

AFFORDABLE SALES PRICE GUIDELINES

2020 Year of the Median Income  
\$97,500 HUD Median Family Income  
30 Mortgage Term  
30% % of Annual Income for Housing Expense  
5% % of Purchase Price for Downpayment

[Redacted]

	2012 for Area	2020 Median
HANA	\$75,000	\$75,000
LANA'I	\$53,589	\$53,590
MOLOKA'I	\$42,504	\$42,500

4.000% Starting Interest Rate

Prepared on 1-May-2020



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

2020  
 AFFORDABLE SALES PRICE GUIDELINES  
**MAUI (EXCEPT HANA)**  
 SINGLE FAMILY

Effective: **May 1, 2020**

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%		
		\$48,750	\$58,500	\$68,250	\$78,000	\$87,750	\$97,500	\$107,250	\$117,000	\$126,750	\$136,500	\$146,250	\$156,000		
4.000%	1	\$188,090	\$225,750	\$263,340	\$300,930	\$338,590	\$376,180	\$413,840	\$451,430	\$489,090	\$526,680	\$564,340	\$601,930		
	2	\$228,395	\$274,125	\$319,770	\$365,415	\$411,145	\$456,790	\$502,520	\$548,165	\$593,895	\$639,540	\$685,270	\$730,915		
	3	\$268,700	\$322,500	\$376,200	\$429,900	\$483,700	\$537,400	\$591,200	\$644,900	\$698,700	\$752,400	\$806,200	\$859,900		
	4	\$309,005	\$370,875	\$432,630	\$494,385	\$556,255	\$618,010	\$679,880	\$741,635	\$803,505	\$865,260	\$927,130	\$988,885		
4.125%	1	\$185,290	\$222,320	\$259,420	\$296,450	\$333,550	\$370,580	\$407,680	\$444,710	\$481,740	\$518,840	\$555,870	\$592,970		
	2	\$224,995	\$269,960	\$315,010	\$359,975	\$405,025	\$449,990	\$495,040	\$540,005	\$584,970	\$630,020	\$674,985	\$720,035		
	3	\$264,700	\$317,600	\$370,600	\$423,500	\$476,500	\$529,400	\$582,400	\$635,300	\$688,200	\$741,200	\$794,100	\$847,100		
	4	\$304,405	\$365,240	\$426,190	\$487,025	\$547,975	\$608,810	\$669,760	\$730,595	\$791,430	\$852,380	\$913,215	\$974,165		
4.250%	1	\$182,560	\$219,030	\$255,570	\$292,110	\$328,580	\$365,120	\$401,590	\$438,130	\$474,600	\$511,140	\$547,610	\$584,150		
	2	\$221,680	\$265,965	\$310,335	\$354,705	\$398,990	\$443,360	\$487,645	\$532,015	\$576,300	\$620,670	\$664,955	\$709,325		
	3	\$260,800	\$312,900	\$365,100	\$417,300	\$469,400	\$521,600	\$573,700	\$625,900	\$678,000	\$730,200	\$782,300	\$834,500		
	4	\$299,920	\$359,835	\$419,865	\$479,895	\$539,810	\$599,840	\$659,755	\$719,785	\$779,700	\$839,730	\$899,645	\$959,675		
4.375%	1	\$179,830	\$215,810	\$251,790	\$287,770	\$323,750	\$359,730	\$395,710	\$431,690	\$467,670	\$503,650	\$539,660	\$575,640		
	2	\$218,365	\$262,055	\$305,745	\$349,435	\$393,125	\$436,815	\$480,505	\$524,195	\$567,885	\$611,490	\$655,180	\$698,870		
	3	\$256,900	\$308,300	\$359,700	\$411,100	\$462,500	\$513,900	\$565,300	\$616,700	\$668,100	\$719,400	\$770,800	\$822,200		
	4	\$295,435	\$354,545	\$413,655	\$472,765	\$531,875	\$590,985	\$650,095	\$709,205	\$768,315	\$827,310	\$886,420	\$945,530		
4.500%	1	\$177,240	\$212,660	\$248,150	\$283,570	\$318,990	\$354,480	\$389,900	\$425,390	\$460,810	\$496,230	\$531,720	\$567,140		
