	\$144,160	\$162,180	\$180,200	\$198,220	\$216,325	\$234,345	\$252,365	\$270,385	\$288,405
	3	\$106,000	\$127,200	\$148,400	\$169,600	\$190,800	\$212,000	\$233,200	\$254,500	\$275,700	\$296,900	\$318,100	\$339,300
	4	\$121,900	\$146,280	\$170,660	\$195,040	\$219,420	\$243,800	\$268,180	\$292,675	\$317,055	\$341,435	\$365,815	\$390,195
7.625%	1	\$73,290	\$87,990	\$102,620	\$117,320	\$131,950	\$146,650	\$161,280	\$175,980	\$190,610	\$205,310	\$219,940	\$234,640
	2	\$88,995	\$106,845	\$124,610	\$142,460	\$160,225	\$178,075	\$195,840	\$213,690	\$231,455	\$249,305	\$267,070	\$284,920
	3	\$104,700	\$125,700	\$146,600	\$167,600	\$188,500	\$209,500	\$230,400	\$251,400	\$272,300	\$293,300	\$314,200	\$335,200
	4	\$120,405	\$144,555	\$168,590	\$192,740	\$216,775	\$240,925	\$264,960	\$289,110	\$313,145	\$337,295	\$361,330	\$385,480
7.750%	1	\$72,450	\$86,940	\$101,430	\$115,920	\$130,410	\$144,900	\$159,320	\$173,810	\$188,300	\$202,790	\$217,280	\$231,770
	2	\$87,975	\$105,570	\$123,165	\$140,760	\$158,355	\$175,950	\$193,460	\$211,055	\$228,650	\$246,245	\$263,840	\$281,435
	3	\$103,500	\$124,200	\$144,900	\$165,600	\$186,300	\$207,000	\$227,600	\$248,300	\$269,000	\$289,700	\$310,400	\$331,100
	4	\$119,025	\$142,830	\$166,635	\$190,440	\$214,245	\$238,050	\$261,740	\$285,545	\$309,350	\$333,155	\$356,960	\$380,765
7.875%	1	\$71,540	\$85,890	\$100,170	\$114,520	\$128,800	\$143,150	\$157,430	\$171,780	\$186,060	\$200,410	\$214,690	\$229,040
	2	\$86,870	\$104,295	\$121,635	\$139,060	\$156,400	\$173,825	\$191,165	\$208,590	\$225,930	\$243,355	\$260,695	\$278,120
	3	\$102,200	\$122,700	\$143,100	\$163,600	\$184,000	\$204,500	\$224,900	\$245,400	\$265,800	\$286,300	\$306,700	\$327,200
	4	\$117,530	\$141,105	\$164,565	\$188,140	\$211,600	\$235,175	\$258,635	\$282,210	\$305,670	\$329,245	\$352,705	\$376,280
8.000%	1	\$70,700	\$84,840	\$98,980	\$113,120	\$127,330	\$141,470	\$155,610	\$169,750	\$183,890	\$198,030	\$212,170	\$226,310
	2	\$85,850	\$103,020	\$120,190	\$137,360	\$154,615	\$171,785	\$188,955	\$206,125	\$223,295	\$240,465	\$257,635	\$274,805
	3	\$101,000	\$121,200	\$141,400	\$161,600	\$181,900	\$202,100	\$222,300	\$242,500	\$262,700	\$282,900	\$303,100	\$323,300
	4	\$116,150	\$139,380	\$162,610	\$185,840	\$209,185	\$232,415	\$255,645	\$278,875	\$302,105	\$325,335	\$348,565	\$371,795



Prepared by:
HOUSING DIVISION
DEPARTMENT OF HOUSING AND HUMAN CONCERNS (DHHC)
COUNTY OF MAUI

Effective: **May 1, 2021**

2021
AFFORDABLE SALES PRICE GUIDELINES

HANA

SINGLE FAMILY

Prevailing Int. Rate	No. of Bedroom	Percent of Median Income											
		Very Low	Low Income				Below Moderate		Moderate		Above Moderate		Gap Income
		50% & Below	(51% to 80%)				(81% to 100%)		(101% to 120%)		(121% to 140%)		(141% to 160%)
		50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%
		\$28,170	\$33,804	\$39,438	\$45,072	\$50,706	\$56,340	\$61,974	\$67,608	\$73,242	\$78,876	\$84,510	\$90,144
8.125%	1	\$69,860	\$83,860	\$97,860	\$111,790	\$125,790	\$139,790	\$153,720	\$167,720	\$181,720	\$195,720	\$209,650	\$223,650
	2	\$84,830	\$101,830	\$118,830	\$135,745	\$152,745	\$169,745	\$186,660	\$203,660	\$220,660	\$237,660	\$254,575	\$271,575
	3	\$99,800	\$119,800	\$139,800	\$159,700	\$179,700	\$199,700	\$219,600	\$239,600	\$259,600	\$279,600	\$299,500	\$319,500
	4	\$114,770	\$137,770	\$160,770	\$183,655	\$206,655	\$229,655	\$252,540	\$275,540	\$298,540	\$321,540	\$344,425	\$367,425
8.250%	1	\$69,090	\$82,880	\$96,670	\$110,530	\$124,320	\$138,180	\$151,970	\$165,760	\$179,620	\$193,410	\$207,200	\$221,060
	2	\$83,895	\$100,640	\$117,385	\$134,215	\$150,960	\$167,790	\$184,535	\$201,280	\$218,110	\$234,855	\$251,600	\$268,430
	3	\$98,700	\$118,400	\$138,100	\$157,900	\$177,600	\$197,400	\$217,100	\$236,800	\$256,600	\$276,300	\$296,000	\$315,800
	4	\$113,505	\$136,160	\$158,815	\$181,585	\$204,240	\$227,010	\$249,665	\$272,320	\$295,090	\$317,745	\$340,400	\$363,170
8.375%	1	\$68,250	\$81,900	\$95,550	\$109,270	\$122,920	\$136,570	\$150,220	\$163,870	\$177,520	\$191,170	\$204,820	\$218,470
	2	\$82,875	\$99,450	\$116,025	\$132,685	\$149,260	\$165,835	\$182,410	\$198,985	\$215,560	\$232,135	\$248,710	\$265,285
	3	\$97,500	\$117,000	\$136,500	\$156,100	\$175,600	\$195,100	\$214,600	\$234,100	\$253,600	\$273,100	\$292,600	\$312,100
	4	\$112,125	\$134,550	\$156,975	\$179,515	\$201,940	\$224,365	\$246,790	\$269,215	\$291,640	\$314,065	\$336,490	\$358,915
8.500%	1	\$67,480	\$80,990	\$94,500	\$108,010	\$121,450	\$134,960	\$148,470	\$161,980	\$175,490	\$189,000	\$202,440	\$215,950
	2	\$81,940	\$98,345	\$114,750	\$131,155	\$147,475	\$163,880	\$180,285	\$196,690	\$213,095	\$229,500	\$245,820	\$262,225
	3	\$96,400	\$115,700	\$135,000	\$154,300	\$173,500	\$192,800	\$212,100	\$231,400	\$250,700	\$270,000	\$289,200	\$308,500
	4	\$110,860	\$133,055	\$155,250	\$177,445	\$199,525	\$221,720	\$243,915	\$266,110	\$288,305	\$310,500	\$332,580	\$354,775
8.625%	1	\$66,710	\$80,080	\$93,380	\$106,750	\$120,120	\$133,420	\$146,790	\$160,090	\$173,460	\$186,830	\$200,130	\$213,500
	2	\$81,005	\$97,240	\$113,390	\$129,625	\$145,860	\$162,010	\$178,245	\$194,395	\$210,630	\$226,865	\$243,015	\$259,250
	3	\$95,300	\$114,400	\$133,400	\$152,500	\$171,600	\$190,600	\$209,700	\$228,700	\$247,800	\$266,900	\$285,900	\$305,000
	4	\$109,595	\$131,560	\$153,410	\$175,375	\$197,340	\$219,190	\$241,155	\$263,005	\$284,970	\$306,935	\$328,785	\$350,750
8.750%	1	\$65,940	\$79,170	\$92,330	\$105,560	\$118,720	\$131,950	\$145,110	\$158,340	\$171,500	\$184,660	\$197,890	\$211,050
	2	\$80,070	\$96,135	\$112,115	\$128,180	\$144,160	\$160,225	\$176,205	\$192,270	\$208,250	\$224,230	\$240,295	\$256,275
	3	\$94,200	\$113,100	\$131,900	\$150,800	\$169,600	\$188,500	\$207,300	\$226,200	\$245,000	\$263,800	\$282,700	\$301,500
	4	\$108,330	\$130,065	\$151,685	\$173,420	\$195,040	\$216,775	\$238,395	\$260,130	\$281,750	\$303,370	\$325,105	\$346,725

Maximum affordable sales price is based on the following factors:

\$56,340 Median family income as established by the Department of Housing and Human Concerns (DHHC)

30 Number of years for a fixed-rate mortgage loan with no discount points

30% Percentage of gross monthly income for housing expenses (principle and interest payment only)

5% Percentage of the purchase price for downpayment.



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AFFORDABLE SALES PRICE GUIDELINES

HANA
MULTI-FAMILY

Prevailing Int. Rate	No. of Bedroom	Percent of Median Income											
		Very Low	Low Income				Below Moderate		Moderate		Above Moderate		Gap Income
		50% & Below	(51% to 80%)				(81% to 100%)		(101% to 120%)		(121% to 140%)		(141% to 160%)
		50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%
		\$28,170	\$33,804	\$39,438	\$45,072	\$50,706	\$56,340	\$61,974	\$67,608	\$73,242	\$78,876	\$84,510	\$90,144
4.000%	1	\$97,860	\$117,390	\$136,990	\$156,520	\$176,120	\$195,650	\$215,180	\$234,780	\$254,310	\$273,910	\$293,440	\$313,040
	2	\$118,830	\$142,545	\$166,345	\$190,060	\$213,860	\$237,575	\$261,290	\$285,090	\$308,805	\$332,605	\$356,320	\$380,120
	3	\$139,800	\$167,700	\$195,700	\$223,600	\$251,600	\$279,500	\$307,400	\$335,400	\$363,300	\$391,300	\$419,200	\$447,200
	4	\$160,770	\$192,855	\$225,055	\$257,140	\$289,340	\$321,425	\$353,510	\$385,710	\$417,795	\$449,995	\$482,080	\$514,280
4.125%	1	\$96,390	\$115,640	\$134,890	\$154,140	\$173,460	\$192,710	\$212,030	\$231,280	\$250,530	\$269,850	\$289,100	\$308,420
	2	\$117,045	\$140,420	\$163,795	\$187,170	\$210,630	\$234,005	\$257,465	\$280,840	\$304,215	\$327,675	\$351,050	\$374,510
	3	\$137,700	\$165,200	\$192,700	\$220,200	\$247,800	\$275,300	\$302,900	\$330,400	\$357,900	\$385,500	\$413,000	\$440,600
	4	\$158,355	\$189,980	\$221,605	\$253,230	\$284,970	\$316,595	\$348,335	\$379,960	\$411,585	\$443,325	\$474,950	\$506,690
4.250%	1	\$94,920	\$113,890	\$132,930	\$151,900	\$170,870	\$189,910	\$208,880	\$227,850	\$246,820	\$265,790	\$284,830	\$303,800
	2	\$115,260	\$138,295	\$161,415	\$184,450	\$207,485	\$230,605	\$253,640	\$276,675	\$299,710	\$322,745	\$345,865	\$368,900
	3	\$135,600	\$162,700	\$189,900	\$217,000	\$244,100	\$271,300	\$298,400	\$325,500	\$352,600	\$379,700	\$406,900	\$434,000
	4	\$155,940	\$187,105	\$218,385	\$249,550	\$280,715	\$311,995	\$343,160	\$374,325	\$405,490	\$436,655	\$467,935	\$499,100
4.375%	1	\$93,590	\$112,280	\$130,970	\$149,660	\$168,420	\$187,110	\$205,730	\$224,490	\$243,180	\$261,870	\$280,630	\$299,320
	2	\$113,645	\$136,340	\$159,035	\$181,730	\$204,510	\$227,205	\$249,815	\$272,595	\$295,290	\$317,985	\$340,765	\$363,460
	3	\$133,700	\$160,400	\$187,100	\$213,800	\$240,600	\$267,300	\$293,900	\$320,700	\$347,400	\$374,100	\$400,900	\$427,600
	4	\$153,755	\$184,460	\$215,165	\$245,870	\$276,690	\$307,395	\$337,985	\$368,805	\$399,510	\$430,215	\$461,035	\$491,740
4.500%	1	\$92,190	\$110,600	\$129,010	\$147,490	\$165,970	\$184,310	\$202,790	\$221,200	\$239,680	\$258,090	\$276,500	\$294,980
	2	\$111,945	\$134,300	\$156,655	\$179,095	\$201,535	\$223,805	\$246,245	\$268,600	\$291,040	\$313,395	\$335,750	\$358,190
	3	\$131,700	\$158,000	\$184,300	\$210,700	\$237,100	\$263,300	\$289,700	\$316,000	\$342,400	\$368,700	\$395,000	\$421,400
	4	\$151,455	\$181,700	\$211,945	\$242,305	\$272,665	\$302,795	\$333,155	\$363,400	\$393,760	\$424,005	\$454,250	\$484,610
4.625%	1	\$90,860	\$108,990	\$127,190	\$145,320	\$163,520	\$181,720	\$199,850	\$217,980	\$236,180	\$254,310	\$272,510	\$290,710
	2	\$110,330	\$132,345	\$154,445	\$176,460	\$198,560	\$220,660	\$242,675	\$264,690	\$286,790	\$308,805	\$330,905	\$353,005
	3	\$129,800	\$155,700	\$181,700	\$207,600	\$233,600	\$259,600	\$285,500	\$311,400	\$337,400	\$363,300	\$389,300	\$415,300
	4	\$149,270	\$179,055	\$208,955	\$238,740	\$268,640	\$298,540	\$328,325	\$358,110	\$388,010	\$417,795	\$447,695	\$477,595
4.750%	1	\$89,530	\$107,450	\$125,370	\$143,290	\$161,140	\$179,060	\$196,910	\$214,900	\$232,820	\$250,670	\$268,590	\$286,510
	2	\$108,715	\$130,475	\$152,235	\$173,995	\$195,670	\$217,430	\$239,105	\$260,950	\$282,710	\$304,385	\$326,145	\$347,905
	3	\$127,900	\$153,500	\$179,100	\$204,700	\$230,200	\$255,800	\$281,300	\$307,000	\$332,600	\$358,100	\$383,700	\$409,300
	4	\$147,085	\$176,525	\$205,965	\$235,405	\$264,730	\$294,170	\$323,495	\$353,050	\$382,490	\$411,815	\$441,255	\$470,695
4.875%	1	\$88,270	\$105,910	\$123,550	\$141,190	\$158,830	\$176,540	\$194,180	\$211,820	\$229,460	\$247,100	\$264,740	\$282,450
	2	\$107,185	\$128,605	\$150,025	\$171,445	\$192,865	\$214,370	\$235,790	\$257,210	\$278,630	\$300,050	\$321,470	\$342,975
	3	\$126,100	\$151,300	\$176,500	\$201,700	\$226,900	\$252,200	\$277,400	\$302,600	\$327,800	\$353,000	\$378,200	\$403,500
	4	\$145,015	\$173,995	\$202,975	\$231,955	\$260,935	\$290,030	\$319,010	\$347,990	\$376,970	\$405,950	\$434,930	\$464,025
5.000%	1	\$87,010	\$104,370	\$121,800	\$139,160	\$156,590	\$174,020	\$191,380	\$208,810	\$226,170	\$243,600	\$261,030	\$278,390
	2	\$105,655	\$126,735	\$147,900	\$168,980	\$190,145	\$211,310	\$232,390	\$253,555	\$274,635	\$295,800	\$316,965	\$338,045
	3	\$124,300	\$149,100	\$174,000	\$198,800	\$223,700	\$248,600	\$273,400	\$298,300	\$323,100	\$348,000	\$372,900	\$397,700
	4	\$142,945	\$171,465	\$200,100	\$228,620	\$257,255	\$285,890	\$314,410	\$343,045	\$371,565	\$400,200	\$428,835	\$457,355
5.125%	1	\$85,750	\$102,970	\$120,050	\$137,200	\$154,420	\$171,570	\$188,720	\$205,870	\$223,020	\$240,170	\$257,320	\$274,470
	2	\$104,125	\$125,035	\$145,775	\$166,600	\$187,510	\$208,335	\$229,160	\$249,985	\$270,810	\$291,635	\$312,460	\$333,285
	3	\$122,500	\$147,100	\$171,500	\$196,000	\$220,600	\$245,100	\$269,600	\$294,100	\$318,600	\$343,100	\$367,600	\$392,100
	4	\$140,875	\$169,165	\$197,225	\$225,400	\$253,690	\$281,865	\$310,040	\$338,215	\$366,390	\$394,565	\$422,740	\$450,915
5.250%	1	\$84,560	\$101,500	\$118,370	\$135,310	\$152,180	\$169,190	\$186,060	\$203,000	\$219,870	\$236,810	\$253,680	\$270,620
	2	\$102,680	\$123,250	\$143,735	\$164,305	\$184,790	\$205,445	\$225,930	\$246,500	\$266,985	\$287,555	\$308,040	\$328,610
	3	\$120,800	\$145,000	\$169,100	\$193,300	\$217,400	\$241,700	\$265,800	\$290,000	\$314,100	\$338,300	\$362,400	\$386,600
	4	\$138,920	\$166,750	\$194,465	\$222,295	\$250,010	\$277,955	\$305,670	\$333,500	\$361,215	\$389,045	\$416,760	\$444,590



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HANA
MULTI-FAMILY

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		Very Low	Low Income				Below Moderate		Moderate		Above Moderate		Gap Income
		50% & Below	(51% to 80%)				(81% to 100%)		(101% to 120%)		(121% to 140%)		(141% to 160%)
		50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%
		\$28,170	\$33,804	\$39,438	\$45,072	\$50,706	\$56,340	\$61,974	\$67,608	\$73,242	\$78,876	\$84,510	\$90,144
5.375%	1	\$83,440	\$100,100	\$116,760	\$133,420	\$150,150	\$166,810	\$183,470	\$200,130	\$216,860	\$233,520	\$250,250	\$266,840
	2	\$101,320	\$121,550	\$141,780	\$162,010	\$182,325	\$202,555	\$222,785	\$243,015	\$263,330	\$283,560	\$303,875	\$324,020
	3	\$119,200	\$143,000	\$166,800	\$190,600	\$214,500	\$238,300	\$262,100	\$285,900	\$309,800	\$333,600	\$357,500	\$381,200
	4	\$137,080	\$164,450	\$191,820	\$219,190	\$246,675	\$274,045	\$301,415	\$328,785	\$356,270	\$383,640	\$411,125	\$438,380
5.500%	1	\$82,250	\$98,700	\$115,150	\$131,600	\$148,050	\$164,500	\$180,950	\$197,400	\$213,920	\$230,300	\$246,750	\$263,200
	2	\$99,875	\$119,850	\$139,825	\$159,800	\$179,775	\$199,750	\$219,725	\$239,700	\$259,760	\$279,650	\$299,625	\$319,600
	3	\$117,500	\$141,000	\$164,500	\$188,000	\$211,500	\$235,000	\$258,500	\$282,000	\$305,600	\$329,000	\$352,500	\$376,000
	4	\$135,125	\$162,150	\$189,175	\$216,200	\$243,225	\$270,250	\$297,275	\$324,300	\$351,440	\$378,350	\$405,375	\$432,400
5.625%	1	\$81,130	\$97,370	\$113,610	\$129,780	\$146,020	\$162,260	\$178,500	\$194,740	\$210,910	\$227,150	\$243,390	\$259,630
	2	\$98,515	\$118,235	\$137,955	\$157,590	\$177,310	\$197,030	\$216,750	\$236,470	\$256,105	\$275,825	\$295,545	\$315,265
	3	\$115,900	\$139,100	\$162,300	\$185,400	\$208,600	\$231,800	\$255,000	\$278,200	\$301,300	\$324,500	\$347,700	\$370,900
	4	\$133,285	\$159,965	\$186,645	\$213,210	\$239,890	\$266,570	\$293,250	\$319,930	\$346,495	\$373,175	\$399,855	\$426,535
5.750%	1	\$80,010	\$96,040	\$112,000	\$128,030	\$144,060	\$160,090	\$176,120	\$192,080	\$208,110	\$224,070	\$240,100	\$256,130
	2	\$97,155	\$116,620	\$136,000	\$155,465	\$174,930	\$194,395	\$213,860	\$233,240	\$252,705	\$272,085	\$291,550	\$311,015
	3	\$114,300	\$137,200	\$160,000	\$182,900	\$205,800	\$228,700	\$251,600	\$274,400	\$297,300	\$320,100	\$343,000	\$365,900
	4	\$131,445	\$157,780	\$184,000	\$210,335	\$236,670	\$263,005	\$289,340	\$315,560	\$341,895	\$368,115	\$394,450	\$420,785
5.875%	1	\$78,960	\$94,780	\$110,530	\$126,350	\$142,100	\$157,850	\$173,670	\$189,490	\$205,240	\$221,060	\$236,880	\$252,630
	2	\$95,880	\$115,090	\$134,215	\$153,425	\$172,550	\$191,675	\$210,885	\$230,095	\$249,220	\$268,430	\$287,640	\$306,765
	3	\$112,800	\$135,400	\$157,900	\$180,500	\$203,000	\$225,500	\$248,100	\$270,700	\$293,200	\$315,800	\$338,400	\$360,900
	4	\$129,720	\$155,710	\$181,585	\$207,575	\$233,450	\$259,325	\$285,315	\$311,305	\$337,180	\$363,170	\$389,160	\$415,035
6.000%	1	\$77,840	\$93,520	\$109,060	\$124,600	\$140,210	\$155,820	\$171,360	\$186,900	\$202,580	\$218,120	\$233,660	\$249,270
	2	\$94,520	\$113,560	\$132,430	\$151,300	\$170,255	\$189,210	\$208,080	\$226,950	\$245,990	\$264,860	\$283,730	\$302,685
	3	\$111,200	\$133,600	\$155,800	\$178,000	\$200,300	\$222,600	\$244,800	\$267,000	\$289,400	\$311,600	\$333,800	\$356,100
	4	\$127,880	\$153,640	\$179,170	\$204,700	\$230,345	\$255,990	\$281,520	\$307,050	\$332,810	\$358,340	\$383,870	\$409,515
6.125%	1	\$76,860	\$92,260	\$107,590	\$122,990	\$138,320	\$153,720	\$169,120	\$184,450	\$199,850	\$215,180	\$230,580	\$245,980
	2	\$93,330	\$112,030	\$130,645	\$149,345	\$167,960	\$186,660	\$205,360	\$223,975	\$242,675	\$261,290	\$279,990	\$298,690
	3	\$109,800	\$131,800	\$153,700	\$175,700	\$197,600	\$219,600	\$241,600	\$263,500	\$285,500	\$307,400	\$329,400	\$351,400
	4	\$126,270	\$151,570	\$176,755	\$202,055	\$227,240	\$252,540	\$277,840	\$303,025	\$328,325	\$353,510	\$378,810	\$404,110
6.250%	1	\$75,880	\$91,070	\$106,190	\$121,310	\$136,500	\$151,690	\$166,880	\$182,070	\$197,190	\$212,380	\$227,570	\$242,760
	2	\$92,140	\$110,585	\$128,945	\$147,305	\$165,750	\$184,195	\$202,640	\$221,085	\$239,445	\$257,890	\$276,335	\$294,780
	3	\$108,400	\$130,100	\$151,700	\$173,300	\$195,000	\$216,700	\$238,400	\$260,100	\$281,700	\$303,400	\$325,100	\$346,800
	4	\$124,660	\$149,615	\$174,455	\$199,295	\$224,250	\$249,205	\$274,160	\$299,115	\$323,955	\$348,910	\$373,865	\$398,820
6.375%	1	\$74,830	\$89,810	\$104,860	\$119,770	\$134,750	\$149,730	\$164,710	\$179,690	\$194,600	\$209,580	\$224,630	\$239,540
	2	\$90,865	\$109,055	\$127,330	\$145,435	\$163,625	\$181,815	\$200,005	\$218,195	\$236,300	\$254,490	\$272,765	\$290,870
	3	\$106,900	\$128,300	\$149,800	\$171,100	\$192,500	\$213,900	\$235,300	\$256,700	\$278,000	\$299,400	\$320,900	\$342,200
	4	\$122,935	\$147,545	\$172,270	\$196,765	\$221,375	\$245,985	\$270,595	\$295,205	\$319,700	\$344,310	\$369,035	\$393,530
6.500%	1	\$73,920	\$88,620	\$103,460	\$118,230	\$133,000	\$147,770	\$162,540	\$177,380	\$192,080	\$206,920	\$221,690	\$236,460
	2	\$89,760	\$107,610	\$125,630	\$143,565	\$161,500	\$179,435	\$197,370	\$215,390	\$233,240	\$251,260	\$269,195	\$287,130
	3	\$105,600	\$126,600	\$147,800	\$168,900	\$190,000	\$211,100	\$232,200	\$253,400	\$274,400	\$295,600	\$316,700	\$337,800
	4	\$121,440	\$145,590	\$169,970	\$194,235	\$218,500	\$242,765	\$267,030	\$291,410	\$315,560	\$339,940	\$364,205	\$388,470
6.625%	1	\$72,940	\$87,500	\$102,130	\$116,690	\$131,320	\$145,880	\$160,440	\$175,070	\$189,630	\$204,260	\$218,820	\$233,450
	2	\$88,570	\$106,250	\$124,015	\$141,695	\$159,460	\$177,140	\$194,820	\$212,585	\$230,265	\$248,030	\$265,710	\$283,475
	3	\$104,200	\$125,000	\$145,900	\$166,700	\$187,600	\$208,400	\$229,200	\$250,100	\$270,900	\$291,800	\$312,600	\$333,500
	4	\$119,830	\$143,750	\$167,785	\$191,705	\$215,740	\$239,660	\$263,580	\$287,615	\$311,535	\$335,570	\$359,490	\$383,525



Prepared by:
HOUSING DIVISION
DEPARTMENT OF HOUSING AND HUMAN CONCERNS (DHHC)
COUNTY OF MAUI

Effective: **May 1, 2021**

2021
AFFORDABLE SALES PRICE GUIDELINES

HANA **MULTI-FAMILY**

Prevailing Int. Rate	No. of Bedroom	Percent of Median Income											
		Very Low	Low Income				Below Moderate		Moderate		Above Moderate		Gap Income
		50% & Below	(51% to 80%)				(81% to 100%)		(101% to 120%)		(121% to 140%)		(141% to 160%)
		50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%
		\$28,170	\$33,804	\$39,438	\$45,072	\$50,706	\$56,340	\$61,974	\$67,608	\$73,242	\$78,876	\$84,510	\$90,144
6.750%	1	\$72,030	\$86,450	\$100,800	\$115,220	\$129,570	\$143,990	\$158,410	\$172,830	\$187,250	\$201,600	\$216,020	\$230,370
	2	\$87,465	\$104,975	\$122,400	\$139,910	\$157,335	\$174,845	\$192,355	\$209,865	\$227,375	\$244,800	\$262,310	\$279,735
	3	\$102,900	\$123,500	\$144,000	\$164,600	\$185,100	\$205,700	\$226,300	\$246,900	\$267,500	\$288,000	\$308,600	\$329,100
	4	\$118,335	\$142,025	\$165,600	\$189,290	\$212,865	\$236,555	\$260,245	\$283,935	\$307,625	\$331,200	\$354,890	\$378,465
6.875%	1	\$71,050	\$85,330	\$99,540	\$113,750	\$127,960	\$142,170	\$156,450	\$170,590	\$184,870	\$199,080	\$213,290	\$227,500
	2	\$86,275	\$103,615	\$120,870	\$138,125	\$155,380	\$172,635	\$189,975	\$207,145	\$224,485	\$241,740	\$258,995	\$276,250
	3	\$101,500	\$121,900	\$142,200	\$162,500	\$182,800	\$203,100	\$223,500	\$243,700	\$264,100	\$284,400	\$304,700	\$325,000
	4	\$116,725	\$140,185	\$163,530	\$186,875	\$210,220	\$233,565	\$257,025	\$280,255	\$303,715	\$327,060	\$350,405	\$373,750
7.000%	1	\$70,210	\$84,210	\$98,280	\$112,350	\$126,350	\$140,420	\$154,420	\$168,490	\$182,490	\$196,560	\$210,630	\$224,630
	2	\$85,255	\$102,255	\$119,340	\$136,425	\$153,425	\$170,510	\$187,510	\$204,595	\$221,595	\$238,680	\$255,765	\$272,765
	3	\$100,300	\$120,300	\$140,400	\$160,500	\$180,500	\$200,600	\$220,600	\$240,700	\$260,700	\$280,800	\$300,900	\$320,900
	4	\$115,345	\$138,345	\$161,460	\$184,575	\$207,575	\$230,690	\$253,690	\$276,805	\$299,805	\$322,920	\$346,035	\$369,035
7.125%	1	\$69,300	\$83,160	\$97,020	\$110,950	\$124,810	\$138,670	\$152,530	\$166,390	\$180,250	\$194,110	\$207,970	\$221,830
	2	\$84,150	\$100,980	\$117,810	\$134,725	\$151,555	\$168,385	\$185,215	\$202,045	\$218,875	\$235,705	\$252,535	\$269,365
	3	\$99,000	\$118,800	\$138,600	\$158,500	\$178,300	\$198,100	\$217,900	\$237,700	\$257,500	\$277,300	\$297,100	\$316,900
	4	\$113,850	\$136,620	\$159,390	\$182,275	\$205,045	\$227,815	\$250,585	\$273,355	\$296,125	\$318,895	\$341,665	\$364,435
7.250%	1	\$68,460	\$82,180	\$95,830	\$109,550	\$123,200	\$136,920	\$150,640	\$164,290	\$178,010	\$191,730	\$205,380	\$219,030
	2	\$83,130	\$99,790	\$116,365	\$133,025	\$149,600	\$166,260	\$182,920	\$199,495	\$216,155	\$232,815	\$249,390	\$265,965
	3	\$97,800	\$117,400	\$136,900	\$156,500	\$176,000	\$195,600	\$215,200	\$234,700	\$254,300	\$273,900	\$293,400	\$312,900
	4	\$112,470	\$135,010	\$157,435	\$179,975	\$202,400	\$224,940	\$247,480	\$269,905	\$292,445	\$314,985	\$337,410	\$359,835
7.375%	1	\$67,620	\$81,130	\$94,710	\$108,150	\$121,730	\$135,240	\$148,750	\$162,260	\$175,840	\$189,350	\$202,860	\$216,440
	2	\$82,110	\$98,515	\$115,005	\$131,325	\$147,815	\$164,220	\$180,625	\$197,030	\$213,520	\$229,925	\$246,330	\$262,820
	3	\$96,600	\$115,900	\$135,300	\$154,500	\$173,900	\$193,200	\$212,500	\$231,800	\$251,200	\$270,500	\$289,800	\$309,200
	4	\$111,090	\$133,285	\$155,595	\$177,675	\$199,985	\$222,180	\$244,375	\$266,570	\$288,880	\$311,075	\$333,270	\$355,580
7.500%	1	\$66,780	\$80,150	\$93,520	\$106,820	\$120,190	\$133,560	\$146,930	\$160,370	\$173,670	\$187,040	\$200,410	\$213,780
	2	\$81,090	\$97,325	\$113,560	\$129,710	\$145,945	\$162,180	\$178,415	\$194,735	\$210,885	\$227,120	\$243,355	\$259,590
	3	\$95,400	\$114,500	\$133,600	\$152,600	\$171,700	\$190,800	\$209,900	\$229,100	\$248,100	\$267,200	\$286,300	\$305,400
	4	\$109,710	\$131,675	\$153,640	\$175,490	\$197,455	\$219,420	\$241,385	\$263,465	\$285,315	\$307,280	\$329,245	\$351,210
7.625%	1	\$65,940	\$79,170	\$92,330	\$105,560	\$118,790	\$132,020	\$145,180	\$158,410	\$171,570	\$184,800	\$197,960	\$211,190
	2	\$80,070	\$96,135	\$112,115	\$128,180	\$144,245	\$160,310	\$176,290	\$192,355	\$208,335	\$224,400	\$240,380	\$256,445
	3	\$94,200	\$113,100	\$131,900	\$150,800	\$169,700	\$188,600	\$207,400	\$226,300	\$245,100	\$264,000	\$282,800	\$301,700
	4	\$108,330	\$130,065	\$151,685	\$173,420	\$195,155	\$216,890	\$238,510	\$260,245	\$281,865	\$303,600	\$325,220	\$346,955
7.750%	1	\$65,240	\$78,260	\$91,280	\$104,300	\$117,390	\$130,410	\$143,360	\$156,450	\$169,470	\$182,490	\$195,580	\$208,600
	2	\$79,220	\$95,030	\$110,840	\$126,650	\$142,545	\$158,355	\$174,080	\$189,975	\$205,785	\$221,595	\$237,490	\$253,300
	3	\$93,200	\$111,800	\$130,400	\$149,000	\$167,700	\$186,300	\$204,800	\$223,500	\$242,100	\$260,700	\$279,400	\$298,000
	4	\$107,180	\$128,570	\$149,960	\$171,350	\$192,855	\$214,245	\$235,520	\$257,025	\$278,415	\$299,805	\$321,310	\$342,700
7.875%	1	\$64,400	\$77,280	\$90,160	\$103,040	\$115,920	\$128,870	\$141,680	\$154,630	\$167,440	\$180,390	\$193,200	\$206,150
	2	\$78,200	\$93,840	\$109,480	\$125,120	\$140,760	\$156,485	\$172,040	\$187,765	\$203,320	\$219,045	\$234,600	\$250,325
	3	\$92,000	\$110,400	\$128,800	\$147,200	\$165,600	\$184,100	\$202,400	\$220,900	\$239,200	\$257,700	\$276,000	\$294,500
	4	\$105,800	\$126,960	\$148,120	\$169,280	\$190,440	\$211,715	\$232,760	\$254,035	\$275,080	\$296,355	\$317,400	\$338,675
8.000%	1	\$63,630	\$76,370	\$89,110	\$101,780	\$114,590	\$127,330	\$140,070	\$152,810	\$165,480	\$178,220	\$190,960	\$203,700
	2	\$77,265	\$92,735	\$108,205	\$123,590	\$139,145	\$154,615	\$170,085	\$185,555	\$200,940	\$216,410	\$231,880	\$247,350
	3	\$90,900	\$109,100	\$127,300	\$145,400	\$163,700	\$181,900	\$200,100	\$218,300	\$236,400	\$254,600	\$272,800	\$291,000
	4	\$104,535	\$125,465	\$146,395	\$167,210	\$188,255	\$209,185	\$230,115	\$251,045	\$271,860	\$292,790	\$313,720	\$334,650



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HOUSING DIVISION
DEPARTMENT OF HOUSING AND HUMAN CONCERNS (DHHC)
COUNTY OF MAUI

Effective: **May 1, 2021**

2021
AFFORDABLE SALES PRICE GUIDELINES

HANA

MULTI-FAMILY

Prevailing Int. Rate	No. of Bedroom	Percent of Median Income											
		Very Low	Low Income				Below Moderate		Moderate		Above Moderate		Gap Income
		50% & Below	(51% to 80%)				(81% to 100%)		(101% to 120%)		(121% to 140%)		(141% to 160%)
		50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%
		\$28,170	\$33,804	\$39,438	\$45,072	\$50,706	\$56,340	\$61,974	\$67,608	\$73,242	\$78,876	\$84,510	\$90,144
8.125%	1	\$62,860	\$75,460	\$88,060	\$100,590	\$113,190	\$125,790	\$138,320	\$150,920	\$163,520	\$176,120	\$188,720	\$201,320
	2	\$76,330	\$91,630	\$106,930	\$122,145	\$137,445	\$152,745	\$167,960	\$183,260	\$198,560	\$213,860	\$229,160	\$244,460
	3	\$89,800	\$107,800	\$125,800	\$143,700	\$161,700	\$179,700	\$197,600	\$215,600	\$233,600	\$251,600	\$269,600	\$287,600
	4	\$103,270	\$123,970	\$144,670	\$165,255	\$185,955	\$206,655	\$227,240	\$247,940	\$268,640	\$289,340	\$310,040	\$330,740
8.250%	1	\$62,160	\$74,620	\$87,010	\$99,470	\$111,860	\$124,390	\$136,780	\$149,170	\$161,630	\$174,090	\$186,480	\$198,940
	2	\$75,480	\$90,610	\$105,655	\$120,785	\$135,830	\$151,045	\$166,090	\$181,135	\$196,265	\$211,395	\$226,440	\$241,570
	3	\$88,800	\$106,600	\$124,300	\$142,100	\$159,800	\$177,700	\$195,400	\$213,100	\$230,900	\$248,700	\$266,400	\$284,200
	4	\$102,120	\$122,590	\$142,945	\$163,415	\$183,770	\$204,355	\$224,710	\$245,065	\$265,535	\$286,005	\$306,360	\$326,830
8.375%	1	\$61,460	\$73,710	\$86,030	\$98,350	\$110,600	\$122,920	\$135,170	\$147,490	\$159,740	\$172,060	\$184,310	\$196,630
	2	\$74,630	\$89,505	\$104,465	\$119,425	\$134,300	\$149,260	\$164,135	\$179,095	\$193,970	\$208,930	\$223,805	\$238,765
	3	\$87,800	\$105,300	\$122,900	\$140,500	\$158,000	\$175,600	\$193,100	\$210,700	\$228,200	\$245,800	\$263,300	\$280,900
	4	\$100,970	\$121,095	\$141,335	\$161,575	\$181,700	\$201,940	\$222,065	\$242,305	\$262,430	\$282,670	\$302,795	\$323,035
8.500%	1	\$60,760	\$72,870	\$85,050	\$97,230	\$109,340	\$121,450	\$133,630	\$145,810	\$157,920	\$170,100	\$182,210	\$194,390
	2	\$73,780	\$88,485	\$103,275	\$118,065	\$132,770	\$147,475	\$162,265	\$177,055	\$191,760	\$206,550	\$221,255	\$236,045
	3	\$86,800	\$104,100	\$121,500	\$138,900	\$156,200	\$173,500	\$190,900	\$208,300	\$225,600	\$243,000	\$260,300	\$277,700
	4	\$99,820	\$119,715	\$139,725	\$159,735	\$179,630	\$199,525	\$219,535	\$239,545	\$259,440	\$279,450	\$299,345	\$319,355
8.625%	1	\$60,060	\$72,100	\$84,070	\$96,110	\$108,080	\$120,050	\$132,090	\$144,060	\$156,100	\$168,140	\$180,110	\$192,150
	2	\$72,930	\$87,550	\$102,085	\$116,705	\$131,240	\$145,775	\$160,395	\$174,930	\$189,550	\$204,170	\$218,705	\$233,325
	3	\$85,800	\$103,000	\$120,100	\$137,300	\$154,400	\$171,500	\$188,700	\$205,800	\$223,000	\$240,200	\$257,300	\$274,500
	4	\$98,670	\$118,450	\$138,115	\$157,895	\$177,560	\$197,225	\$217,005	\$236,670	\$256,450	\$276,230	\$295,895	\$315,675
8.750%	1	\$59,360	\$71,260	\$83,090	\$94,990	\$106,820	\$118,790	\$130,620	\$142,520	\$154,350	\$166,180	\$178,080	\$189,980
	2	\$72,080	\$86,530	\$100,895	\$115,345	\$129,710	\$144,245	\$158,610	\$173,060	\$187,425	\$201,790	\$216,240	\$230,690
	3	\$84,800	\$101,800	\$118,700	\$135,700	\$152,600	\$169,700	\$186,600	\$203,600	\$220,500	\$237,400	\$254,400	\$271,400
	4	\$97,520	\$117,070	\$136,505	\$156,055	\$175,490	\$195,155	\$214,590	\$234,140	\$253,575	\$273,010	\$292,560	\$312,110

Maximum affordable sales price is based on the following factors:

\$56,340 Median family income as established by the Department of Housing and Human Concerns (DHHC)

30 Number of years for a fixed-rate mortgage loan with no discount points

30% Percentage of gross monthly income for housing expenses (principle and interest payment only)

5% Percentage of the purchase price for downpayment.



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2021
INCOME LIMITS & AFFORDABLE RENT GUIDELINES
HANA

INCOME LIMITS FOR RENTAL UNITS (BY FAMILY SIZE & PERCENTAGE OF MEDIAN FAMILY INCOME)

% of Median	1 PERSON 0.7	2 PERSON 0.8	3 PERSON 0.9	4 PERSON 1.0	5 PERSON 1.08	6 PERSON 1.16	7 PERSON 1.24	8 PERSON 1.32
10%	\$3,940	\$4,510	\$5,070	\$5,630	\$6,080	\$6,540	\$6,990	\$7,440
20%	\$7,890	\$9,010	\$10,140	\$11,270	\$12,170	\$13,070	\$13,970	\$14,870
30%	\$11,830	\$13,520	\$15,210	\$16,900	\$18,250	\$19,610	\$20,960	\$22,310
40%	\$15,780	\$18,030	\$20,280	\$22,540	\$24,340	\$26,140	\$27,940	\$29,750
50%	\$19,720	\$22,540	\$25,350	\$28,170	\$30,420	\$32,680	\$34,930	\$37,180
60%	\$23,660	\$27,040	\$30,420	\$33,800	\$36,510	\$39,210	\$41,920	\$44,620
70%	\$27,610	\$31,550	\$35,490	\$39,440	\$42,590	\$45,750	\$48,900	\$52,060
80%	\$31,550	\$36,060	\$40,560	\$45,070	\$48,680	\$52,280	\$55,890	\$59,500
90%	\$35,490	\$40,560	\$45,640	\$50,710	\$54,760	\$58,820	\$62,880	\$66,930
100%	\$39,440	\$45,070	\$50,710	\$56,340	\$60,850	\$65,350	\$69,860	\$74,370
110%	\$43,380	\$49,580	\$55,780	\$61,970	\$66,930	\$71,890	\$76,850	\$81,810
120%	\$47,330	\$54,090	\$60,850	\$67,610	\$73,020	\$78,430	\$83,830	\$89,240
130%	\$51,270	\$58,590	\$65,920	\$73,240	\$79,100	\$84,960	\$90,820	\$96,680
140%	\$55,210	\$63,100	\$70,990	\$78,880	\$85,190	\$91,500	\$97,810	\$104,120

AFFORDABLE RENT GUIDELINES (BY UNIT SIZE & PERCENTAGE OF MEDIAN FAMILY INCOME)

% of Median	UNIT SIZE (NO. OF BEDROOMS)					
	0	1	2	3	4	5
10%	\$99	\$106	\$127	\$146	\$164	\$180
20%	\$197	\$211	\$254	\$293	\$327	\$361
30%	\$296	\$317	\$380	\$439	\$490	\$541
40%	\$395	\$423	\$507	\$586	\$654	\$721
50%	\$493	\$528	\$634	\$732	\$817	\$901
60%	\$592	\$634	\$761	\$879	\$980	\$1,082
70%	\$690	\$740	\$887	\$1,025	\$1,144	\$1,262
80%	\$789	\$845	\$1,014	\$1,172	\$1,307	\$1,442
90%	\$887	\$951	\$1,141	\$1,318	\$1,471	\$1,623
100%	\$986	\$1,056	\$1,268	\$1,465	\$1,634	\$1,803
110%	\$1,085	\$1,162	\$1,395	\$1,611	\$1,797	\$1,983
120%	\$1,183	\$1,268	\$1,521	\$1,758	\$1,961	\$2,163
130%	\$1,282	\$1,373	\$1,648	\$1,904	\$2,124	\$2,344
140%	\$1,380	\$1,479	\$1,775	\$2,051	\$2,288	\$2,524

Note: Affordable rents are based on 30% of gross monthly income. Affordable rents include utilities.



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COUNTY OF MAUI

Effective: **May 1, 2021**

2021
 AFFORDABLE SALES PRICE GUIDELINES

LANAI

METHODOLOGY

For Calculating Median Family Income

Factors used in calculation:

HUD's 2021 median family income for the County of Maui	\$95,900
American Community Survey 5-Year Estimate 2015-2019 median family income for Lanai (from the Hawaii State Data Center)	\$55,464
Est. 2021 Lanai median family income (Rounded to the nearest \$10)	\$55,460



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LANA'I
SINGLE FAMILY

Prevailing Int. Rate	No. of Bedroom	Percent of Median Income											
		Very Low	Low Income				Below Moderate		Moderate		Above Moderate		Gap Income
		50% & Below	(51% to 80%)				(81% to 100%)		(101% to 120%)		(121% to 140%)		(141% to 160%)
		50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%
		\$27,730	\$33,276	\$38,822	\$44,368	\$49,914	\$55,460	\$61,006	\$66,552	\$72,098	\$77,644	\$83,190	\$88,736
4.000%	1	\$107,030	\$128,380	\$149,800	\$171,220	\$192,570	\$213,990	\$235,410	\$256,760	\$278,180	\$299,600	\$321,020	\$342,370
	2	\$129,965	\$155,890	\$181,900	\$207,910	\$233,835	\$259,845	\$285,855	\$311,780	\$337,790	\$363,800	\$389,810	\$415,735
	3	\$152,900	\$183,400	\$214,000	\$244,600	\$275,100	\$305,700	\$336,300	\$366,800	\$397,400	\$428,000	\$458,600	\$489,100
	4	\$175,835	\$210,910	\$246,100	\$281,290	\$316,365	\$351,555	\$386,745	\$421,820	\$457,010	\$492,200	\$527,390	\$562,465
4.125%	1	\$105,420	\$126,490	\$147,560	\$168,630	\$189,700	\$210,770	\$231,910	\$252,980	\$274,050	\$295,120	\$316,190	\$337,260
	2	\$128,010	\$153,595	\$179,180	\$204,765	\$230,350	\$255,935	\$281,605	\$307,190	\$332,775	\$358,360	\$383,945	\$409,530
	3	\$150,600	\$180,700	\$210,800	\$240,900	\$271,000	\$301,100	\$331,300	\$361,400	\$391,500	\$421,600	\$451,700	\$481,800
	4	\$173,190	\$207,805	\$242,420	\$277,035	\$311,650	\$346,265	\$380,995	\$415,610	\$450,225	\$484,840	\$519,455	\$554,070
4.250%	1	\$103,810	\$124,600	\$145,390	\$166,110	\$186,900	\$207,690	\$228,410	\$249,200	\$269,990	\$290,710	\$311,500	\$332,290
	2	\$126,055	\$151,300	\$176,545	\$201,705	\$226,950	\$252,195	\$277,355	\$302,600	\$327,845	\$353,005	\$378,250	\$403,495
	3	\$148,300	\$178,000	\$207,700	\$237,300	\$267,000	\$296,700	\$326,300	\$356,000	\$385,700	\$415,300	\$445,000	\$474,700
	4	\$170,545	\$204,700	\$238,855	\$272,895	\$307,050	\$341,205	\$375,245	\$409,400	\$443,555	\$477,595	\$511,750	\$545,905
4.375%	1	\$102,340	\$122,780	\$143,220	\$163,730	\$184,170	\$204,610	\$225,050	\$245,560	\$266,000	\$286,440	\$306,950	\$327,390
	2	\$124,270	\$149,090	\$173,910	\$198,815	\$223,635	\$248,455	\$273,275	\$298,180	\$323,000	\$347,820	\$372,725	\$397,545
	3	\$146,200	\$175,400	\$204,600	\$233,900	\$263,100	\$292,300	\$321,500	\$350,800	\$380,000	\$409,200	\$438,500	\$467,700
	4	\$168,130	\$201,710	\$235,290	\$268,985	\$302,565	\$336,145	\$369,725	\$403,420	\$437,000	\$470,580	\$504,275	\$537,855
4.500%	1	\$100,800	\$120,960	\$141,120	\$161,280	\$181,440	\$201,600	\$221,760	\$241,990	\$262,150	\$282,310	\$302,470	\$322,630
	2	\$122,400	\$146,880	\$171,360	\$195,840	\$220,320	\$244,800	\$269,280	\$293,845	\$318,325	\$342,805	\$367,285	\$391,765
	3	\$144,000	\$172,800	\$201,600	\$230,400	\$259,200	\$288,000	\$316,800	\$345,700	\$374,500	\$403,300	\$432,100	\$460,900
	4	\$165,600	\$198,720	\$231,840	\$264,960	\$298,080	\$331,200	\$364,320	\$397,555	\$430,675	\$463,795	\$496,915	\$530,035
4.625%	1	\$99,330	\$119,210	\$139,090	\$158,970	\$178,850	\$198,730	\$218,610	\$238,420	\$258,300	\$278,180	\$298,060	\$317,940
	2	\$120,615	\$144,755	\$168,895	\$193,035	\$217,175	\$241,315	\$265,455	\$289,510	\$313,650	\$337,790	\$361,930	\$386,070
	3	\$141,900	\$170,300	\$198,700	\$227,100	\$255,500	\$283,900	\$312,300	\$340,600	\$369,000	\$397,400	\$425,800	\$454,200
	4	\$163,185	\$195,845	\$228,505	\$261,165	\$293,825	\$326,485	\$359,145	\$391,690	\$424,350	\$457,010	\$489,670	\$522,330
4.750%	1	\$97,930	\$117,530	\$137,060	\$156,660	\$176,260	\$195,860	\$215,460	\$234,990	\$254,590	\$274,190	\$293,790	\$313,390
	2	\$118,915	\$142,715	\$166,430	\$190,230	\$214,030	\$237,830	\$261,630	\$285,345	\$309,145	\$332,945	\$356,745	\$380,545
	3	\$139,900	\$167,900	\$195,800	\$223,800	\$251,800	\$279,800	\$307,800	\$335,700	\$363,700	\$391,700	\$419,700	\$447,700
	4	\$160,885	\$193,085	\$225,170	\$257,370	\$289,570	\$321,770	\$353,970	\$386,055	\$418,255	\$450,455	\$482,655	\$514,855
4.875%	1	\$96,530	\$115,850	\$135,100	\$154,420	\$173,740	\$193,060	\$212,380	\$231,630	\$250,950	\$270,270	\$289,590	\$308,910
	2	\$117,215	\$140,675	\$164,050	\$187,510	\$210,970	\$234,430	\$257,890	\$281,265	\$304,725	\$328,185	\$351,645	\$375,105
	3	\$137,900	\$165,500	\$193,000	\$220,600	\$248,200	\$275,800	\$303,400	\$330,900	\$358,500	\$386,100	\$413,700	\$441,300
	4	\$158,585	\$190,325	\$221,950	\$253,690	\$285,430	\$317,170	\$348,910	\$380,535	\$412,275	\$444,015	\$475,755	\$507,495
5.000%	1	\$95,130	\$114,170	\$133,210	\$152,250	\$171,290	\$190,330	\$209,370	\$228,340	\$247,380	\$266,420	\$285,460	\$304,500
	2	\$115,515	\$138,635	\$161,755	\$184,875	\$207,995	\$231,115	\$254,235	\$277,270	\$300,390	\$323,510	\$346,630	\$369,750
	3	\$135,900	\$163,100	\$190,300	\$217,500	\$244,700	\$271,900	\$299,100	\$326,200	\$353,400	\$380,600	\$407,800	\$435,000
	4	\$156,285	\$187,565	\$218,845	\$250,125	\$281,405	\$312,685	\$343,965	\$375,130	\$406,410	\$437,690	\$468,970	\$500,250
5.125%	1	\$93,800	\$112,560	\$131,320	\$150,080	\$168,840	\$187,600	\$206,430	\$225,190	\$243,950	\$262,710	\$281,470	\$300,230
	2	\$113,900	\$136,680	\$159,460	\$182,240	\$205,020	\$227,800	\$250,665	\$273,445	\$296,225	\$319,005	\$341,785	\$364,565
	3	\$134,000	\$160,800	\$187,600	\$214,400	\$241,200	\$268,000	\$294,900	\$321,700	\$348,500	\$375,300	\$402,100	\$428,900
	4	\$154,100	\$184,920	\$215,740	\$246,560	\$277,380	\$308,200	\$339,135	\$369,955	\$400,775	\$431,595	\$462,415	\$493,235
5.250%	1	\$92,470	\$111,020	\$129,500	\$147,980	\$166,530	\$185,010	\$203,490	\$222,040	\$240,520	\$259,000	\$277,480	\$296,030
	2	\$112,285	\$134,810	\$157,250	\$179,690	\$202,215	\$224,655	\$247,095	\$269,620	\$292,060	\$314,500	\$336,940	\$359,465
	3	\$132,100	\$158,600	\$185,000	\$211,400	\$237,900	\$264,300	\$290,700	\$317,200	\$343,600	\$370,000	\$396,400	\$422,900
	4	\$151,915	\$182,390	\$212,750	\$243,110	\$273,585	\$303,945	\$334,305	\$364,780	\$395,140	\$425,500	\$455,860	\$486,335



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LANA'I

SINGLE FAMILY

Prevailing Int. Rate	No. of Bedroom	Percent of Median Income											
		Very Low	Low Income				Below Moderate		Moderate		Above Moderate		Gap Income
		50% & Below	(51% to 80%)				(81% to 100%)		(101% to 120%)		(121% to 140%)		(141% to 160%)
		50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%
		\$27,730	\$33,276	\$38,822	\$44,368	\$49,914	\$55,460	\$61,006	\$66,552	\$72,098	\$77,644	\$83,190	\$88,736
5.375%	1	\$91,210	\$109,480	\$127,680	\$145,950	\$164,220	\$182,420	\$200,690	\$218,960	\$237,160	\$255,430	\$273,700	\$291,900
	2	\$110,755	\$132,940	\$155,040	\$177,225	\$199,410	\$221,510	\$243,695	\$265,880	\$287,980	\$310,165	\$332,350	\$354,450
	3	\$130,300	\$156,400	\$182,400	\$208,500	\$234,600	\$260,600	\$286,700	\$312,800	\$338,800	\$364,900	\$391,000	\$417,000
	4	\$149,845	\$179,860	\$209,760	\$239,775	\$269,790	\$299,690	\$329,705	\$359,720	\$389,620	\$419,635	\$449,650	\$479,550
5.500%	1	\$89,950	\$107,940	\$125,930	\$143,920	\$161,910	\$179,900	\$197,890	\$215,950	\$233,940	\$251,930	\$269,920	\$287,910
	2	\$109,225	\$131,070	\$152,915	\$174,760	\$196,605	\$218,450	\$240,295	\$262,225	\$284,070	\$305,915	\$327,760	\$349,605
	3	\$128,500	\$154,200	\$179,900	\$205,600	\$231,300	\$257,000	\$282,700	\$308,500	\$334,200	\$359,900	\$385,600	\$411,300
	4	\$147,775	\$177,330	\$206,885	\$236,440	\$265,995	\$295,550	\$325,105	\$354,775	\$384,330	\$413,885	\$443,440	\$472,995
5.625%	1	\$88,760	\$106,470	\$124,250	\$141,960	\$159,740	\$177,450	\$195,230	\$212,940	\$230,720	\$248,430	\$266,210	\$283,990
	2	\$107,780	\$129,285	\$150,875	\$172,380	\$193,970	\$215,475	\$237,065	\$258,570	\$280,160	\$301,665	\$323,255	\$344,845
	3	\$126,800	\$152,100	\$177,500	\$202,800	\$228,200	\$253,500	\$278,900	\$304,200	\$329,600	\$354,900	\$380,300	\$405,700
	4	\$145,820	\$174,915	\$204,125	\$233,220	\$262,430	\$291,525	\$320,735	\$349,830	\$379,040	\$408,135	\$437,345	\$466,555
5.750%	1	\$87,500	\$105,070	\$122,570	\$140,070	\$157,570	\$175,070	\$192,570	\$210,070	\$227,570	\$245,070	\$262,570	\$280,070
	2	\$106,250	\$127,585	\$148,835	\$170,085	\$191,335	\$212,585	\$233,835	\$255,085	\$276,335	\$297,585	\$318,835	\$340,085
	3	\$125,000	\$150,100	\$175,100	\$200,100	\$225,100	\$250,100	\$275,100	\$300,100	\$325,100	\$350,100	\$375,100	\$400,100
	4	\$143,750	\$172,615	\$201,365	\$230,115	\$258,865	\$287,615	\$316,365	\$345,115	\$373,865	\$402,615	\$431,365	\$460,115
5.875%	1	\$86,380	\$103,600	\$120,890	\$138,180	\$155,470	\$172,690	\$189,980	\$207,270	\$224,490	\$241,780	\$259,070	\$276,360
	2	\$104,890	\$125,800	\$146,795	\$167,790	\$188,785	\$209,695	\$230,690	\$251,685	\$272,595	\$293,590	\$314,585	\$335,580
	3	\$123,400	\$148,000	\$172,700	\$197,400	\$222,100	\$246,700	\$271,400	\$296,100	\$320,700	\$345,400	\$370,100	\$394,800
	4	\$141,910	\$170,200	\$198,605	\$227,010	\$255,415	\$283,705	\$312,110	\$340,515	\$368,805	\$397,210	\$425,615	\$454,020
6.000%	1	\$85,190	\$102,270	\$119,280	\$136,290	\$153,370	\$170,380	\$187,460	\$204,470	\$221,550	\$238,560	\$255,570	\$272,650
	2	\$103,445	\$124,185	\$144,840	\$165,495	\$186,235	\$206,890	\$227,630	\$248,285	\$269,025	\$289,680	\$310,335	\$331,075
	3	\$121,700	\$146,100	\$170,400	\$194,700	\$219,100	\$243,400	\$267,800	\$292,100	\$316,500	\$340,800	\$365,100	\$389,500
	4	\$139,955	\$168,015	\$195,960	\$223,905	\$251,965	\$279,910	\$307,970	\$335,915	\$363,975	\$391,920	\$419,865	\$447,925
6.125%	1	\$84,070	\$100,870	\$117,670	\$134,540	\$151,340	\$168,140	\$184,940	\$201,740	\$218,610	\$235,410	\$252,210	\$269,010
	2	\$102,085	\$122,485	\$142,885	\$163,370	\$183,770	\$204,170	\$224,570	\$244,970	\$265,455	\$285,855	\$306,255	\$326,655
	3	\$120,100	\$144,100	\$168,100	\$192,200	\$216,200	\$240,200	\$264,200	\$288,200	\$312,300	\$336,300	\$360,300	\$384,300
	4	\$138,115	\$165,715	\$193,315	\$221,030	\$248,630	\$276,230	\$303,830	\$331,430	\$359,145	\$386,745	\$414,345	\$441,945
6.250%	1	\$82,950	\$99,540	\$116,130	\$132,720	\$149,310	\$165,900	\$182,490	\$199,080	\$215,670	\$232,330	\$248,920	\$265,510
	2	\$100,725	\$120,870	\$141,015	\$161,160	\$181,305	\$201,450	\$221,595	\$241,740	\$261,885	\$282,115	\$302,260	\$322,405
	3	\$118,500	\$142,200	\$165,900	\$189,600	\$213,300	\$237,000	\$260,700	\$284,400	\$308,100	\$331,900	\$355,600	\$379,300
	4	\$136,275	\$163,530	\$190,785	\$218,040	\$245,295	\$272,550	\$299,805	\$327,060	\$354,315	\$381,685	\$408,940	\$436,195
6.375%	1	\$81,900	\$98,280	\$114,660	\$131,040	\$147,350	\$163,730	\$180,110	\$196,490	\$212,870	\$229,250	\$245,630	\$262,010
	2	\$99,450	\$119,340	\$139,230	\$159,120	\$178,925	\$198,815	\$218,705	\$238,595	\$258,485	\$278,375	\$298,265	\$318,155
	3	\$117,000	\$140,400	\$163,800	\$187,200	\$210,500	\$233,900	\$257,300	\$280,700	\$304,100	\$327,500	\$350,900	\$374,300
	4	\$134,550	\$161,460	\$188,370	\$215,280	\$242,075	\$268,985	\$295,895	\$322,805	\$349,715	\$376,625	\$403,535	\$430,445
6.500%	1	\$80,850	\$96,950	\$113,120	\$129,290	\$145,460	\$161,630	\$177,800	\$193,970	\$210,140	\$226,310	\$242,480	\$258,580
	2	\$98,175	\$117,725	\$137,360	\$156,995	\$176,630	\$196,265	\$215,900	\$235,535	\$255,170	\$274,805	\$294,440	\$313,990
	3	\$115,500	\$138,500	\$161,600	\$184,700	\$207,800	\$230,900	\$254,000	\$277,100	\$300,200	\$323,300	\$346,400	\$369,400
	4	\$132,825	\$159,275	\$185,840	\$212,405	\$238,970	\$265,535	\$292,100	\$318,665	\$345,230	\$371,795	\$398,360	\$424,810
6.625%	1	\$79,800	\$95,760	\$111,720	\$127,610	\$143,570	\$159,530	\$175,490	\$191,450	\$207,410	\$223,370	\$239,330	\$255,290
	2	\$96,900	\$116,280	\$135,660	\$154,955	\$174,335	\$193,715	\$213,095	\$232,475	\$251,855	\$271,235	\$290,615	\$309,995
	3	\$114,000	\$136,800	\$159,600	\$182,300	\$205,100	\$227,900	\$250,700	\$273,500	\$296,300	\$319,100	\$341,900	\$364,700
	4	\$131,100	\$157,320	\$183,540	\$209,645	\$235,865	\$262,085	\$288,305	\$314,525	\$340,745	\$366,965	\$393,185	\$419,405



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LANA'I

SINGLE FAMILY

Prevailing Int. Rate	No. of Bedroom	Percent of Median Income											
		Very Low	Low Income				Below Moderate		Moderate		Above Moderate		Gap Income
		50% & Below	(51% to 80%)				(81% to 100%)		(101% to 120%)		(121% to 140%)		(141% to 160%)
		50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%
		\$27,730	\$33,276	\$38,822	\$44,368	\$49,914	\$55,460	\$61,006	\$66,552	\$72,098	\$77,644	\$83,190	\$88,736
6.750%	1	\$78,750	\$94,500	\$110,250	\$126,000	\$141,750	\$157,500	\$173,250	\$189,000	\$204,750	\$220,500	\$236,250	\$252,000
	2	\$95,625	\$114,750	\$133,875	\$153,000	\$172,125	\$191,250	\$210,375	\$229,500	\$248,625	\$267,750	\$286,875	\$306,000
	3	\$112,500	\$135,000	\$157,500	\$180,000	\$202,500	\$225,000	\$247,500	\$270,000	\$292,500	\$315,000	\$337,500	\$360,000
	4	\$129,375	\$155,250	\$181,125	\$207,000	\$232,875	\$258,750	\$284,625	\$310,500	\$336,375	\$362,250	\$388,125	\$414,000
6.875%	1	\$77,770	\$93,310	\$108,850	\$124,390	\$139,930	\$155,440	\$171,080	\$186,620	\$202,160	\$217,700	\$233,240	\$248,850
	2	\$94,435	\$113,305	\$132,175	\$151,045	\$169,915	\$188,870	\$207,740	\$226,610	\$245,480	\$264,350	\$283,220	\$302,175
	3	\$111,100	\$133,300	\$155,500	\$177,700	\$199,900	\$222,200	\$244,400	\$266,600	\$288,800	\$311,000	\$333,200	\$355,500
	4	\$127,765	\$153,295	\$178,825	\$204,355	\$229,885	\$255,530	\$281,060	\$306,590	\$332,120	\$357,650	\$383,180	\$408,825
7.000%	1	\$76,790	\$92,120	\$107,520	\$122,850	\$138,180	\$153,580	\$168,910	\$184,240	\$199,640	\$214,970	\$230,370	\$245,700
	2	\$93,245	\$111,860	\$130,560	\$149,175	\$167,790	\$186,490	\$205,105	\$223,720	\$242,420	\$261,035	\$279,735	\$298,350
	3	\$109,700	\$131,600	\$153,600	\$175,500	\$197,400	\$219,400	\$241,300	\$263,200	\$285,200	\$307,100	\$329,100	\$351,000
	4	\$126,155	\$151,340	\$176,640	\$201,825	\$227,010	\$252,310	\$277,495	\$302,680	\$327,980	\$353,165	\$378,465	\$403,650
7.125%	1	\$75,810	\$91,000	\$106,120	\$121,310	\$136,500	\$151,620	\$166,810	\$182,000	\$197,120	\$212,310	\$227,430	\$242,620
	2	\$92,055	\$110,500	\$128,860	\$147,305	\$165,750	\$184,110	\$202,555	\$221,000	\$239,360	\$257,805	\$276,165	\$294,610
	3	\$108,300	\$130,000	\$151,600	\$173,300	\$195,000	\$216,600	\$238,300	\$260,000	\$281,600	\$303,300	\$324,900	\$346,600
	4	\$124,545	\$149,500	\$174,340	\$199,295	\$224,250	\$249,090	\$274,045	\$299,000	\$323,840	\$348,795	\$373,635	\$398,590
7.250%	1	\$74,900	\$89,880	\$104,860	\$119,840	\$134,750	\$149,730	\$164,710	\$179,690	\$194,670	\$209,650	\$224,630	\$239,610
	2	\$90,950	\$109,140	\$127,330	\$145,520	\$163,625	\$181,815	\$200,005	\$218,195	\$236,385	\$254,575	\$272,765	\$290,955
	3	\$107,000	\$128,400	\$149,800	\$171,200	\$192,500	\$213,900	\$235,300	\$256,700	\$278,100	\$299,500	\$320,900	\$342,300
	4	\$123,050	\$147,660	\$172,270	\$196,880	\$221,375	\$245,985	\$270,595	\$295,205	\$319,815	\$344,425	\$369,035	\$393,645
7.375%	1	\$73,990	\$88,760	\$103,530	\$118,300	\$133,140	\$147,910	\$162,680	\$177,520	\$192,290	\$207,060	\$221,900	\$236,670
	2	\$89,845	\$107,780	\$125,715	\$143,650	\$161,670	\$179,605	\$197,540	\$215,560	\$233,495	\$251,430	\$269,450	\$287,385
	3	\$105,700	\$126,800	\$147,900	\$169,000	\$190,200	\$211,300	\$232,400	\$253,600	\$274,700	\$295,800	\$317,000	\$338,100
	4	\$121,555	\$145,820	\$170,085	\$194,350	\$218,730	\$242,995	\$267,260	\$291,640	\$315,905	\$340,170	\$364,550	\$388,815
7.500%	1	\$73,080	\$87,640	\$102,270	\$116,900	\$131,530	\$146,090	\$160,720	\$175,350	\$189,910	\$204,540	\$219,170	\$233,800
	2	\$88,740	\$106,420	\$124,185	\$141,950	\$159,715	\$177,395	\$195,160	\$212,925	\$230,605	\$248,370	\$266,135	\$283,900
	3	\$104,400	\$125,200	\$146,100	\$167,000	\$187,900	\$208,700	\$229,600	\$250,500	\$271,300	\$292,200	\$313,100	\$334,000
	4	\$120,060	\$143,980	\$168,015	\$192,050	\$216,085	\$240,005	\$264,040	\$288,075	\$311,995	\$336,030	\$360,065	\$384,100
7.625%	1	\$72,170	\$86,590	\$101,010	\$115,500	\$129,920	\$144,340	\$158,760	\$173,180	\$187,670	\$202,090	\$216,510	\$230,930
	2	\$87,635	\$105,145	\$122,655	\$140,250	\$157,760	\$175,270	\$192,780	\$210,290	\$227,885	\$245,395	\$262,905	\$280,415
	3	\$103,100	\$123,700	\$144,300	\$165,000	\$185,600	\$206,200	\$226,800	\$247,400	\$268,100	\$288,700	\$309,300	\$329,900
	4	\$118,565	\$142,255	\$165,945	\$189,750	\$213,440	\$237,130	\$260,820	\$284,510	\$308,315	\$332,005	\$355,695	\$379,385
7.750%	1	\$71,330	\$85,540	\$99,820	\$114,100	\$128,310	\$142,590	\$156,870	\$171,150	\$185,360	\$199,640	\$213,920	\$228,200
	2	\$86,615	\$103,870	\$121,210	\$138,550	\$155,805	\$173,145	\$190,485	\$207,825	\$225,080	\$242,420	\$259,760	\$277,100
	3	\$101,900	\$122,200	\$142,600	\$163,000	\$183,300	\$203,700	\$224,100	\$244,500	\$264,800	\$285,200	\$305,600	\$326,000
	4	\$117,185	\$140,530	\$163,990	\$187,450	\$210,795	\$234,255	\$257,715	\$281,175	\$304,520	\$327,980	\$351,440	\$374,900
7.875%	1	\$70,420	\$84,560	\$98,630	\$112,700	\$126,840	\$140,910	\$154,980	\$169,050	\$183,190	\$197,260	\$211,330	\$225,470
	2	\$85,510	\$102,680	\$119,765	\$136,850	\$154,020	\$171,105	\$188,190	\$205,275	\$222,445	\$239,530	\$256,615	\$273,785
	3	\$100,600	\$120,800	\$140,900	\$161,000	\$181,200	\$201,300	\$221,400	\$241,500	\$261,700	\$281,800	\$301,900	\$322,100
	4	\$115,690	\$138,920	\$162,035	\$185,150	\$208,380	\$231,495	\$254,610	\$277,725	\$300,955	\$324,070	\$347,185	\$370,415
8.000%	1	\$69,650	\$83,510	\$97,440	\$111,370	\$125,300	\$139,230	\$153,160	\$167,090	\$181,020	\$194,950	\$208,880	\$222,740
	2	\$84,575	\$101,405	\$118,320	\$135,235	\$152,150	\$169,065	\$185,980	\$202,895	\$219,810	\$236,725	\$253,640	\$270,470
	3	\$99,500	\$119,300	\$139,200	\$159,100	\$179,000	\$198,900	\$218,800	\$238,700	\$258,600	\$278,500	\$298,400	\$318,200
	4	\$114,425	\$137,195	\$160,080	\$182,965	\$205,850	\$228,735	\$251,620	\$274,505	\$297,390	\$320,275	\$343,160	\$366,930



Prepared by:
HOUSING DIVISION
DEPARTMENT OF HOUSING AND HUMAN CONCERNS (DHHC)
COUNTY OF MAUI

Effective: **May 1, 2021**

2021
AFFORDABLE SALES PRICE GUIDELINES

LANA'I

SINGLE FAMILY

Prevailing Int. Rate	No. of Bedroom	Percent of Median Income											
		Very Low	Low Income				Below Moderate		Moderate		Above Moderate		Gap Income
		50% & Below	(51% to 80%)				(81% to 100%)		(101% to 120%)		(121% to 140%)		(141% to 160%)
		50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%
		\$27,730	\$33,276	\$38,822	\$44,368	\$49,914	\$55,460	\$61,006	\$66,552	\$72,098	\$77,644	\$83,190	\$88,736
8.125%	1	\$68,810	\$82,530	\$96,320	\$110,110	\$123,830	\$137,620	\$151,340	\$165,130	\$178,850	\$192,640	\$206,360	\$220,150
	2	\$83,555	\$100,215	\$116,960	\$133,705	\$150,365	\$167,110	\$183,770	\$200,515	\$217,175	\$233,920	\$250,580	\$267,325
	3	\$98,300	\$117,900	\$137,600	\$157,300	\$176,900	\$196,600	\$216,200	\$235,900	\$255,500	\$275,200	\$294,800	\$314,500
	4	\$113,045	\$135,585	\$158,240	\$180,895	\$203,435	\$226,090	\$248,630	\$271,285	\$293,825	\$316,480	\$339,020	\$361,675
8.250%	1	\$67,970	\$81,620	\$95,200	\$108,780	\$122,360	\$136,010	\$149,590	\$163,170	\$176,750	\$190,400	\$203,980	\$217,560
	2	\$82,535	\$99,110	\$115,600	\$132,090	\$148,580	\$165,155	\$181,645	\$198,135	\$214,625	\$231,200	\$247,690	\$264,180
	3	\$97,100	\$116,600	\$136,000	\$155,400	\$174,800	\$194,300	\$213,700	\$233,100	\$252,500	\$272,000	\$291,400	\$310,800
	4	\$111,665	\$134,090	\$156,400	\$178,710	\$201,020	\$223,445	\$245,755	\$268,065	\$290,375	\$312,800	\$335,110	\$357,420
8.375%	1	\$67,200	\$80,640	\$94,080	\$107,520	\$120,960	\$134,400	\$147,840	\$161,280	\$174,720	\$188,160	\$201,600	\$215,040
	2	\$81,600	\$97,920	\$114,240	\$130,560	\$146,880	\$163,200	\$179,520	\$195,840	\$212,160	\$228,480	\$244,800	\$261,120
	3	\$96,000	\$115,200	\$134,400	\$153,600	\$172,800	\$192,000	\$211,200	\$230,400	\$249,600	\$268,800	\$288,000	\$307,200
	4	\$110,400	\$132,480	\$154,560	\$176,640	\$198,720	\$220,800	\$242,880	\$264,960	\$287,040	\$309,120	\$331,200	\$353,280
8.500%	1	\$66,430	\$79,730	\$93,030	\$106,260	\$119,560	\$132,860	\$146,160	\$159,460	\$172,760	\$185,990	\$199,290	\$212,590
	2	\$80,665	\$96,815	\$112,965	\$129,030	\$145,180	\$161,330	\$177,480	\$193,630	\$209,780	\$225,845	\$241,995	\$258,145
	3	\$94,900	\$113,900	\$132,900	\$151,800	\$170,800	\$189,800	\$208,800	\$227,800	\$246,800	\$265,700	\$284,700	\$303,700
	4	\$109,135	\$130,985	\$152,835	\$174,570	\$196,420	\$218,270	\$240,120	\$261,970	\$283,820	\$305,555	\$327,405	\$349,255
8.625%	1	\$65,660	\$78,820	\$91,980	\$105,070	\$118,230	\$131,320	\$144,480	\$157,640	\$170,730	\$183,890	\$197,050	\$210,140
	2	\$79,730	\$95,710	\$111,690	\$127,585	\$143,565	\$159,460	\$175,440	\$191,420	\$207,315	\$223,295	\$239,275	\$255,170
	3	\$93,800	\$112,600	\$131,400	\$150,100	\$168,900	\$187,600	\$206,400	\$225,200	\$243,900	\$262,700	\$281,500	\$300,200
	4	\$107,870	\$129,490	\$151,110	\$172,615	\$194,235	\$215,740	\$237,360	\$258,980	\$280,485	\$302,105	\$323,725	\$345,230
8.750%	1	\$64,960	\$77,910	\$90,930	\$103,880	\$116,900	\$129,850	\$142,870	\$155,820	\$168,840	\$181,790	\$194,810	\$207,760
	2	\$78,880	\$94,605	\$110,415	\$126,140	\$141,950	\$157,675	\$173,485	\$189,210	\$205,020	\$220,745	\$236,555	\$252,280
	3	\$92,800	\$111,300	\$129,900	\$148,400	\$167,000	\$185,500	\$204,100	\$222,600	\$241,200	\$259,700	\$278,300	\$296,800
	4	\$106,720	\$127,995	\$149,385	\$170,660	\$192,050	\$213,325	\$234,715	\$255,990	\$277,380	\$298,655	\$320,045	\$341,320

Maximum affordable sales price is based on the following factors:

\$55,460 Median family income as established by the Department of Housing and Human Concerns (DHHC)

30 Number of years for a fixed-rate mortgage loan with no discount points

30% Percentage of gross monthly income for housing expenses (principle and interest payment only)

5% Percentage of the purchase price for downpayment.



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2021
AFFORDABLE SALES PRICE GUIDELINES

LANA'I
MULTI-FAMILY

Prevailing Int. Rate	No. of Bedroom	Percent of Median Income											
		Very Low	Low Income				Below Moderate		Moderate		Above Moderate		Gap Income
		50% & Below	(51% to 80%)				(81% to 100%)		(101% to 120%)		(121% to 140%)		(141% to 160%)
		50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%
		\$27,730	\$33,276	\$38,822	\$44,368	\$49,914	\$55,460	\$61,006	\$66,552	\$72,098	\$77,644	\$83,190	\$88,736
4.000%	1	\$96,320	\$115,570	\$134,820	\$154,070	\$173,320	\$192,570	\$211,890	\$231,070	\$250,390	\$269,640	\$288,890	\$308,140
	2	\$116,960	\$140,335	\$163,710	\$187,085	\$210,460	\$233,835	\$257,295	\$280,585	\$304,045	\$327,420	\$350,795	\$374,170
	3	\$137,600	\$165,100	\$192,600	\$220,100	\$247,600	\$275,100	\$302,700	\$330,100	\$357,700	\$385,200	\$412,700	\$440,200
	4	\$158,240	\$189,865	\$221,490	\$253,115	\$284,740	\$316,365	\$348,105	\$379,615	\$411,355	\$442,980	\$474,605	\$506,230
4.125%	1	\$94,850	\$113,820	\$132,790	\$151,760	\$170,730	\$189,700	\$208,740	\$227,710	\$246,680	\$265,580	\$284,550	\$303,520
	2	\$115,175	\$138,210	\$161,245	\$184,280	\$207,315	\$230,350	\$253,470	\$276,505	\$299,540	\$322,490	\$345,525	\$368,560
	3	\$135,500	\$162,600	\$189,700	\$216,800	\$243,900	\$271,000	\$298,200	\$325,300	\$352,400	\$379,400	\$406,500	\$433,600
	4	\$155,825	\$186,990	\$218,155	\$249,320	\$280,485	\$311,650	\$342,930	\$374,095	\$405,260	\$436,310	\$467,475	\$498,640
4.250%	1	\$93,450	\$112,140	\$130,830	\$149,520	\$168,210	\$186,900	\$205,590	\$224,280	\$242,970	\$261,660	\$280,350	\$299,040
	2	\$113,475	\$136,170	\$158,865	\$181,560	\$204,255	\$226,950	\$249,645	\$272,340	\$295,035	\$317,730	\$340,425	\$363,120
	3	\$133,500	\$160,200	\$186,900	\$213,600	\$240,300	\$267,000	\$293,700	\$320,400	\$347,100	\$373,800	\$400,500	\$427,200
	4	\$153,525	\$184,230	\$214,935	\$245,640	\$276,345	\$307,050	\$337,755	\$368,460	\$399,165	\$429,870	\$460,575	\$491,280
4.375%	1	\$92,120	\$110,530	\$128,870	\$147,350	\$165,760	\$184,170	\$202,580	\$220,990	\$239,400	\$257,810	\$276,290	\$294,630
	2	\$111,860	\$134,215	\$156,485	\$178,925	\$201,280	\$223,635	\$245,990	\$268,345	\$290,700	\$313,055	\$335,495	\$357,765
	3	\$131,600	\$157,900	\$184,100	\$210,500	\$236,800	\$263,100	\$289,400	\$315,700	\$342,000	\$368,300	\$394,700	\$420,900
	4	\$151,340	\$181,585	\$211,715	\$242,075	\$272,320	\$302,565	\$332,810	\$363,055	\$393,300	\$423,545	\$453,905	\$484,035
4.500%	1	\$90,720	\$108,850	\$126,980	\$145,180	\$163,310	\$181,440	\$199,570	\$217,770	\$235,970	\$254,100	\$272,230	\$290,360
	2	\$110,160	\$132,175	\$154,190	\$176,290	\$198,305	\$220,320	\$242,335	\$264,435	\$286,535	\$308,550	\$330,565	\$352,580
	3	\$129,600	\$155,500	\$181,400	\$207,400	\$233,300	\$259,200	\$285,100	\$311,100	\$337,100	\$363,000	\$388,900	\$414,800
	4	\$149,040	\$178,825	\$208,610	\$238,510	\$268,295	\$298,080	\$327,865	\$357,765	\$387,665	\$417,450	\$447,235	\$477,020
4.625%	1	\$92,263	\$110,759	\$129,183	\$147,679	\$166,175	\$184,599	\$203,095	\$221,446	\$239,942	\$258,438	\$276,862	\$295,358
	2	\$108,545	\$130,305	\$151,980	\$173,740	\$195,500	\$217,175	\$238,935	\$260,525	\$282,285	\$304,045	\$325,720	\$347,480
	3	\$127,700	\$153,300	\$178,800	\$204,400	\$230,000	\$255,500	\$281,100	\$306,500	\$332,100	\$357,700	\$383,200	\$408,800
	4	\$146,855	\$176,295	\$205,620	\$235,060	\$264,500	\$293,825	\$323,265	\$352,475	\$381,915	\$411,355	\$440,680	\$470,120
4.750%	1	\$88,130	\$105,770	\$123,340	\$140,980	\$158,620	\$176,260	\$193,900	\$211,470	\$229,110	\$246,750	\$264,390	\$282,030
	2	\$107,015	\$128,435	\$149,770	\$171,190	\$192,610	\$214,030	\$235,450	\$256,785	\$278,205	\$299,625	\$321,045	\$342,465
	3	\$125,900	\$151,100	\$176,200	\$201,400	\$226,600	\$251,800	\$277,000	\$302,100	\$327,300	\$352,500	\$377,700	\$402,900
	4	\$144,785	\$173,765	\$202,630	\$231,610	\$260,590	\$289,570	\$318,550	\$347,415	\$376,395	\$405,375	\$434,355	\$463,335
4.875%	1	\$86,870	\$104,300	\$121,590	\$138,950	\$156,380	\$173,740	\$191,170	\$208,460	\$225,890	\$243,250	\$260,610	\$278,040
	2	\$105,485	\$126,650	\$147,645	\$168,725	\$189,890	\$210,970	\$232,135	\$253,130	\$274,295	\$295,375	\$316,455	\$337,620
	3	\$124,100	\$149,000	\$173,700	\$198,500	\$223,400	\$248,200	\$273,100	\$297,800	\$322,700	\$347,500	\$372,300	\$397,200
	4	\$142,715	\$171,350	\$199,755	\$228,275	\$256,910	\$285,430	\$314,065	\$342,470	\$371,105	\$399,625	\$428,145	\$456,780
5.000%	1	\$85,610	\$102,760	\$119,910	\$137,060	\$154,140	\$171,290	\$188,440	\$205,520	\$222,670	\$239,750	\$256,900	\$274,050
	2	\$103,955	\$124,780	\$145,605	\$166,430	\$187,170	\$207,995	\$228,820	\$249,560	\$270,385	\$291,125	\$311,950	\$332,775
	3	\$122,300	\$146,800	\$171,300	\$195,800	\$220,200	\$244,700	\$269,200	\$293,600	\$318,100	\$342,500	\$367,000	\$391,500
	4	\$140,645	\$168,820	\$196,995	\$225,170	\$253,230	\$281,405	\$309,580	\$337,640	\$365,815	\$393,875	\$422,050	\$450,225
5.125%	1	\$84,420	\$101,290	\$118,160	\$135,100	\$151,970	\$168,840	\$185,780	\$202,650	\$219,590	\$236,460	\$253,330	\$270,200
	2	\$102,510	\$122,995	\$143,480	\$164,050	\$184,535	\$205,020	\$225,590	\$246,075	\$266,645	\$287,130	\$307,615	\$328,100
	3	\$120,600	\$144,700	\$168,800	\$193,000	\$217,100	\$241,200	\$265,400	\$289,500	\$313,700	\$337,800	\$361,900	\$386,000
	4	\$138,690	\$166,405	\$194,120	\$221,950	\$249,665	\$277,380	\$305,210	\$332,925	\$360,755	\$388,470	\$416,185	\$443,900
5.250%	1	\$83,230	\$99,890	\$116,550	\$133,210	\$149,870	\$166,530	\$183,120	\$199,850	\$216,440	\$233,100	\$249,760	\$266,420
	2	\$101,065	\$121,295	\$141,525	\$161,755	\$181,985	\$202,215	\$222,360	\$242,675	\$262,820	\$283,050	\$303,280	\$323,510
	3	\$118,900	\$142,700	\$166,500	\$190,300	\$214,100	\$237,900	\$261,600	\$285,500	\$309,200	\$333,000	\$356,800	\$380,600



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LANA'I
MULTI-FAMILY

Prevailing Int. Rate	No. of Bedroom	Percent of Median Income											
		Very Low	Low Income				Below Moderate		Moderate		Above Moderate		Gap Income
		50% & Below	(51% to 80%)				(81% to 100%)		(101% to 120%)		(121% to 140%)		(141% to 160%)
		50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%
		\$27,730	\$33,276	\$38,822	\$44,368	\$49,914	\$55,460	\$61,006	\$66,552	\$72,098	\$77,644	\$83,190	\$88,736
5.375%	1	\$82,110	\$98,560	\$114,940	\$131,390	\$147,770	\$164,150	\$180,600	\$197,050	\$213,430	\$229,880	\$246,330	\$262,710
	2	\$99,705	\$119,680	\$139,570	\$159,545	\$179,435	\$199,325	\$219,300	\$239,275	\$259,165	\$279,140	\$299,115	\$319,005
	3	\$117,300	\$140,800	\$164,200	\$187,700	\$211,100	\$234,500	\$258,000	\$281,500	\$304,900	\$328,400	\$351,900	\$375,300
	4	\$134,895	\$161,920	\$188,830	\$215,855	\$242,765	\$269,675	\$296,700	\$323,725	\$350,635	\$377,660	\$404,685	\$431,595
5.500%	1	\$80,990	\$97,160	\$113,330	\$129,500	\$145,740	\$161,910	\$178,080	\$194,390	\$210,560	\$226,730	\$242,900	\$259,140
	2	\$98,345	\$117,980	\$137,615	\$157,250	\$176,970	\$196,605	\$216,240	\$236,045	\$255,680	\$275,315	\$294,950	\$314,670
	3	\$115,700	\$138,800	\$161,900	\$185,000	\$208,200	\$231,300	\$254,400	\$277,700	\$300,800	\$323,900	\$347,000	\$370,200
	4	\$133,055	\$159,620	\$186,185	\$212,750	\$239,430	\$265,995	\$292,560	\$319,355	\$345,920	\$372,485	\$399,050	\$425,730
5.625%	1	\$79,870	\$95,830	\$111,860	\$127,750	\$143,780	\$159,740	\$175,700	\$191,660	\$207,620	\$223,580	\$239,610	\$255,570
	2	\$96,985	\$116,365	\$135,830	\$155,125	\$174,590	\$193,970	\$213,350	\$232,730	\$252,110	\$271,490	\$290,955	\$310,335
	3	\$114,100	\$136,900	\$159,800	\$182,500	\$205,400	\$228,200	\$251,000	\$273,800	\$296,600	\$319,400	\$342,300	\$365,100
	4	\$131,215	\$157,435	\$183,770	\$209,875	\$236,210	\$262,430	\$288,650	\$314,870	\$341,090	\$367,310	\$393,645	\$419,865
5.750%	1	\$78,750	\$94,570	\$110,320	\$126,070	\$141,820	\$157,570	\$173,320	\$189,070	\$204,820	\$220,570	\$236,320	\$252,070
	2	\$95,625	\$114,835	\$133,960	\$153,085	\$172,210	\$191,335	\$210,460	\$229,585	\$248,710	\$267,835	\$286,960	\$306,085
	3	\$112,500	\$135,100	\$157,600	\$180,100	\$202,600	\$225,100	\$247,600	\$270,100	\$292,600	\$315,100	\$337,600	\$360,100
	4	\$129,375	\$155,365	\$181,240	\$207,115	\$232,990	\$258,865	\$284,740	\$310,615	\$336,490	\$362,365	\$388,240	\$414,115
5.875%	1	\$77,770	\$93,240	\$108,780	\$124,390	\$139,930	\$155,400	\$171,010	\$186,550	\$202,020	\$217,630	\$233,170	\$248,710
	2	\$94,435	\$113,220	\$132,090	\$151,045	\$169,915	\$188,700	\$207,655	\$226,525	\$245,310	\$264,265	\$283,135	\$302,005
	3	\$111,100	\$133,200	\$155,400	\$177,700	\$199,900	\$222,000	\$244,300	\$266,500	\$288,600	\$310,900	\$333,100	\$355,300
	4	\$127,765	\$153,180	\$178,710	\$204,355	\$229,885	\$255,300	\$280,945	\$306,475	\$331,890	\$357,535	\$383,065	\$408,595
6.000%	1	\$76,650	\$92,050	\$107,380	\$122,640	\$138,040	\$153,370	\$168,700	\$184,030	\$199,430	\$214,690	\$230,020	\$245,420
	2	\$93,075	\$111,775	\$130,390	\$148,920	\$167,620	\$186,235	\$204,850	\$223,465	\$242,165	\$260,695	\$279,310	\$298,010
	3	\$109,500	\$131,500	\$153,400	\$175,200	\$197,200	\$219,100	\$241,000	\$262,900	\$284,900	\$306,700	\$328,600	\$350,600
	4	\$125,925	\$151,225	\$176,410	\$201,480	\$226,780	\$251,965	\$277,150	\$302,335	\$327,635	\$352,705	\$377,890	\$403,190
6.125%	1	\$75,670	\$90,790	\$105,910	\$121,100	\$136,220	\$151,340	\$166,460	\$181,580	\$196,770	\$211,890	\$227,010	\$242,130
	2	\$91,885	\$110,245	\$128,605	\$147,050	\$165,410	\$183,770	\$202,130	\$220,490	\$238,935	\$257,295	\$275,655	\$294,015
	3	\$108,100	\$129,700	\$151,300	\$173,000	\$194,600	\$216,200	\$237,800	\$259,400	\$281,100	\$302,700	\$324,300	\$345,900
	4	\$124,315	\$149,155	\$173,995	\$198,950	\$223,790	\$248,630	\$273,470	\$298,310	\$323,265	\$348,105	\$372,945	\$397,785
6.250%	1	\$74,690	\$89,600	\$104,510	\$119,420	\$134,400	\$149,310	\$164,220	\$179,200	\$194,110	\$209,090	\$224,000	\$238,980
	2	\$90,695	\$108,800	\$126,905	\$145,010	\$163,200	\$181,305	\$199,410	\$217,600	\$235,705	\$253,895	\$272,000	\$290,190
	3	\$106,700	\$128,000	\$149,300	\$170,600	\$192,000	\$213,300	\$234,600	\$256,000	\$277,300	\$298,700	\$320,000	\$341,400
	4	\$122,705	\$147,200	\$171,695	\$196,190	\$220,800	\$245,295	\$269,790	\$294,400	\$318,895	\$343,505	\$368,000	\$392,610
6.375%	1	\$73,710	\$88,480	\$103,180	\$117,950	\$132,650	\$147,350	\$162,120	\$176,820	\$191,590	\$206,360	\$221,060	\$235,830
	2	\$89,505	\$107,440	\$125,290	\$143,225	\$161,075	\$178,925	\$196,860	\$214,710	\$232,645	\$250,580	\$268,430	\$286,365
	3	\$105,300	\$126,400	\$147,400	\$168,500	\$189,500	\$210,500	\$231,600	\$252,600	\$273,700	\$294,800	\$315,800	\$336,900
	4	\$121,095	\$145,360	\$169,510	\$193,775	\$217,925	\$242,075	\$266,340	\$290,490	\$314,755	\$339,020	\$363,170	\$387,435
6.500%	1	\$72,800	\$87,290	\$101,780	\$116,340	\$130,900	\$145,460	\$160,020	\$174,580	\$189,140	\$203,700	\$218,260	\$232,750
	2	\$88,400	\$105,995	\$123,590	\$141,270	\$158,950	\$176,630	\$194,310	\$211,990	\$229,670	\$247,350	\$265,030	\$282,625
	3	\$104,000	\$124,700	\$145,400	\$166,200	\$187,000	\$207,800	\$228,600	\$249,400	\$270,200	\$291,000	\$311,800	\$332,500
	4	\$119,600	\$143,405	\$167,210	\$191,130	\$215,050	\$238,970	\$262,890	\$286,810	\$310,730	\$334,650	\$358,570	\$382,375
6.625%	1	\$71,820	\$86,170	\$100,520	\$114,870	\$129,220	\$143,570	\$157,920	\$172,340	\$186,690	\$201,040	\$215,390	\$229,740
	2	\$87,210	\$104,635	\$122,060	\$139,485	\$156,910	\$174,335	\$191,760	\$209,270	\$226,695	\$244,120	\$261,545	\$278,970
	3	\$102,600	\$123,100	\$143,600	\$164,100	\$184,600	\$205,100	\$225,600	\$246,200	\$266,700	\$287,200	\$307,700	\$328,200
	4	\$117,990	\$141,565	\$165,140	\$188,715	\$212,290	\$235,865	\$259,440	\$283,130	\$306,705	\$330,280	\$353,855	\$377,430



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COUNTY OF MAUI

Effective: **May 1, 2021**

2021
 AFFORDABLE SALES PRICE GUIDELINES

LANA'I

MULTI-FAMILY

Prevailing Int. Rate	No. of Bedroom	Percent of Median Income											
		Very Low	Low Income				Below Moderate		Moderate		Above Moderate		Gap Income
		50% & Below	(51% to 80%)				(81% to 100%)		(101% to 120%)		(121% to 140%)		(141% to 160%)
		50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%
		\$27,730	\$33,276	\$38,822	\$44,368	\$49,914	\$55,460	\$61,006	\$66,552	\$72,098	\$77,644	\$83,190	\$88,736
6.750%	1	\$70,910	\$85,050	\$99,260	\$113,400	\$127,610	\$141,750	\$155,960	\$170,100	\$184,310	\$198,450	\$212,660	\$226,800
	2	\$86,105	\$103,275	\$120,530	\$137,700	\$154,955	\$172,125	\$189,380	\$206,550	\$223,805	\$240,975	\$258,230	\$275,400
	3	\$101,300	\$121,500	\$141,800	\$162,000	\$182,300	\$202,500	\$222,800	\$243,000	\$263,300	\$283,500	\$303,800	\$324,000
	4	\$116,495	\$139,725	\$163,070	\$186,300	\$209,645	\$232,875	\$256,220	\$279,450	\$302,795	\$326,025	\$349,370	\$372,600
6.875%	1	\$70,000	\$84,000	\$98,000	\$111,930	\$125,930	\$140,000	\$154,000	\$167,930	\$181,930	\$195,930	\$209,930	\$224,000
	2	\$85,000	\$102,000	\$119,000	\$135,915	\$152,915	\$170,000	\$187,000	\$203,915	\$220,915	\$237,915	\$254,915	\$272,000
	3	\$100,000	\$120,000	\$140,000	\$159,900	\$179,900	\$200,000	\$220,000	\$239,900	\$259,900	\$279,900	\$299,900	\$320,000
	4	\$115,000	\$138,000	\$161,000	\$183,885	\$206,885	\$230,000	\$253,000	\$275,885	\$298,885	\$321,885	\$344,885	\$368,000
7.000%	1	\$69,090	\$82,880	\$96,740	\$110,600	\$124,390	\$138,250	\$152,040	\$165,830	\$179,690	\$193,480	\$207,340	\$221,130
	2	\$83,895	\$100,640	\$117,470	\$134,300	\$151,045	\$167,875	\$184,620	\$201,365	\$218,195	\$234,940	\$251,770	\$268,515
	3	\$98,700	\$118,400	\$138,200	\$158,000	\$177,700	\$197,500	\$217,200	\$236,900	\$256,700	\$276,400	\$296,200	\$315,900
	4	\$113,505	\$136,160	\$158,930	\$181,700	\$204,355	\$227,125	\$249,780	\$272,435	\$295,205	\$317,860	\$340,630	\$363,285
7.125%	1	\$68,250	\$81,900	\$95,480	\$109,200	\$122,850	\$136,430	\$150,150	\$163,800	\$177,380	\$191,100	\$204,680	\$218,330
	2	\$82,875	\$99,450	\$115,940	\$132,600	\$149,175	\$165,665	\$182,325	\$198,900	\$215,390	\$232,050	\$248,540	\$265,115
	3	\$97,500	\$117,000	\$136,400	\$156,000	\$175,500	\$194,900	\$214,500	\$234,000	\$253,400	\$273,000	\$292,400	\$311,900
	4	\$112,125	\$134,550	\$156,860	\$179,400	\$201,825	\$224,135	\$246,675	\$269,100	\$291,410	\$313,950	\$336,260	\$358,685
7.250%	1	\$67,410	\$80,920	\$94,360	\$107,870	\$121,310	\$134,750	\$148,260	\$161,700	\$175,210	\$188,720	\$202,160	\$215,670
	2	\$81,855	\$98,260	\$114,580	\$130,985	\$147,305	\$163,625	\$180,030	\$196,350	\$212,755	\$229,160	\$245,480	\$261,885
	3	\$96,300	\$115,600	\$134,800	\$154,100	\$173,300	\$192,500	\$211,800	\$231,000	\$250,300	\$269,600	\$288,800	\$308,100
	4	\$110,745	\$132,940	\$155,020	\$177,215	\$199,295	\$221,375	\$243,570	\$265,650	\$287,845	\$310,040	\$332,120	\$354,315
7.375%	1	\$66,570	\$79,870	\$93,170	\$106,470	\$119,840	\$133,140	\$146,440	\$159,740	\$173,040	\$186,340	\$199,710	\$213,010
	2	\$80,835	\$96,985	\$113,135	\$129,285	\$145,520	\$161,670	\$177,820	\$193,970	\$210,120	\$226,270	\$242,505	\$258,655
	3	\$95,100	\$114,100	\$133,100	\$152,100	\$171,200	\$190,200	\$209,200	\$228,200	\$247,200	\$266,200	\$285,300	\$304,300
	4	\$109,365	\$131,215	\$153,065	\$174,915	\$196,880	\$218,730	\$240,580	\$262,430	\$284,280	\$306,130	\$328,095	\$349,945
7.500%	1	\$65,800	\$78,890	\$92,050	\$105,210	\$118,370	\$131,460	\$144,620	\$157,850	\$170,940	\$184,100	\$197,260	\$210,420
	2	\$79,900	\$95,795	\$111,775	\$127,755	\$143,735	\$159,630	\$175,610	\$191,675	\$207,570	\$223,550	\$239,530	\$255,510
	3	\$94,000	\$112,700	\$131,500	\$150,300	\$169,100	\$187,800	\$206,600	\$225,500	\$244,200	\$263,000	\$281,800	\$300,600
	4	\$108,100	\$129,605	\$151,225	\$172,845	\$194,465	\$215,970	\$237,590	\$259,325	\$280,830	\$302,450	\$324,070	\$345,690
7.625%	1	\$64,960	\$77,910	\$90,930	\$103,950	\$116,900	\$129,920	\$142,870	\$155,890	\$168,910	\$181,860	\$194,880	\$207,830
	2	\$78,880	\$94,605	\$110,415	\$126,225	\$141,950	\$157,760	\$173,485	\$189,295	\$205,105	\$220,830	\$236,640	\$252,365
	3	\$92,800	\$111,300	\$129,900	\$148,500	\$167,000	\$185,600	\$204,100	\$222,700	\$241,300	\$259,800	\$278,400	\$296,900
	4	\$106,720	\$127,995	\$149,385	\$170,775	\$192,050	\$213,440	\$234,715	\$256,105	\$277,495	\$298,770	\$320,160	\$341,435
7.750%	1	\$64,190	\$77,000	\$89,810	\$102,690	\$115,500	\$128,310	\$141,190	\$154,070	\$166,810	\$179,690	\$192,500	\$205,380
	2	\$77,945	\$93,500	\$109,055	\$124,695	\$140,250	\$155,805	\$171,445	\$187,085	\$202,555	\$218,195	\$233,750	\$249,390
	3	\$91,700	\$110,000	\$128,300	\$146,700	\$165,000	\$183,300	\$201,700	\$220,100	\$238,300	\$256,700	\$275,000	\$293,400
	4	\$105,455	\$126,500	\$147,545	\$168,705	\$189,750	\$210,795	\$231,955	\$253,115	\$274,045	\$295,205	\$316,250	\$337,410
7.875%	1	\$63,350	\$76,090	\$88,760	\$101,430	\$114,170	\$126,840	\$139,510	\$152,180	\$164,850	\$177,520	\$190,190	\$202,930
	2	\$76,925	\$92,395	\$107,780	\$123,165	\$138,635	\$154,020	\$169,405	\$184,790	\$200,175	\$215,560	\$230,945	\$246,415
	3	\$90,500	\$108,700	\$126,800	\$144,900	\$163,100	\$181,200	\$199,300	\$217,400	\$235,500	\$253,600	\$271,700	\$289,900
	4	\$104,075	\$125,005	\$145,820	\$166,635	\$187,565	\$208,380	\$229,195	\$250,010	\$270,825	\$291,640	\$312,455	\$333,385
8.000%	1	\$62,720	\$75,180	\$87,710	\$100,240	\$112,770	\$125,300	\$137,830	\$150,360	\$162,890	\$175,490	\$188,020	\$200,480
	2	\$76,160	\$91,290	\$106,505	\$121,720	\$136,935	\$152,150	\$167,365	\$182,580	\$197,795	\$213,095	\$228,310	\$243,440
	3	\$89,600	\$107,400	\$125,300	\$143,200	\$161,100	\$179,000	\$196,900	\$214,800	\$232,700	\$250,700	\$268,600	\$286,400
	4	\$103,040	\$123,510	\$144,095	\$164,680	\$185,265	\$205,850	\$226,435	\$247,020	\$267,605	\$288,305	\$308,890	\$329,360



Prepared by:
HOUSING DIVISION
DEPARTMENT OF HOUSING AND HUMAN CONCERNS (DHHC)
COUNTY OF MAUI

Effective: **May 1, 2021**

2021
AFFORDABLE SALES PRICE GUIDELINES

LANA'I
MULTI-FAMILY

Prevailing Int. Rate	No. of Bedroom	Percent of Median Income											
		Very Low	Low Income				Below Moderate		Moderate		Above Moderate		Gap Income
		50% & Below	(51% to 80%)				(81% to 100%)		(101% to 120%)		(121% to 140%)		(141% to 160%)
		50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%
		\$27,730	\$33,276	\$38,822	\$44,368	\$49,914	\$55,460	\$61,006	\$66,552	\$72,098	\$77,644	\$83,190	\$88,736
8.125%	1	\$61,950	\$74,270	\$86,660	\$99,120	\$111,440	\$123,830	\$136,220	\$148,610	\$161,000	\$173,390	\$185,710	\$198,170
	2	\$75,225	\$90,185	\$105,230	\$120,360	\$135,320	\$150,365	\$165,410	\$180,455	\$195,500	\$210,545	\$225,505	\$240,635
	3	\$88,500	\$106,100	\$123,800	\$141,600	\$159,200	\$176,900	\$194,600	\$212,300	\$230,000	\$247,700	\$265,300	\$283,100
	4	\$101,775	\$122,015	\$142,370	\$162,840	\$183,080	\$203,435	\$223,790	\$244,145	\$264,500	\$284,855	\$305,095	\$325,565
8.250%	1	\$61,180	\$73,430	\$85,680	\$97,930	\$110,110	\$122,430	\$134,610	\$146,860	\$159,110	\$171,360	\$183,610	\$195,790
	2	\$74,290	\$89,165	\$104,040	\$118,915	\$133,705	\$148,665	\$163,455	\$178,330	\$193,205	\$208,080	\$222,955	\$237,745
	3	\$87,400	\$104,900	\$122,400	\$139,900	\$157,300	\$174,900	\$192,300	\$209,800	\$227,300	\$244,800	\$262,300	\$279,700
	4	\$100,510	\$120,635	\$140,760	\$160,885	\$180,895	\$201,135	\$221,145	\$241,270	\$261,395	\$281,520	\$301,645	\$321,655
8.375%	1	\$60,480	\$72,590	\$84,700	\$96,740	\$108,850	\$120,960	\$133,070	\$145,180	\$157,220	\$169,330	\$181,440	\$193,550
	2	\$73,440	\$88,145	\$102,850	\$117,470	\$132,175	\$146,880	\$161,585	\$176,290	\$190,910	\$205,615	\$220,320	\$235,025
	3	\$86,400	\$103,700	\$121,000	\$138,200	\$155,500	\$172,800	\$190,100	\$207,400	\$224,600	\$241,900	\$259,200	\$276,500
	4	\$99,360	\$119,255	\$139,150	\$158,930	\$178,825	\$198,720	\$218,615	\$238,510	\$258,290	\$278,185	\$298,080	\$317,975
8.500%	1	\$59,780	\$71,750	\$83,720	\$95,620	\$107,590	\$119,560	\$131,530	\$143,500	\$155,470	\$167,370	\$179,340	\$191,310
	2	\$72,590	\$87,125	\$101,660	\$116,110	\$130,645	\$145,180	\$159,715	\$174,250	\$188,785	\$203,235	\$217,770	\$232,305
	3	\$85,400	\$102,500	\$119,600	\$136,600	\$153,700	\$170,800	\$187,900	\$205,000	\$222,100	\$239,100	\$256,200	\$273,300
	4	\$98,210	\$117,875	\$137,540	\$157,090	\$176,755	\$196,420	\$216,085	\$235,750	\$255,415	\$274,965	\$294,630	\$314,295
8.625%	1	\$59,080	\$70,910	\$82,810	\$94,570	\$106,400	\$118,160	\$130,060	\$141,890	\$153,650	\$165,480	\$177,380	\$189,140
	2	\$71,740	\$86,105	\$100,555	\$114,835	\$129,200	\$143,480	\$157,930	\$172,295	\$186,575	\$200,940	\$215,390	\$229,670
	3	\$84,400	\$101,300	\$118,300	\$135,100	\$152,000	\$168,800	\$185,800	\$202,700	\$219,500	\$236,400	\$253,400	\$270,200
	4	\$97,060	\$116,495	\$136,045	\$155,365	\$174,800	\$194,120	\$213,670	\$233,105	\$252,425	\$271,860	\$291,410	\$310,730
8.750%	1	\$58,450	\$70,140	\$81,830	\$93,520	\$105,210	\$116,900	\$128,590	\$140,210	\$151,970	\$163,590	\$175,350	\$186,970
	2	\$70,975	\$85,170	\$99,365	\$113,560	\$127,755	\$141,950	\$156,145	\$170,255	\$184,535	\$198,645	\$212,925	\$227,035
	3	\$83,500	\$100,200	\$116,900	\$133,600	\$150,300	\$167,000	\$183,700	\$200,300	\$217,100	\$233,700	\$250,500	\$267,100
	4	\$96,025	\$115,230	\$134,435	\$153,640	\$172,845	\$192,050	\$211,255	\$230,345	\$249,665	\$268,755	\$288,075	\$307,165

Maximum affordable sales price is based on the following factors:

\$55,460 Median family income as established by the Department of Housing and Human Concerns (DHHC)

30 Number of years for a fixed-rate mortgage loan with no discount points

30% Percentage of gross monthly income for housing expenses (principle and interest payment only)

5% Percentage of the purchase price for downpayment.



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COUNTY OF MAUI

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2021
INCOME LIMITS & AFFORDABLE RENT GUIDELINES
LANA'I

INCOME LIMITS FOR RENTAL UNITS (BY FAMILY SIZE & PERCENTAGE OF MEDIAN FAMILY INCOME)

% of Median	1 PERSON 0.7	2 PERSON 0.8	3 PERSON 0.9	4 PERSON 1.0	5 PERSON 1.08	6 PERSON 1.16	7 PERSON 1.24	8 PERSON 1.32
10%	\$3,880	\$4,440	\$4,990	\$5,550	\$5,990	\$6,430	\$6,880	\$7,320
20%	\$7,760	\$8,870	\$9,980	\$11,090	\$11,980	\$12,870	\$13,750	\$14,640
30%	\$11,650	\$13,310	\$14,970	\$16,640	\$17,970	\$19,300	\$20,630	\$21,960
40%	\$15,530	\$17,750	\$19,970	\$22,180	\$23,960	\$25,730	\$27,510	\$29,280
50%	\$19,410	\$22,180	\$24,960	\$27,730	\$29,950	\$32,170	\$34,390	\$36,600
60%	\$23,290	\$26,620	\$29,950	\$33,280	\$35,940	\$38,600	\$41,260	\$43,920
70%	\$27,180	\$31,060	\$34,940	\$38,820	\$41,930	\$45,030	\$48,140	\$51,250
80%	\$31,060	\$35,490	\$39,930	\$44,370	\$47,920	\$51,470	\$55,020	\$58,570
90%	\$34,940	\$39,930	\$44,920	\$49,910	\$53,910	\$57,900	\$61,890	\$65,890
100%	\$38,820	\$44,370	\$49,910	\$55,460	\$59,900	\$64,330	\$68,770	\$73,210
110%	\$42,700	\$48,800	\$54,910	\$61,010	\$65,890	\$70,770	\$75,650	\$80,530
120%	\$46,590	\$53,240	\$59,900	\$66,550	\$71,880	\$77,200	\$82,520	\$87,850
130%	\$50,470	\$57,680	\$64,890	\$72,100	\$77,870	\$83,630	\$89,400	\$95,170
140%	\$54,350	\$62,120	\$69,880	\$77,640	\$83,860	\$90,070	\$96,280	\$102,490

AFFORDABLE RENT GUIDELINES (BY UNIT SIZE & PERCENTAGE OF MEDIAN FAMILY INCOME)

% of Median	UNIT SIZE (NO. OF BEDROOMS)					
	0	1	2	3	4	5
10%	\$97	\$104	\$125	\$144	\$161	\$178
20%	\$194	\$208	\$250	\$288	\$322	\$355
30%	\$291	\$312	\$374	\$433	\$483	\$532
40%	\$388	\$416	\$499	\$577	\$643	\$710
50%	\$485	\$520	\$624	\$721	\$804	\$887
60%	\$582	\$624	\$749	\$865	\$965	\$1,065
70%	\$680	\$728	\$874	\$1,009	\$1,126	\$1,242
80%	\$777	\$832	\$998	\$1,154	\$1,287	\$1,420
90%	\$874	\$936	\$1,123	\$1,298	\$1,448	\$1,597
100%	\$971	\$1,040	\$1,248	\$1,442	\$1,608	\$1,775
110%	\$1,068	\$1,144	\$1,373	\$1,586	\$1,769	\$1,952
120%	\$1,165	\$1,248	\$1,498	\$1,730	\$1,930	\$2,130
130%	\$1,262	\$1,352	\$1,622	\$1,875	\$2,091	\$2,307
140%	\$1,359	\$1,456	\$1,747	\$2,019	\$2,252	\$2,485

Note: Affordable rents are based on 30% of gross monthly income. Affordable rents include utilities.



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COUNTY OF MAUI

Effective: **May 1, 2021**

2021
 AFFORDABLE SALES PRICE GUIDELINES

MOLOKA'I

METHODOLOGY

For Calculating Median Family Income

Factors used in calculation:

American Community Survey 5-Year Estimate 2014-2018 population for Molokai	6,823	100%
American Community Survey 5-Year Estimate 2014-2018 population for West Molokai	2,368	35%
American Community Survey 5-Year Estimate 2014-2018 population for East Molokai	4,380	65%
American Community Survey 5-Year Estimate 2015-2019 median family income for West Molokai	\$36,696	
American Community Survey 5-Year Estimate 2015-2019 median family income for East Molokai	\$41,705	
HUD's 2021 median family income for the County of Maui	\$95,900	

Estimated 2021 median family income for Molokai:

$$\$36,696 \times 35\% + \$41,705 \times 65\% = \$39,952$$

\$39,950 Est. 2021 Molokai median family income
 (Rounded to nearest \$10)



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MOLOKA'I
SINGLE FAMILY

Prevailing Int. Rate	No. of Bedroom	Percent of Median Income											
		Very Low	Low Income				Below Moderate		Moderate		Above Moderate		Gap Income
		50% & Below	(51% to 80%)				(81% to 100%)		(101% to 120%)		(121% to 140%)		(141% to 160%)
		50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%
		\$19,975	\$23,970	\$27,965	\$31,960	\$35,955	\$39,950	\$43,945	\$47,940	\$51,935	\$55,930	\$59,925	\$63,920
4.000%	1	\$77,070	\$92,470	\$107,870	\$123,340	\$138,740	\$154,140	\$169,540	\$185,010	\$200,410	\$215,810	\$231,210	\$246,610
	2	\$93,585	\$112,285	\$130,985	\$149,770	\$168,470	\$187,170	\$205,870	\$224,655	\$243,355	\$262,055	\$280,755	\$299,455
	3	\$110,100	\$132,100	\$154,100	\$176,200	\$198,200	\$220,200	\$242,200	\$264,300	\$286,300	\$308,300	\$330,300	\$352,300
	4	\$126,615	\$151,915	\$177,215	\$202,630	\$227,930	\$253,230	\$278,530	\$303,945	\$329,245	\$354,545	\$379,845	\$405,145
4.125%	1	\$75,950	\$91,140	\$106,260	\$121,450	\$136,640	\$151,830	\$167,020	\$182,210	\$197,400	\$212,590	\$227,780	\$242,970
	2	\$92,225	\$110,670	\$129,030	\$147,475	\$165,920	\$184,365	\$202,810	\$221,255	\$239,700	\$258,145	\$276,590	\$295,035
	3	\$108,500	\$130,200	\$151,800	\$173,500	\$195,200	\$216,900	\$238,600	\$260,300	\$282,000	\$303,700	\$325,400	\$347,100
	4	\$124,775	\$149,730	\$174,570	\$199,525	\$224,480	\$249,435	\$274,390	\$299,345	\$324,300	\$349,255	\$374,210	\$399,165
4.250%	1	\$74,830	\$89,740	\$104,720	\$119,700	\$134,610	\$149,590	\$164,570	\$179,480	\$194,460	\$209,440	\$224,420	\$239,330
	2	\$90,865	\$108,970	\$127,160	\$145,350	\$163,455	\$181,645	\$199,835	\$217,940	\$236,130	\$254,320	\$272,510	\$290,615
	3	\$106,900	\$128,200	\$149,600	\$171,000	\$192,300	\$213,700	\$235,100	\$256,400	\$277,800	\$299,200	\$320,600	\$341,900
	4	\$122,935	\$147,430	\$172,040	\$196,650	\$221,145	\$245,755	\$270,365	\$294,860	\$319,470	\$344,080	\$368,690	\$393,185
4.375%	1	\$73,710	\$88,410	\$103,180	\$117,950	\$132,650	\$147,420	\$162,120	\$176,890	\$191,590	\$206,360	\$221,060	\$235,830
	2	\$89,505	\$107,355	\$125,290	\$143,225	\$161,075	\$179,010	\$196,860	\$214,795	\$232,645	\$250,580	\$268,430	\$286,365
	3	\$105,300	\$126,300	\$147,400	\$168,500	\$189,500	\$210,600	\$231,600	\$252,700	\$273,700	\$294,800	\$315,800	\$336,900
	4	\$121,095	\$145,245	\$169,510	\$193,775	\$217,925	\$242,190	\$266,340	\$290,605	\$314,755	\$339,020	\$363,170	\$387,435
4.500%	1	\$72,590	\$87,150	\$101,640	\$116,200	\$130,690	\$145,250	\$159,740	\$174,300	\$188,790	\$203,350	\$217,840	\$232,400
	2	\$88,145	\$105,825	\$123,420	\$141,100	\$158,695	\$176,375	\$193,970	\$211,650	\$229,245	\$246,925	\$264,520	\$282,200
	3	\$103,700	\$124,500	\$145,200	\$166,000	\$186,700	\$207,500	\$228,200	\$249,000	\$269,700	\$290,500	\$311,200	\$332,000
	4	\$119,255	\$143,175	\$166,980	\$190,900	\$214,705	\$238,625	\$262,430	\$286,350	\$310,155	\$334,075	\$357,880	\$381,800
4.625%	1	\$71,540	\$85,890	\$100,170	\$114,520	\$128,800	\$143,150	\$157,430	\$171,780	\$186,060	\$200,410	\$214,690	\$229,040
	2	\$86,870	\$104,295	\$121,635	\$139,060	\$156,400	\$173,825	\$191,165	\$208,590	\$225,930	\$243,355	\$260,695	\$278,120
	3	\$102,200	\$122,700	\$143,100	\$163,600	\$184,000	\$204,500	\$224,900	\$245,400	\$265,800	\$286,300	\$306,700	\$327,200
	4	\$117,530	\$141,105	\$164,565	\$188,140	\$211,600	\$235,175	\$258,635	\$282,210	\$305,670	\$329,245	\$352,705	\$376,280
4.750%	1	\$70,560	\$84,630	\$98,770	\$112,840	\$126,980	\$141,050	\$155,190	\$169,260	\$183,400	\$197,540	\$211,610	\$225,750
	2	\$85,680	\$102,765	\$119,935	\$137,020	\$154,190	\$171,275	\$188,445	\$205,530	\$222,700	\$239,870	\$256,955	\$274,125
	3	\$100,800	\$120,900	\$141,100	\$161,200	\$181,400	\$201,500	\$221,700	\$241,800	\$262,000	\$282,200	\$302,300	\$322,500
	4	\$115,920	\$139,035	\$162,265	\$185,380	\$208,610	\$231,725	\$254,955	\$278,070	\$301,300	\$324,530	\$347,645	\$370,875
4.875%	1	\$69,510	\$83,440	\$97,370	\$111,230	\$125,160	\$139,090	\$152,950	\$166,880	\$180,810	\$194,670	\$208,600	\$222,530
	2	\$84,405	\$101,320	\$118,235	\$135,065	\$151,980	\$168,895	\$185,725	\$202,640	\$219,555	\$236,385	\$253,300	\$270,215
	3	\$99,300	\$119,200	\$139,100	\$158,900	\$178,800	\$198,700	\$218,500	\$238,400	\$258,300	\$278,100	\$298,000	\$317,900
	4	\$114,195	\$137,080	\$159,965	\$182,735	\$205,620	\$228,505	\$251,275	\$274,160	\$297,045	\$319,815	\$342,700	\$365,585
5.000%	1	\$68,530	\$82,250	\$95,970	\$109,690	\$123,410	\$137,060	\$150,780	\$164,500	\$178,220	\$191,940	\$205,660	\$219,310
	2	\$83,215	\$99,875	\$116,535	\$133,195	\$149,855	\$166,430	\$183,090	\$199,750	\$216,410	\$233,070	\$249,730	\$266,305
	3	\$97,900	\$117,500	\$137,100	\$156,700	\$176,300	\$195,800	\$215,400	\$235,000	\$254,600	\$274,200	\$293,800	\$313,300
	4	\$112,585	\$135,125	\$157,665	\$180,205	\$202,745	\$225,170	\$247,710	\$270,250	\$292,790	\$315,330	\$337,870	\$360,295
5.125%	1	\$67,550	\$81,130	\$94,640	\$108,150	\$121,660	\$135,170	\$148,680	\$162,190	\$175,700	\$189,210	\$202,720	\$216,230
	2	\$82,025	\$98,515	\$114,920	\$131,325	\$147,730	\$164,135	\$180,540	\$196,945	\$213,350	\$229,755	\$246,160	\$262,565
	3	\$96,500	\$115,900	\$135,200	\$154,500	\$173,800	\$193,100	\$212,400	\$231,700	\$251,000	\$270,300	\$289,600	\$308,900
	4	\$110,975	\$133,285	\$155,480	\$177,675	\$199,870	\$222,065	\$244,260	\$266,455	\$288,650	\$310,845	\$333,040	\$355,235
5.250%	1	\$66,640	\$79,940	\$93,310	\$106,610	\$119,910	\$133,280	\$146,580	\$159,950	\$173,250	\$186,550	\$199,920	\$213,220
	2	\$80,920	\$97,070	\$113,305	\$129,455	\$145,605	\$161,840	\$177,990	\$194,225	\$210,375	\$226,525	\$242,760	\$258,910
	3	\$95,200	\$114,200	\$133,300	\$152,300	\$171,300	\$190,400	\$209,400	\$228,500	\$247,500	\$266,500	\$285,600	\$304,600
	4	\$109,480	\$131,330	\$153,295	\$175,145	\$196,995	\$218,960	\$240,810	\$262,775	\$284,625	\$306,475	\$328,440	\$350,290



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MOLOKA'I

SINGLE FAMILY

Prevailing Int. Rate	No. of Bedroom	Percent of Median Income											
		Very Low	Low Income				Below Moderate		Moderate		Above Moderate		Gap Income
		50% & Below	(51% to 80%)				(81% to 100%)		(101% to 120%)		(121% to 140%)		(141% to 160%)
		50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%
		\$19,975	\$23,970	\$27,965	\$31,960	\$35,955	\$39,950	\$43,945	\$47,940	\$51,935	\$55,930	\$59,925	\$63,920
5.375%	1	\$65,730	\$78,820	\$91,980	\$105,140	\$118,300	\$131,390	\$144,550	\$157,710	\$170,870	\$183,960	\$197,120	\$210,280
	2	\$79,815	\$95,710	\$111,690	\$127,670	\$143,650	\$159,545	\$175,525	\$191,505	\$207,485	\$223,380	\$239,360	\$255,340
	3	\$93,900	\$112,600	\$131,400	\$150,200	\$169,000	\$187,700	\$206,500	\$225,300	\$244,100	\$262,800	\$281,600	\$300,400
	4	\$107,985	\$129,490	\$151,110	\$172,730	\$194,350	\$215,855	\$237,475	\$259,095	\$280,715	\$302,220	\$323,840	\$345,460
5.500%	1	\$64,820	\$77,770	\$90,720	\$103,670	\$116,620	\$129,640	\$142,590	\$155,540	\$168,490	\$181,440	\$194,390	\$207,410
	2	\$78,710	\$94,435	\$110,160	\$125,885	\$141,610	\$157,420	\$173,145	\$188,870	\$204,595	\$220,320	\$236,045	\$251,855
	3	\$92,600	\$111,100	\$129,600	\$148,100	\$166,600	\$185,200	\$203,700	\$222,200	\$240,700	\$259,200	\$277,700	\$296,300
	4	\$106,490	\$127,765	\$149,040	\$170,315	\$191,590	\$212,980	\$234,255	\$255,530	\$276,805	\$298,080	\$319,355	\$340,745
5.625%	1	\$63,910	\$76,720	\$89,460	\$102,270	\$115,080	\$127,820	\$140,630	\$153,440	\$166,180	\$178,990	\$191,730	\$204,540
	2	\$77,605	\$93,160	\$108,630	\$124,185	\$139,740	\$155,210	\$170,765	\$186,320	\$201,790	\$217,345	\$232,815	\$248,370
	3	\$91,300	\$109,600	\$127,800	\$146,100	\$164,400	\$182,600	\$200,900	\$219,200	\$237,400	\$255,700	\$273,900	\$292,200
	4	\$104,995	\$126,040	\$146,970	\$168,015	\$189,060	\$209,990	\$231,035	\$252,080	\$273,010	\$294,055	\$314,985	\$336,030
5.750%	1	\$63,070	\$75,670	\$88,270	\$100,870	\$113,470	\$126,140	\$138,740	\$151,340	\$163,940	\$176,540	\$189,140	\$201,740
	2	\$76,585	\$91,885	\$107,185	\$122,485	\$137,785	\$153,170	\$168,470	\$183,770	\$199,070	\$214,370	\$229,670	\$244,970
	3	\$90,100	\$108,100	\$126,100	\$144,100	\$162,100	\$180,200	\$198,200	\$216,200	\$234,200	\$252,200	\$270,200	\$288,200
	4	\$103,615	\$124,315	\$145,015	\$165,715	\$186,415	\$207,230	\$227,930	\$248,630	\$269,330	\$290,030	\$310,730	\$331,430
5.875%	1	\$62,230	\$74,620	\$87,080	\$99,540	\$112,000	\$124,390	\$136,850	\$149,310	\$161,700	\$174,160	\$186,620	\$199,080
	2	\$75,565	\$90,610	\$105,740	\$120,870	\$136,000	\$151,045	\$166,175	\$181,305	\$196,350	\$211,480	\$226,610	\$241,740
	3	\$88,900	\$106,600	\$124,400	\$142,200	\$160,000	\$177,700	\$195,500	\$213,300	\$231,000	\$248,800	\$266,600	\$284,400
	4	\$102,235	\$122,590	\$143,060	\$163,530	\$184,000	\$204,355	\$224,825	\$245,295	\$265,650	\$286,120	\$306,590	\$327,060
6.000%	1	\$61,390	\$73,640	\$85,890	\$98,210	\$110,460	\$122,780	\$135,030	\$147,280	\$159,600	\$171,850	\$184,100	\$196,420
	2	\$74,545	\$89,420	\$104,295	\$119,255	\$134,130	\$149,090	\$163,965	\$178,840	\$193,800	\$208,675	\$223,550	\$238,510
	3	\$87,700	\$105,200	\$122,700	\$140,300	\$157,800	\$175,400	\$192,900	\$210,400	\$228,000	\$245,500	\$263,000	\$280,600
	4	\$100,855	\$120,980	\$141,105	\$161,345	\$181,470	\$201,710	\$221,835	\$241,960	\$262,200	\$282,325	\$302,450	\$322,690
6.125%	1	\$60,550	\$72,660	\$84,770	\$96,880	\$108,990	\$121,100	\$133,210	\$145,320	\$157,430	\$169,540	\$181,650	\$193,760
	2	\$73,525	\$88,230	\$102,935	\$117,640	\$132,345	\$147,050	\$161,755	\$176,460	\$191,165	\$205,870	\$220,575	\$235,280
	3	\$86,500	\$103,800	\$121,100	\$138,400	\$155,700	\$173,000	\$190,300	\$207,600	\$224,900	\$242,200	\$259,500	\$276,800
	4	\$99,475	\$119,370	\$139,265	\$159,160	\$179,055	\$198,950	\$218,845	\$238,740	\$258,635	\$278,530	\$298,425	\$318,320
6.250%	1	\$59,780	\$71,680	\$83,650	\$95,620	\$107,590	\$119,490	\$131,460	\$143,430	\$155,400	\$167,300	\$179,270	\$191,240
	2	\$72,590	\$87,040	\$101,575	\$116,110	\$130,645	\$145,095	\$159,630	\$174,165	\$188,700	\$203,150	\$217,685	\$232,220
	3	\$85,400	\$102,400	\$119,500	\$136,600	\$153,700	\$170,700	\$187,800	\$204,900	\$222,000	\$239,000	\$256,100	\$273,200
	4	\$98,210	\$117,760	\$137,425	\$157,090	\$176,755	\$196,305	\$215,970	\$235,635	\$255,300	\$274,850	\$294,515	\$314,180
6.375%	1	\$59,010	\$70,770	\$82,600	\$94,360	\$106,190	\$117,950	\$129,780	\$141,540	\$153,370	\$165,130	\$176,960	\$188,720
	2	\$71,655	\$85,935	\$100,300	\$114,580	\$128,945	\$143,225	\$157,590	\$171,870	\$186,235	\$200,515	\$214,880	\$229,160
	3	\$84,300	\$101,100	\$118,000	\$134,800	\$151,700	\$168,500	\$185,400	\$202,200	\$219,100	\$235,900	\$252,800	\$269,600
	4	\$96,945	\$116,265	\$135,700	\$155,020	\$174,455	\$193,775	\$213,210	\$232,530	\$251,965	\$271,285	\$290,720	\$310,040
6.500%	1	\$58,240	\$69,860	\$81,480	\$93,170	\$104,790	\$116,410	\$128,100	\$139,720	\$151,340	\$163,030	\$174,650	\$186,270
	2	\$70,720	\$84,830	\$98,940	\$113,135	\$127,245	\$141,355	\$155,550	\$169,660	\$183,770	\$197,965	\$212,075	\$226,185
	3	\$83,200	\$99,800	\$116,400	\$133,100	\$149,700	\$166,300	\$183,000	\$199,600	\$216,200	\$232,900	\$249,500	\$266,100
	4	\$95,680	\$114,770	\$133,860	\$153,065	\$172,155	\$191,245	\$210,450	\$229,540	\$248,630	\$267,835	\$286,925	\$306,015
6.625%	1	\$57,470	\$68,950	\$80,430	\$91,980	\$103,460	\$114,940	\$126,420	\$137,900	\$149,380	\$160,930	\$172,410	\$183,890
	2	\$69,785	\$83,725	\$97,665	\$111,690	\$125,630	\$139,570	\$153,510	\$167,450	\$181,390	\$195,415	\$209,355	\$223,295
	3	\$82,100	\$98,500	\$114,900	\$131,400	\$147,800	\$164,200	\$180,600	\$197,000	\$213,400	\$229,900	\$246,300	\$262,700
	4	\$94,415	\$113,275	\$132,135	\$151,110	\$169,970	\$188,830	\$207,690	\$226,550	\$245,410	\$264,385	\$283,245	\$302,105



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MOLOKA'I

SINGLE FAMILY

Prevailing Int. Rate	No. of Bedroom	Percent of Median Income											
		Very Low	Low Income				Below Moderate		Moderate		Above Moderate		Gap Income
		50% & Below	(51% to 80%)				(81% to 100%)		(101% to 120%)		(121% to 140%)		(141% to 160%)
		50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%
		\$19,975	\$23,970	\$27,965	\$31,960	\$35,955	\$39,950	\$43,945	\$47,940	\$51,935	\$55,930	\$59,925	\$63,920
6.750%	1	\$56,700	\$68,110	\$79,450	\$90,790	\$102,130	\$113,470	\$124,810	\$136,150	\$147,490	\$158,830	\$170,170	\$181,510
	2	\$68,850	\$82,705	\$96,475	\$110,245	\$124,015	\$137,785	\$151,555	\$165,325	\$179,095	\$192,865	\$206,635	\$220,405
	3	\$81,000	\$97,300	\$113,500	\$129,700	\$145,900	\$162,100	\$178,300	\$194,500	\$210,700	\$226,900	\$243,100	\$259,300
	4	\$93,150	\$111,895	\$130,525	\$149,155	\$167,785	\$186,415	\$205,045	\$223,675	\$242,305	\$260,935	\$279,565	\$298,195
6.875%	1	\$56,000	\$67,200	\$78,400	\$89,600	\$100,800	\$112,000	\$123,200	\$134,400	\$145,600	\$156,800	\$168,070	\$179,270
	2	\$68,000	\$81,600	\$95,200	\$108,800	\$122,400	\$136,000	\$149,600	\$163,200	\$176,800	\$190,400	\$204,085	\$217,685
	3	\$80,000	\$96,000	\$112,000	\$128,000	\$144,000	\$160,000	\$176,000	\$192,000	\$208,000	\$224,000	\$240,100	\$256,100
	4	\$92,000	\$110,400	\$128,800	\$147,200	\$165,600	\$184,000	\$202,400	\$220,800	\$239,200	\$257,600	\$276,115	\$294,515
7.000%	1	\$55,300	\$66,360	\$77,420	\$88,480	\$99,540	\$110,600	\$121,660	\$132,720	\$143,780	\$154,840	\$165,900	\$176,960
	2	\$67,150	\$80,580	\$94,010	\$107,440	\$120,870	\$134,300	\$147,730	\$161,160	\$174,590	\$188,020	\$201,450	\$214,880
	3	\$79,000	\$94,800	\$110,600	\$126,400	\$142,200	\$158,000	\$173,800	\$189,600	\$205,400	\$221,200	\$237,000	\$252,800
	4	\$90,850	\$109,020	\$127,190	\$145,360	\$163,530	\$181,700	\$199,870	\$218,040	\$236,210	\$254,380	\$272,550	\$290,720
7.125%	1	\$54,600	\$65,520	\$76,440	\$87,360	\$98,280	\$109,200	\$120,190	\$131,110	\$142,030	\$152,950	\$163,870	\$174,790
	2	\$66,300	\$79,560	\$92,820	\$106,080	\$119,340	\$132,600	\$145,945	\$159,205	\$172,465	\$185,725	\$198,985	\$212,245
	3	\$78,000	\$93,600	\$109,200	\$124,800	\$140,400	\$156,000	\$171,700	\$187,300	\$202,900	\$218,500	\$234,100	\$249,700
	4	\$89,700	\$107,640	\$125,580	\$143,520	\$161,460	\$179,400	\$197,455	\$215,395	\$233,335	\$251,275	\$269,215	\$287,155
7.250%	1	\$53,970	\$64,750	\$75,530	\$86,310	\$97,090	\$107,870	\$118,650	\$129,430	\$140,210	\$151,060	\$161,840	\$172,620
	2	\$65,535	\$78,625	\$91,715	\$104,805	\$117,895	\$130,985	\$144,075	\$157,165	\$170,255	\$183,340	\$196,520	\$209,610
	3	\$77,100	\$92,500	\$107,900	\$123,300	\$138,700	\$154,100	\$169,500	\$184,900	\$200,300	\$215,800	\$231,200	\$246,600
	4	\$88,665	\$106,375	\$124,085	\$141,795	\$159,505	\$177,215	\$194,925	\$212,635	\$230,345	\$248,170	\$265,880	\$283,590
7.375%	1	\$53,270	\$63,910	\$74,620	\$85,260	\$95,900	\$106,540	\$117,180	\$127,890	\$138,530	\$149,170	\$159,810	\$170,450
	2	\$64,685	\$77,605	\$90,610	\$103,530	\$116,450	\$129,370	\$142,290	\$155,295	\$168,215	\$181,135	\$194,055	\$206,975
	3	\$76,100	\$91,300	\$106,600	\$121,800	\$137,000	\$152,200	\$167,400	\$182,700	\$197,900	\$213,100	\$228,300	\$243,500
	4	\$87,515	\$104,995	\$122,590	\$140,070	\$157,550	\$175,030	\$192,510	\$210,105	\$227,585	\$245,065	\$262,545	\$280,025
7.500%	1	\$52,640	\$63,140	\$73,640	\$84,210	\$94,710	\$105,280	\$115,780	\$126,280	\$136,850	\$147,350	\$157,850	\$168,420
	2	\$63,920	\$76,670	\$89,420	\$102,255	\$115,005	\$127,840	\$140,590	\$153,340	\$166,175	\$178,925	\$191,675	\$204,510
	3	\$75,200	\$90,200	\$105,200	\$120,300	\$135,300	\$150,400	\$165,400	\$180,400	\$195,500	\$210,500	\$225,500	\$240,600
	4	\$86,480	\$103,730	\$120,980	\$138,345	\$155,595	\$172,960	\$190,210	\$207,460	\$224,825	\$242,075	\$259,325	\$276,690
7.625%	1	\$52,010	\$62,370	\$72,800	\$83,160	\$93,590	\$103,950	\$114,380	\$124,740	\$135,170	\$145,530	\$155,960	\$166,390
	2	\$63,155	\$75,735	\$88,400	\$100,980	\$113,645	\$126,225	\$138,890	\$151,470	\$164,135	\$176,715	\$189,380	\$202,045
	3	\$74,300	\$89,100	\$104,000	\$118,800	\$133,700	\$148,500	\$163,400	\$178,200	\$193,100	\$207,900	\$222,800	\$237,700
	4	\$85,445	\$102,465	\$119,600	\$136,620	\$153,755	\$170,775	\$187,910	\$204,930	\$222,065	\$239,085	\$256,220	\$273,355
7.750%	1	\$51,380	\$61,600	\$71,890	\$82,180	\$92,470	\$102,690	\$112,980	\$123,270	\$133,560	\$143,780	\$154,070	\$164,360
	2	\$62,390	\$74,800	\$87,295	\$99,790	\$112,285	\$124,695	\$137,190	\$149,685	\$162,180	\$174,590	\$187,085	\$199,580
	3	\$73,400	\$88,000	\$102,700	\$117,400	\$132,100	\$146,700	\$161,400	\$176,100	\$190,800	\$205,400	\$220,100	\$234,800
	4	\$84,410	\$101,200	\$118,105	\$135,010	\$151,915	\$168,705	\$185,610	\$202,515	\$219,420	\$236,210	\$253,115	\$270,020
7.875%	1	\$50,750	\$60,900	\$71,050	\$81,200	\$91,350	\$101,500	\$111,650	\$121,800	\$131,950	\$142,100	\$152,250	\$162,400
	2	\$61,625	\$73,950	\$86,275	\$98,600	\$110,925	\$123,250	\$135,575	\$147,900	\$160,225	\$172,550	\$184,875	\$197,200
	3	\$72,500	\$87,000	\$101,500	\$116,000	\$130,500	\$145,000	\$159,500	\$174,000	\$188,500	\$203,000	\$217,500	\$232,000
	4	\$83,375	\$100,050	\$116,725	\$133,400	\$150,075	\$166,750	\$183,425	\$200,100	\$216,775	\$233,450	\$250,125	\$266,800
8.000%	1	\$50,120	\$60,200	\$70,210	\$80,220	\$90,230	\$100,310	\$110,320	\$120,330	\$130,410	\$140,420	\$150,430	\$160,440
	2	\$60,860	\$73,100	\$85,255	\$97,410	\$109,565	\$121,805	\$133,960	\$146,115	\$158,355	\$170,510	\$182,665	\$194,820
	3	\$71,600	\$86,000	\$100,300	\$114,600	\$128,900	\$143,300	\$157,600	\$171,900	\$186,300	\$200,600	\$214,900	\$229,200
	4	\$82,340	\$98,900	\$115,345	\$131,790	\$148,235	\$164,795	\$181,240	\$197,685	\$214,245	\$230,690	\$247,135	\$263,580



Prepared by:
HOUSING DIVISION
DEPARTMENT OF HOUSING AND HUMAN CONCERNS (DHHC)
COUNTY OF MAUI

2021
 AFFORDABLE SALES PRICE GUIDELINES

MOLOKA'I

SINGLE FAMILY

Effective: **May 1, 2021**

Prevailing Int. Rate	No. of Bedroom	Percent of Median Income											
		Very Low	Low Income				Below Moderate		Moderate		Above Moderate		Gap Income
		50% & Below	(51% to 80%)				(81% to 100%)		(101% to 120%)		(121% to 140%)		(141% to 160%)
		50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%
		\$19,975	\$23,970	\$27,965	\$31,960	\$35,955	\$39,950	\$43,945	\$47,940	\$51,935	\$55,930	\$59,925	\$63,920
8.125%	1	\$49,560	\$59,500	\$69,370	\$79,310	\$89,180	\$99,120	\$109,060	\$118,930	\$128,870	\$138,740	\$148,680	\$158,550
	2	\$60,180	\$72,250	\$84,235	\$96,305	\$108,290	\$120,360	\$132,430	\$144,415	\$156,485	\$168,470	\$180,540	\$192,525
	3	\$70,800	\$85,000	\$99,100	\$113,300	\$127,400	\$141,600	\$155,800	\$169,900	\$184,100	\$198,200	\$212,400	\$226,500
	4	\$81,420	\$97,750	\$113,965	\$130,295	\$146,510	\$162,840	\$179,170	\$195,385	\$211,715	\$227,930	\$244,260	\$260,475
8.250%	1	\$49,000	\$58,800	\$68,600	\$78,400	\$88,130	\$97,930	\$107,730	\$117,530	\$127,330	\$137,130	\$146,930	\$156,730
	2	\$59,500	\$71,400	\$83,300	\$95,200	\$107,015	\$118,915	\$130,815	\$142,715	\$154,615	\$166,515	\$178,415	\$190,315
	3	\$70,000	\$84,000	\$98,000	\$112,000	\$125,900	\$139,900	\$153,900	\$167,900	\$181,900	\$195,900	\$209,900	\$223,900
	4	\$80,500	\$96,600	\$112,700	\$128,800	\$144,785	\$160,885	\$176,985	\$193,085	\$209,185	\$225,285	\$241,385	\$257,485
8.375%	1	\$48,440	\$58,100	\$67,760	\$77,490	\$87,150	\$96,810	\$106,470	\$116,200	\$125,860	\$135,520	\$145,250	\$154,910
	2	\$58,820	\$70,550	\$82,280	\$94,095	\$105,825	\$117,555	\$129,285	\$141,100	\$152,830	\$164,560	\$176,375	\$188,105
	3	\$69,200	\$83,000	\$96,800	\$110,700	\$124,500	\$138,300	\$152,100	\$166,000	\$179,800	\$193,600	\$207,500	\$221,300
	4	\$79,580	\$95,450	\$111,320	\$127,305	\$143,175	\$159,045	\$174,915	\$190,900	\$206,770	\$222,640	\$238,625	\$254,495
8.500%	1	\$47,880	\$57,400	\$66,990	\$76,580	\$86,170	\$95,690	\$105,280	\$114,870	\$124,390	\$133,980	\$143,570	\$153,160
	2	\$58,140	\$69,700	\$81,345	\$92,990	\$104,635	\$116,195	\$127,840	\$139,485	\$151,045	\$162,690	\$174,335	\$185,980
	3	\$68,400	\$82,000	\$95,700	\$109,400	\$123,100	\$136,700	\$150,400	\$164,100	\$177,700	\$191,400	\$205,100	\$218,800
	4	\$78,660	\$94,300	\$110,055	\$125,810	\$141,565	\$157,205	\$172,960	\$188,715	\$204,355	\$220,110	\$235,865	\$251,620
8.625%	1	\$47,320	\$56,770	\$66,220	\$75,670	\$85,190	\$94,640	\$104,090	\$113,540	\$122,990	\$132,440	\$141,960	\$151,410
	2	\$57,460	\$68,935	\$80,410	\$91,885	\$103,445	\$114,920	\$126,395	\$137,870	\$149,345	\$160,820	\$172,380	\$183,855
	3	\$67,600	\$81,100	\$94,600	\$108,100	\$121,700	\$135,200	\$148,700	\$162,200	\$175,700	\$189,200	\$202,800	\$216,300
	4	\$77,740	\$93,265	\$108,790	\$124,315	\$139,955	\$155,480	\$171,005	\$186,530	\$202,055	\$217,580	\$233,220	\$248,745
8.750%	1	\$46,760	\$56,140	\$65,450	\$74,830	\$84,210	\$93,520	\$102,900	\$112,280	\$121,590	\$130,970	\$140,350	\$149,660
	2	\$56,780	\$68,170	\$79,475	\$90,865	\$102,255	\$113,560	\$124,950	\$136,340	\$147,645	\$159,035	\$170,425	\$181,730
	3	\$66,800	\$80,200	\$93,500	\$106,900	\$120,300	\$133,600	\$147,000	\$160,400	\$173,700	\$187,100	\$200,500	\$213,800
	4	\$76,820	\$92,230	\$107,525	\$122,935	\$138,345	\$153,640	\$169,050	\$184,460	\$199,755	\$215,165	\$230,575	\$245,870

Maximum affordable sales price is based on the following factors:

\$39,950 Median family income as established by the Department of Housing and Human Concerns (DHHC)

30 Number of years for a fixed-rate mortgage loan with no discount points

30% Percentage of gross monthly income for housing expenses (principle and interest payment only)

5% Percentage of the purchase price for downpayment.



Prepared by:
HOUSING DIVISION
DEPARTMENT OF HOUSING AND HUMAN CONCERNS (DHHC)
COUNTY OF MAUI

Effective: **May 1, 2021**

2021
AFFORDABLE SALES PRICE GUIDELINES
MOLOKA'I
MULTI-FAMILY

Prevailing Int. Rate	No. of Bedroom	Percent of Median Income											
		Very Low	Low Income				Below Moderate		Moderate		Above Moderate		Gap Income
		50% & Below	(51% to 80%)				(81% to 100%)		(101% to 120%)		(121% to 140%)		(141% to 160%)
		50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%
		\$19,975	\$23,970	\$27,965	\$31,960	\$35,955	\$39,950	\$43,945	\$47,940	\$51,935	\$55,930	\$59,925	\$63,920
4.000%	1	\$69,370	\$83,230	\$97,090	\$111,020	\$124,880	\$138,740	\$152,600	\$166,530	\$180,390	\$194,250	\$208,110	\$221,970
	2	\$84,235	\$101,065	\$117,895	\$134,810	\$151,640	\$168,470	\$185,300	\$202,215	\$219,045	\$235,875	\$252,705	\$269,535
	3	\$99,100	\$118,900	\$138,700	\$158,600	\$178,400	\$198,200	\$218,000	\$237,900	\$257,700	\$277,500	\$297,300	\$317,100
	4	\$113,965	\$136,735	\$159,505	\$182,390	\$205,160	\$227,930	\$250,700	\$273,585	\$296,355	\$319,125	\$341,895	\$364,665
4.125%	1	\$68,390	\$82,040	\$95,620	\$109,340	\$122,990	\$136,640	\$150,290	\$164,010	\$177,660	\$191,310	\$205,030	\$218,680
	2	\$83,045	\$99,620	\$116,110	\$132,770	\$149,345	\$165,920	\$182,495	\$199,155	\$215,730	\$232,305	\$248,965	\$265,540
	3	\$97,700	\$117,200	\$136,600	\$156,200	\$175,700	\$195,200	\$214,700	\$234,300	\$253,800	\$273,300	\$292,900	\$312,400
	4	\$112,355	\$134,780	\$157,090	\$179,630	\$202,055	\$224,480	\$246,905	\$269,445	\$291,870	\$314,295	\$336,835	\$359,260
4.250%	1	\$67,340	\$80,780	\$94,220	\$107,730	\$121,170	\$134,610	\$148,120	\$161,560	\$175,000	\$188,510	\$201,950	\$215,390
	2	\$81,770	\$98,090	\$114,410	\$130,815	\$147,135	\$163,455	\$179,860	\$196,180	\$212,500	\$228,905	\$245,225	\$261,545
	3	\$96,200	\$115,400	\$134,600	\$153,900	\$173,100	\$192,300	\$211,600	\$230,800	\$250,000	\$269,300	\$288,500	\$307,700
	4	\$110,630	\$132,710	\$154,790	\$176,985	\$199,065	\$221,145	\$243,340	\$265,420	\$287,500	\$309,695	\$331,775	\$353,855
4.375%	1	\$66,360	\$79,590	\$92,890	\$106,190	\$119,420	\$132,650	\$145,880	\$159,180	\$172,410	\$185,710	\$198,940	\$212,240
	2	\$80,580	\$96,645	\$112,795	\$128,945	\$145,010	\$161,075	\$177,140	\$193,290	\$209,355	\$225,505	\$241,570	\$257,720
	3	\$94,800	\$113,700	\$132,700	\$151,700	\$170,600	\$189,500	\$208,400	\$227,400	\$246,300	\$265,300	\$284,200	\$303,200
	4	\$109,020	\$130,755	\$152,605	\$174,455	\$196,190	\$217,925	\$239,660	\$261,510	\$283,245	\$305,095	\$326,830	\$348,680
4.500%	1	\$65,310	\$78,470	\$91,490	\$104,580	\$117,600	\$130,760	\$143,780	\$156,870	\$169,890	\$183,050	\$196,070	\$209,160
	2	\$79,305	\$95,285	\$111,095	\$126,990	\$142,800	\$158,780	\$174,590	\$190,485	\$206,295	\$222,275	\$238,085	\$253,980
	3	\$93,300	\$112,100	\$130,700	\$149,400	\$168,000	\$186,800	\$205,400	\$224,100	\$242,700	\$261,500	\$280,100	\$298,800
	4	\$107,295	\$128,915	\$150,305	\$171,810	\$193,200	\$214,820	\$236,210	\$257,715	\$279,105	\$300,725	\$322,115	\$343,620
4.625%	1	\$64,400	\$77,280	\$90,160	\$103,040	\$115,920	\$128,870	\$141,680	\$154,630	\$167,440	\$180,390	\$193,200	\$206,150
	2	\$78,200	\$93,840	\$109,480	\$125,120	\$140,760	\$156,485	\$172,040	\$187,765	\$203,320	\$219,045	\$234,600	\$250,325
	3	\$92,000	\$110,400	\$128,800	\$147,200	\$165,600	\$184,100	\$202,400	\$220,900	\$239,200	\$257,700	\$276,000	\$294,500
	4	\$105,800	\$126,960	\$148,120	\$169,280	\$190,440	\$211,715	\$232,760	\$254,035	\$275,080	\$296,355	\$317,400	\$338,675
4.750%	1	\$63,490	\$76,160	\$88,900	\$101,570	\$114,310	\$126,980	\$139,650	\$152,320	\$165,060	\$177,800	\$190,470	\$203,210
	2	\$77,095	\$92,480	\$107,950	\$123,335	\$138,805	\$154,190	\$169,575	\$184,960	\$200,430	\$215,900	\$231,285	\$246,755
	3	\$90,700	\$108,800	\$127,000	\$145,100	\$163,300	\$181,400	\$199,500	\$217,600	\$235,800	\$254,000	\$272,100	\$290,300
	4	\$104,305	\$125,120	\$146,050	\$166,865	\$187,795	\$208,610	\$229,425	\$250,240	\$271,170	\$292,100	\$312,915	\$333,845
4.875%	1	\$62,580	\$75,110	\$87,640	\$100,100	\$112,630	\$125,160	\$137,690	\$150,220	\$162,750	\$175,210	\$187,740	\$200,270
	2	\$75,990	\$91,205	\$106,420	\$121,550	\$136,765	\$151,980	\$167,195	\$182,410	\$197,625	\$212,755	\$227,970	\$243,185
	3	\$89,400	\$107,300	\$125,200	\$143,000	\$160,900	\$178,800	\$196,700	\$214,600	\$232,500	\$250,300	\$268,200	\$286,100
	4	\$102,810	\$123,395	\$143,980	\$164,450	\$185,035	\$205,620	\$226,205	\$246,790	\$267,375	\$287,845	\$308,430	\$329,015
5.000%	1	\$63,652	\$76,441	\$89,157	\$101,873	\$114,661	\$127,305	\$140,093	\$152,809	\$165,525	\$178,313	\$191,029	\$203,745
	2	\$74,885	\$89,930	\$104,890	\$119,850	\$134,895	\$149,770	\$164,815	\$179,775	\$194,735	\$209,780	\$224,740	\$239,700
	3	\$88,100	\$105,800	\$123,400	\$141,000	\$158,700	\$176,200	\$193,900	\$211,500	\$229,100	\$246,800	\$264,400	\$282,000
	4	\$101,315	\$121,670	\$141,910	\$162,150	\$182,505	\$202,630	\$222,985	\$243,225	\$263,465	\$283,820	\$304,060	\$324,300
5.125%	1	\$60,830	\$73,010	\$85,190	\$97,370	\$109,480	\$121,660	\$133,840	\$145,950	\$158,130	\$170,310	\$182,420	\$194,600
	2	\$73,865	\$88,655	\$103,445	\$118,235	\$132,940	\$147,730	\$162,520	\$177,225	\$192,015	\$206,805	\$221,510	\$236,300
	3	\$86,900	\$104,300	\$121,700	\$139,100	\$156,400	\$173,800	\$191,200	\$208,500	\$225,900	\$243,300	\$260,600	\$278,000
	4	\$99,935	\$119,945	\$139,955	\$159,965	\$179,860	\$199,870	\$219,880	\$239,775	\$259,785	\$279,795	\$299,690	\$319,700
5.250%	1	\$59,990	\$71,960	\$84,000	\$95,970	\$107,940	\$119,980	\$131,950	\$143,990	\$155,960	\$167,930	\$179,900	\$191,870
	2	\$72,845	\$87,380	\$102,000	\$116,535	\$131,070	\$145,690	\$160,225	\$174,845	\$189,380	\$203,915	\$218,450	\$232,985
	3	\$85,700	\$102,800	\$120,000	\$137,100	\$154,200	\$171,400	\$188,500	\$205,700	\$222,800	\$239,900	\$257,000	\$274,100
	4	\$98,555	\$118,220	\$138,000	\$157,665	\$177,330	\$197,110	\$216,775	\$236,555	\$256,220	\$275,885	\$295,550	\$315,215



Prepared by:
HOUSING DIVISION
DEPARTMENT OF HOUSING AND HUMAN CONCERNS (DHHC)
COUNTY OF MAUI

Effective: **May 1, 2021**

2021
AFFORDABLE SALES PRICE GUIDELINES

MOLOKA'I

MULTI-FAMILY

Prevailing Int. Rate	No. of Bedroom	Percent of Median Income											
		Very Low	Low Income				Below Moderate		Moderate		Above Moderate		Gap Income
		50% & Below	(51% to 80%)				(81% to 100%)		(101% to 120%)		(121% to 140%)		(141% to 160%)
		50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%
		\$19,975	\$23,970	\$27,965	\$31,960	\$35,955	\$39,950	\$43,945	\$47,940	\$51,935	\$55,930	\$59,925	\$63,920
5.375%	1	\$59,150	\$70,910	\$82,810	\$94,640	\$106,470	\$118,230	\$130,130	\$141,960	\$153,790	\$165,550	\$177,380	\$189,280
	2	\$71,825	\$86,105	\$100,555	\$114,920	\$129,285	\$143,565	\$158,015	\$172,380	\$186,745	\$201,025	\$215,390	\$229,840
	3	\$84,500	\$101,300	\$118,300	\$135,200	\$152,100	\$168,900	\$185,900	\$202,800	\$219,700	\$236,500	\$253,400	\$270,400
	4	\$97,175	\$116,495	\$136,045	\$155,480	\$174,915	\$194,235	\$213,785	\$233,220	\$252,655	\$271,975	\$291,410	\$310,960
5.500%	1	\$60,184	\$72,250	\$84,244	\$96,309	\$108,303	\$120,441	\$132,434	\$144,500	\$156,494	\$168,559	\$180,553	\$192,691
	2	\$70,805	\$85,000	\$99,110	\$113,305	\$127,415	\$141,695	\$155,805	\$170,000	\$184,110	\$198,305	\$212,415	\$226,695
	3	\$83,300	\$100,000	\$116,600	\$133,300	\$149,900	\$166,700	\$183,300	\$200,000	\$216,600	\$233,300	\$249,900	\$266,700
	4	\$95,795	\$115,000	\$134,090	\$153,295	\$172,385	\$191,705	\$210,795	\$230,000	\$249,090	\$268,295	\$287,385	\$306,705
5.625%	1	\$57,540	\$69,020	\$80,500	\$92,050	\$103,600	\$115,010	\$126,560	\$138,110	\$149,590	\$161,070	\$172,550	\$184,100
	2	\$69,870	\$83,810	\$97,750	\$111,775	\$125,800	\$139,655	\$153,680	\$167,705	\$181,645	\$195,585	\$209,525	\$223,550
	3	\$82,200	\$98,600	\$115,000	\$131,500	\$148,000	\$164,300	\$180,800	\$197,300	\$213,700	\$230,100	\$246,500	\$263,000
	4	\$94,530	\$113,390	\$132,250	\$151,225	\$170,200	\$188,945	\$207,920	\$226,895	\$245,755	\$264,615	\$283,475	\$302,450
5.750%	1	\$56,770	\$68,110	\$79,450	\$90,790	\$102,130	\$113,540	\$124,880	\$136,220	\$147,560	\$158,900	\$170,240	\$181,580
	2	\$68,935	\$82,705	\$96,475	\$110,245	\$124,015	\$137,870	\$151,640	\$165,410	\$179,180	\$192,950	\$206,720	\$220,490
	3	\$81,100	\$97,300	\$113,500	\$129,700	\$145,900	\$162,200	\$178,400	\$194,600	\$210,800	\$227,000	\$243,200	\$259,400
	4	\$93,265	\$111,895	\$130,525	\$149,155	\$167,785	\$186,530	\$205,160	\$223,790	\$242,420	\$261,050	\$279,680	\$298,310
5.875%	1	\$56,000	\$67,130	\$78,400	\$89,600	\$100,800	\$111,930	\$123,200	\$134,400	\$145,530	\$156,730	\$167,930	\$179,200
	2	\$68,000	\$81,515	\$95,200	\$108,800	\$122,400	\$135,915	\$149,600	\$163,200	\$176,715	\$190,315	\$203,915	\$217,600
	3	\$80,000	\$95,900	\$112,000	\$128,000	\$144,000	\$159,900	\$176,000	\$192,000	\$207,900	\$223,900	\$239,900	\$256,000
	4	\$92,000	\$110,285	\$128,800	\$147,200	\$165,600	\$183,885	\$202,400	\$220,800	\$239,085	\$257,485	\$275,885	\$294,400
6.000%	1	\$55,230	\$66,290	\$77,280	\$88,410	\$99,400	\$110,530	\$121,520	\$132,580	\$143,640	\$154,700	\$165,690	\$176,750
	2	\$67,065	\$80,495	\$93,840	\$107,355	\$120,700	\$134,215	\$147,560	\$160,990	\$174,420	\$187,850	\$201,195	\$214,625
	3	\$78,900	\$94,700	\$110,400	\$126,300	\$142,000	\$157,900	\$173,600	\$189,400	\$205,200	\$221,000	\$236,700	\$252,500
	4	\$90,735	\$108,905	\$126,960	\$145,245	\$163,300	\$181,585	\$199,640	\$217,810	\$235,980	\$254,150	\$272,205	\$290,375
6.125%	1	\$54,530	\$65,380	\$76,300	\$87,220	\$98,070	\$108,990	\$119,910	\$130,760	\$141,680	\$152,600	\$163,520	\$174,370
	2	\$66,215	\$79,390	\$92,650	\$105,910	\$119,085	\$132,345	\$145,605	\$158,780	\$172,040	\$185,300	\$198,560	\$211,735
	3	\$77,900	\$93,400	\$109,000	\$124,600	\$140,100	\$155,700	\$171,300	\$186,800	\$202,400	\$218,000	\$233,600	\$249,100
	4	\$89,585	\$107,410	\$125,350	\$143,290	\$161,115	\$179,055	\$196,995	\$214,820	\$232,760	\$250,700	\$268,640	\$286,465
6.250%	1	\$53,830	\$64,540	\$75,320	\$86,030	\$96,810	\$107,520	\$118,300	\$129,080	\$139,860	\$150,570	\$161,350	\$172,130
	2	\$65,365	\$78,370	\$91,460	\$104,465	\$117,555	\$130,560	\$143,650	\$156,740	\$169,830	\$182,835	\$195,925	\$209,015
	3	\$76,900	\$92,200	\$107,600	\$122,900	\$138,300	\$153,600	\$169,000	\$184,400	\$199,800	\$215,100	\$230,500	\$245,900
	4	\$88,435	\$106,030	\$123,740	\$141,335	\$159,045	\$176,640	\$194,350	\$212,060	\$229,770	\$247,365	\$265,075	\$282,785
6.375%	1	\$53,130	\$63,700	\$74,340	\$84,910	\$95,550	\$106,190	\$116,830	\$127,400	\$138,040	\$148,610	\$159,250	\$169,820
	2	\$64,515	\$77,350	\$90,270	\$103,105	\$116,025	\$128,945	\$141,865	\$154,700	\$167,620	\$180,455	\$193,375	\$206,210
	3	\$75,900	\$91,000	\$106,200	\$121,300	\$136,500	\$151,700	\$166,900	\$182,000	\$197,200	\$212,300	\$227,500	\$242,600
	4	\$87,285	\$104,650	\$122,130	\$139,495	\$156,975	\$174,455	\$191,935	\$209,300	\$226,780	\$244,145	\$261,625	\$278,990
6.500%	1	\$52,430	\$62,860	\$73,360	\$83,860	\$94,290	\$104,790	\$115,290	\$125,720	\$136,220	\$146,720	\$157,220	\$167,650
	2	\$63,665	\$76,330	\$89,080	\$101,830	\$114,495	\$127,245	\$139,995	\$152,660	\$165,410	\$178,160	\$190,910	\$203,575
	3	\$74,900	\$89,800	\$104,800	\$119,800	\$134,700	\$149,700	\$164,700	\$179,600	\$194,600	\$209,600	\$224,600	\$239,500
	4	\$86,135	\$103,270	\$120,520	\$137,770	\$154,905	\$172,155	\$189,405	\$206,540	\$223,790	\$241,040	\$258,290	\$275,425
6.625%	1	\$51,730	\$62,090	\$72,380	\$82,810	\$93,100	\$103,460	\$113,750	\$124,110	\$134,470	\$144,830	\$155,190	\$165,480
	2	\$62,815	\$75,395	\$87,890	\$100,555	\$113,050	\$125,630	\$138,125	\$150,705	\$163,285	\$175,865	\$188,445	\$200,940
	3	\$73,900	\$88,700	\$103,400	\$118,300	\$133,000	\$147,800	\$162,500	\$177,300	\$192,100	\$206,900	\$221,700	\$236,400
	4	\$84,985	\$102,005	\$118,910	\$136,045	\$152,950	\$169,970	\$186,875	\$203,895	\$220,915	\$237,935	\$254,955	\$271,860



Prepared by:
HOUSING DIVISION
DEPARTMENT OF HOUSING AND HUMAN CONCERNS (DHHC)
COUNTY OF MAUI

Effective: **May 1, 2021**

2021
 AFFORDABLE SALES PRICE GUIDELINES

MOLOKA'I

MULTI-FAMILY

Prevailing Int. Rate	No. of Bedroom	Percent of Median Income											
		Very Low	Low Income				Below Moderate		Moderate		Above Moderate		Gap Income
		50% & Below	(51% to 80%)				(81% to 100%)		(101% to 120%)		(121% to 140%)		(141% to 160%)
		50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%
		\$19,975	\$23,970	\$27,965	\$31,960	\$35,955	\$39,950	\$43,945	\$47,940	\$51,935	\$55,930	\$59,925	\$63,920
6.750%	1	\$51,030	\$61,320	\$71,540	\$81,690	\$91,910	\$102,130	\$112,350	\$122,570	\$132,720	\$142,940	\$153,160	\$163,380
	2	\$61,965	\$74,460	\$86,870	\$99,195	\$111,605	\$124,015	\$136,425	\$148,835	\$161,160	\$173,570	\$185,980	\$198,390
	3	\$72,900	\$87,600	\$102,200	\$116,700	\$131,300	\$145,900	\$160,500	\$175,100	\$189,600	\$204,200	\$218,800	\$233,400
	4	\$83,835	\$100,740	\$117,530	\$134,205	\$150,995	\$167,785	\$184,575	\$201,365	\$218,040	\$234,830	\$251,620	\$268,410
6.875%	1	\$50,400	\$60,480	\$70,560	\$80,640	\$90,720	\$100,800	\$110,880	\$120,960	\$131,040	\$141,120	\$151,270	\$161,350
	2	\$61,200	\$73,440	\$85,680	\$97,920	\$110,160	\$122,400	\$134,640	\$146,880	\$159,120	\$171,360	\$183,685	\$195,925
	3	\$72,000	\$86,400	\$100,800	\$115,200	\$129,600	\$144,000	\$158,400	\$172,800	\$187,200	\$201,600	\$216,100	\$230,500
	4	\$82,800	\$99,360	\$115,920	\$132,480	\$149,040	\$165,600	\$182,160	\$198,720	\$215,280	\$231,840	\$248,515	\$265,075
7.000%	1	\$49,770	\$59,710	\$69,650	\$79,660	\$89,600	\$99,540	\$109,480	\$119,420	\$129,430	\$139,370	\$149,310	\$159,250
	2	\$60,435	\$72,505	\$84,575	\$96,730	\$108,800	\$120,870	\$132,940	\$145,010	\$157,165	\$169,235	\$181,305	\$193,375
	3	\$71,100	\$85,300	\$99,500	\$113,800	\$128,000	\$142,200	\$156,400	\$170,600	\$184,900	\$199,100	\$213,300	\$227,500
	4	\$81,765	\$98,095	\$114,425	\$130,870	\$147,200	\$163,530	\$179,860	\$196,190	\$212,635	\$228,965	\$245,295	\$261,625
7.125%	1	\$49,140	\$58,940	\$68,810	\$78,610	\$88,480	\$98,280	\$108,150	\$118,020	\$127,820	\$137,690	\$147,490	\$157,290
	2	\$59,670	\$71,570	\$83,555	\$95,455	\$107,440	\$119,340	\$131,325	\$143,310	\$155,210	\$167,195	\$179,095	\$190,995
	3	\$70,200	\$84,200	\$98,300	\$112,300	\$126,400	\$140,400	\$154,500	\$168,600	\$182,600	\$196,700	\$210,700	\$224,700
	4	\$80,730	\$96,830	\$113,045	\$129,145	\$145,360	\$161,460	\$177,675	\$193,890	\$209,990	\$226,205	\$242,305	\$258,405
7.250%	1	\$48,580	\$58,310	\$67,970	\$77,700	\$87,360	\$97,090	\$106,820	\$116,480	\$126,210	\$135,940	\$145,670	\$155,330
	2	\$58,990	\$70,805	\$82,535	\$94,350	\$106,080	\$117,895	\$129,710	\$141,440	\$153,255	\$165,070	\$176,885	\$188,615
	3	\$69,400	\$83,300	\$97,100	\$111,000	\$124,800	\$138,700	\$152,600	\$166,400	\$180,300	\$194,200	\$208,100	\$221,900
	4	\$79,810	\$95,795	\$111,665	\$127,650	\$143,520	\$159,505	\$175,490	\$191,360	\$207,345	\$223,330	\$239,315	\$255,185
7.375%	1	\$47,950	\$57,540	\$67,130	\$76,720	\$86,310	\$95,900	\$105,490	\$115,080	\$124,670	\$134,260	\$143,850	\$153,440
	2	\$58,225	\$69,870	\$81,515	\$93,160	\$104,805	\$116,450	\$128,095	\$139,740	\$151,385	\$163,030	\$174,675	\$186,320
	3	\$68,500	\$82,200	\$95,900	\$109,600	\$123,300	\$137,000	\$150,700	\$164,400	\$178,100	\$191,800	\$205,500	\$219,200
	4	\$78,775	\$94,530	\$110,285	\$126,040	\$141,795	\$157,550	\$173,305	\$189,060	\$204,815	\$220,570	\$236,325	\$252,080
7.500%	1	\$47,390	\$56,840	\$66,290	\$75,810	\$85,260	\$94,780	\$104,230	\$113,680	\$123,200	\$132,650	\$142,100	\$151,550
	2	\$57,545	\$69,020	\$80,495	\$92,055	\$103,530	\$115,090	\$126,565	\$138,040	\$149,600	\$161,075	\$172,550	\$184,025
	3	\$67,700	\$81,200	\$94,700	\$108,300	\$121,800	\$135,400	\$148,900	\$162,400	\$176,000	\$189,500	\$203,000	\$216,500
	4	\$77,855	\$93,380	\$108,905	\$124,545	\$140,070	\$155,710	\$171,235	\$186,760	\$202,400	\$217,925	\$233,450	\$248,975
7.625%	1	\$46,830	\$56,140	\$65,520	\$74,830	\$84,210	\$93,590	\$102,970	\$112,280	\$121,660	\$130,970	\$140,350	\$149,730
	2	\$56,865	\$68,170	\$79,560	\$90,865	\$102,255	\$113,645	\$125,035	\$136,340	\$147,730	\$159,035	\$170,425	\$181,815
	3	\$66,900	\$80,200	\$93,600	\$106,900	\$120,300	\$133,700	\$147,100	\$160,400	\$173,800	\$187,100	\$200,500	\$213,900
	4	\$76,935	\$92,230	\$107,640	\$122,935	\$138,345	\$153,755	\$169,165	\$184,460	\$199,870	\$215,165	\$230,575	\$245,985
7.750%	1	\$46,270	\$55,440	\$64,680	\$73,990	\$83,230	\$92,400	\$101,710	\$110,950	\$120,190	\$129,430	\$138,670	\$147,910
	2	\$56,185	\$67,320	\$78,540	\$89,845	\$101,065	\$112,200	\$123,505	\$134,725	\$145,945	\$157,165	\$168,385	\$179,605
	3	\$66,100	\$79,200	\$92,400	\$105,700	\$118,900	\$132,000	\$145,300	\$158,500	\$171,700	\$184,900	\$198,100	\$211,300
	4	\$76,015	\$91,080	\$106,260	\$121,555	\$136,735	\$151,800	\$167,095	\$182,275	\$197,455	\$212,635	\$227,815	\$242,995
7.875%	1	\$45,710	\$54,810	\$63,980	\$73,080	\$82,250	\$91,350	\$100,520	\$109,620	\$118,790	\$127,890	\$137,060	\$146,160
	2	\$55,505	\$66,555	\$77,690	\$88,740	\$99,875	\$110,925	\$122,060	\$133,110	\$144,245	\$155,295	\$166,430	\$177,480
	3	\$65,300	\$78,300	\$91,400	\$104,400	\$117,500	\$130,500	\$143,600	\$156,600	\$169,700	\$182,700	\$195,800	\$208,800
	4	\$75,095	\$90,045	\$105,110	\$120,060	\$135,125	\$150,075	\$165,140	\$180,090	\$195,155	\$210,105	\$225,170	\$240,120
8.000%	1	\$45,080	\$54,180	\$63,210	\$72,170	\$81,200	\$90,300	\$99,260	\$108,290	\$117,390	\$126,350	\$135,380	\$144,410
	2	\$54,740	\$65,790	\$76,755	\$87,635	\$98,600	\$109,650	\$120,530	\$131,495	\$142,545	\$153,425	\$164,390	\$175,355
	3	\$64,400	\$77,400	\$90,300	\$103,100	\$116,000	\$129,000	\$141,800	\$154,700	\$167,700	\$180,500	\$193,400	\$206,300
	4	\$74,060	\$89,010	\$103,845	\$118,565	\$133,400	\$148,350	\$163,070	\$177,905	\$192,855	\$207,575	\$222,410	\$237,245



Prepared by:
HOUSING DIVISION
DEPARTMENT OF HOUSING AND HUMAN CONCERNS (DHHC)
COUNTY OF MAUI

Effective: **May 1, 2021**

2021
 AFFORDABLE SALES PRICE GUIDELINES
MOLOKA'I
MULTI-FAMILY

Prevailing Int. Rate	No. of Bedroom	Percent of Median Income											
		Very Low	Low Income				Below Moderate		Moderate		Above Moderate		Gap Income
		50% & Below	(51% to 80%)				(81% to 100%)		(101% to 120%)		(121% to 140%)		(141% to 160%)
		50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%
		\$27,730	\$33,276	\$38,822	\$44,368	\$49,914	\$39,950	\$61,006	\$66,552	\$72,098	\$77,644	\$83,190	\$88,736
8.125%	1	\$44,590	\$53,550	\$62,440	\$71,400	\$80,290	\$89,180	\$98,140	\$107,030	\$115,990	\$124,880	\$133,840	\$142,730
	2	\$54,145	\$65,025	\$75,820	\$86,700	\$97,495	\$108,290	\$119,170	\$129,965	\$140,845	\$151,640	\$162,520	\$173,315
	3	\$63,700	\$76,500	\$89,200	\$102,000	\$114,700	\$127,400	\$140,200	\$152,900	\$165,700	\$178,400	\$191,200	\$203,900
	4	\$73,255	\$87,975	\$102,580	\$117,300	\$131,905	\$146,510	\$161,230	\$175,835	\$190,555	\$205,160	\$219,880	\$234,485
8.250%	1	\$44,100	\$52,920	\$61,740	\$70,560	\$79,310	\$88,130	\$96,950	\$105,770	\$114,590	\$123,410	\$132,230	\$141,050
	2	\$53,550	\$64,260	\$74,970	\$85,680	\$96,305	\$107,015	\$117,725	\$128,435	\$139,145	\$149,855	\$160,565	\$171,275
	3	\$63,000	\$75,600	\$88,200	\$100,800	\$113,300	\$125,900	\$138,500	\$151,100	\$163,700	\$176,300	\$188,900	\$201,500
	4	\$72,450	\$86,940	\$101,430	\$115,920	\$130,295	\$144,785	\$159,275	\$173,765	\$188,255	\$202,745	\$217,235	\$231,725
8.375%	1	\$43,610	\$52,290	\$60,970	\$69,720	\$78,470	\$87,150	\$95,830	\$104,580	\$113,260	\$121,940	\$130,760	\$139,440
	2	\$52,955	\$63,495	\$74,035	\$84,660	\$95,285	\$105,825	\$116,365	\$126,990	\$137,530	\$148,070	\$158,780	\$169,320
	3	\$62,300	\$74,700	\$87,100	\$99,600	\$112,100	\$124,500	\$136,900	\$149,400	\$161,800	\$174,200	\$186,800	\$199,200
	4	\$71,645	\$85,905	\$100,165	\$114,540	\$128,915	\$143,175	\$157,435	\$171,810	\$186,070	\$200,330	\$214,820	\$229,080
8.500%	1	\$43,120	\$51,660	\$60,270	\$68,950	\$77,560	\$86,100	\$94,780	\$103,390	\$111,930	\$120,610	\$129,220	\$137,830
	2	\$52,360	\$62,730	\$73,185	\$83,725	\$94,180	\$104,550	\$115,090	\$125,545	\$135,915	\$146,455	\$156,910	\$167,365
	3	\$61,600	\$73,800	\$86,100	\$98,500	\$110,800	\$123,000	\$135,400	\$147,700	\$159,900	\$172,300	\$184,600	\$196,900
	4	\$70,840	\$84,870	\$99,015	\$113,275	\$127,420	\$141,450	\$155,710	\$169,855	\$183,885	\$198,145	\$212,290	\$226,435
8.625%	1	\$42,560	\$51,100	\$59,570	\$68,110	\$76,650	\$85,190	\$93,660	\$102,200	\$110,670	\$119,210	\$127,750	\$136,290
	2	\$51,680	\$62,050	\$72,335	\$82,705	\$93,075	\$103,445	\$113,730	\$124,100	\$134,385	\$144,755	\$155,125	\$165,495
	3	\$60,800	\$73,000	\$85,100	\$97,300	\$109,500	\$121,700	\$133,800	\$146,000	\$158,100	\$170,300	\$182,500	\$194,700
	4	\$69,920	\$83,950	\$97,865	\$111,895	\$125,925	\$139,955	\$153,870	\$167,900	\$181,815	\$195,845	\$209,875	\$223,905
8.750%	1	\$42,070	\$50,540	\$58,940	\$67,340	\$75,810	\$84,140	\$92,610	\$101,080	\$109,410	\$117,880	\$126,350	\$134,680
	2	\$51,085	\$61,370	\$71,570	\$81,770	\$92,055	\$102,170	\$112,455	\$122,740	\$132,855	\$143,140	\$153,425	\$163,540
	3	\$60,100	\$72,200	\$84,200	\$96,200	\$108,300	\$120,200	\$132,300	\$144,400	\$156,300	\$168,400	\$180,500	\$192,400
	4	\$69,115	\$83,030	\$96,830	\$110,630	\$124,545	\$138,230	\$152,145	\$166,060	\$179,745	\$193,660	\$207,575	\$221,260

Maximum affordable sales price is based on the following factors:

\$39,950 Median family income as established by the Department of Housing and Human Concerns (DHHC)

30 Number of years for a fixed-rate mortgage loan with no discount points

30% Percentage of gross monthly income for housing expenses (principle and interest payment only)

5% Percentage of the purchase price for downpayment.



Prepared by:
HOUSING DIVISION
DEPARTMENT OF HOUSING AND HUMAN CONCERNS (DHHC)
COUNTY OF MAUI

Effective: **May 1, 2021**

2021
INCOME LIMITS & AFFORDABLE RENT GUIDELINES
MOLOKA'I

INCOME LIMITS FOR RENTAL UNITS (BY FAMILY SIZE & PERCENTAGE OF MEDIAN FAMILY INCOME)

% of Median	1 PERSON 0.7	2 PERSON 0.8	3 PERSON 0.9	4 PERSON 1.0	5 PERSON 1.08	6 PERSON 1.16	7 PERSON 1.24	8 PERSON 1.32
10%	\$2,800	\$3,200	\$3,600	\$4,000	\$4,310	\$4,630	\$4,950	\$5,270
20%	\$5,590	\$6,390	\$7,190	\$7,990	\$8,630	\$9,270	\$9,910	\$10,550
30%	\$8,390	\$9,590	\$10,790	\$11,990	\$12,940	\$13,900	\$14,860	\$15,820
40%	\$11,190	\$12,780	\$14,380	\$15,980	\$17,260	\$18,540	\$19,820	\$21,090
50%	\$13,980	\$15,980	\$17,980	\$19,980	\$21,570	\$23,170	\$24,770	\$26,370
60%	\$16,780	\$19,180	\$21,570	\$23,970	\$25,890	\$27,810	\$29,720	\$31,640
70%	\$19,580	\$22,370	\$25,170	\$27,970	\$30,200	\$32,440	\$34,680	\$36,910
80%	\$22,370	\$25,570	\$28,760	\$31,960	\$34,520	\$37,070	\$39,630	\$42,190
90%	\$25,170	\$28,760	\$32,360	\$35,960	\$38,830	\$41,710	\$44,580	\$47,460
100%	\$27,970	\$31,960	\$35,960	\$39,950	\$43,150	\$46,340	\$49,540	\$52,730
110%	\$30,760	\$35,160	\$39,550	\$43,950	\$47,460	\$50,980	\$54,490	\$58,010
120%	\$33,560	\$38,350	\$43,150	\$47,940	\$51,780	\$55,610	\$59,450	\$63,280
130%	\$36,350	\$41,550	\$46,740	\$51,940	\$56,090	\$60,240	\$64,400	\$68,550
140%	\$39,150	\$44,740	\$50,340	\$55,930	\$60,400	\$64,880	\$69,350	\$73,830

AFFORDABLE RENT GUIDELINES (BY UNIT SIZE & PERCENTAGE OF MEDIAN FAMILY INCOME)

% of Median	UNIT SIZE (NO. OF BEDROOMS)					
	0	1	2	3	4	5
10%	\$70	\$75	\$90	\$104	\$116	\$128
20%	\$140	\$150	\$180	\$208	\$232	\$256
30%	\$210	\$225	\$270	\$312	\$348	\$384
40%	\$280	\$300	\$360	\$416	\$464	\$511
50%	\$350	\$375	\$450	\$519	\$579	\$639
60%	\$420	\$450	\$539	\$623	\$695	\$767
70%	\$490	\$524	\$629	\$727	\$811	\$895
80%	\$559	\$599	\$719	\$831	\$927	\$1,023
90%	\$629	\$674	\$809	\$935	\$1,043	\$1,151
100%	\$699	\$749	\$899	\$1,039	\$1,159	\$1,278
110%	\$769	\$824	\$989	\$1,143	\$1,275	\$1,406
120%	\$839	\$899	\$1,079	\$1,247	\$1,390	\$1,534
130%	\$909	\$974	\$1,169	\$1,350	\$1,506	\$1,662
140%	\$979	\$1,049	\$1,259	\$1,454	\$1,622	\$1,790

Note: Affordable rents are based on 30% of gross monthly income. Affordable rents include utilities.