	2	\$215,220	\$258,230	\$301,325	\$344,335	\$387,345	\$430,440	\$473,450	\$516,545	\$559,555	\$602,565	\$645,660	\$688,670		
	3	\$253,200	\$303,800	\$354,500	\$405,100	\$455,700	\$506,400	\$557,000	\$607,700	\$658,300	\$708,900	\$759,600	\$810,200		
	4	\$291,180	\$349,370	\$407,675	\$465,865	\$524,055	\$582,360	\$640,550	\$698,855	\$757,045	\$815,235	\$873,540	\$931,730		
4.625%	1	\$174,650	\$209,580	\$244,510	\$279,440	\$314,370	\$349,300	\$384,230	\$419,230	\$454,160	\$489,090	\$524,020	\$558,950		
	2	\$212,075	\$254,490	\$296,905	\$339,320	\$381,735	\$424,150	\$466,565	\$509,065	\$551,480	\$593,895	\$636,310	\$678,725		
	3	\$249,500	\$299,400	\$349,300	\$399,200	\$449,100	\$499,000	\$548,900	\$598,900	\$648,800	\$698,700	\$748,600	\$798,500		
	4	\$286,925	\$344,310	\$401,695	\$459,080	\$516,465	\$573,850	\$631,235	\$688,735	\$746,120	\$803,505	\$860,890	\$918,275		
4.750%	1	\$172,130	\$206,570	\$241,010	\$275,450	\$309,890	\$344,330	\$378,700	\$413,140	\$447,580	\$482,020	\$516,460	\$550,900		
	2	\$209,015	\$250,835	\$292,655	\$334,475	\$376,295	\$418,115	\$459,850	\$501,670	\$543,490	\$585,310	\$627,130	\$668,950		
	3	\$245,900	\$295,100	\$344,300	\$393,500	\$442,700	\$491,900	\$541,000	\$590,200	\$639,400	\$688,600	\$737,800	\$787,000		
	4	\$282,785	\$339,365	\$395,945	\$452,525	\$509,105	\$565,685	\$622,150	\$678,730	\$735,310	\$791,890	\$848,470	\$905,050		
4.875%	1	\$169,680	\$203,630	\$237,580	\$271,530	\$305,480	\$339,360	\$373,310	\$407,260	\$441,210	\$475,160	\$509,110	\$542,990		
	2	\$206,040	\$247,265	\$288,490	\$329,715	\$370,940	\$412,080	\$453,305	\$494,530	\$535,755	\$576,980	\$618,205	\$659,345		
	3	\$242,400	\$290,900	\$339,400	\$387,900	\$436,400	\$484,800	\$533,300	\$581,800	\$630,300	\$678,800	\$727,300	\$775,700		
	4	\$278,760	\$334,535	\$390,310	\$446,085	\$501,860	\$557,520	\$613,295	\$669,070	\$724,845	\$780,620	\$836,395	\$892,055		
5.000%	1	\$167,300	\$200,760	\$234,220	\$267,680	\$301,140	\$334,600	\$368,060	\$401,520	\$434,910	\$468,370	\$501,830	\$535,290		
	2	\$203,150	\$243,780	\$284,410	\$325,040	\$365,670	\$406,300	\$446,930	\$487,560	\$528,105	\$568,735	\$609,365	\$649,995		
	3	\$239,000	\$286,800	\$334,600	\$382,400	\$430,200	\$478,000	\$525,800	\$573,600	\$621,300	\$669,100	\$716,900	\$764,700		
	4	\$274,850	\$329,820	\$384,790	\$439,760	\$494,730	\$549,700	\$604,670	\$659,640	\$714,495	\$769,465	\$824,435	\$879,405		
5.125%	1	\$164,920	\$197,890	\$230,930	\$263,900	\$296,870	\$329,840	\$362,880	\$395,850	\$428,820	\$461,790	\$494,760	\$527,800		
	2	\$200,260	\$240,295	\$280,415	\$320,450	\$360,485	\$400,520	\$440,640	\$480,675	\$520,710	\$560,745	\$600,780	\$640,900		
	3	\$235,600	\$282,700	\$329,900	\$377,000	\$424,100	\$471,200	\$518,400	\$565,500	\$612,600	\$659,700	\$706,800	\$754,000		
	4	\$270,940	\$325,105	\$379,385	\$433,550	\$487,715	\$541,880	\$596,160	\$650,325	\$704,490	\$758,655	\$812,820	\$867,100		
5.250%	1	\$162,610	\$195,160	\$227,710	\$260,190	\$292,740	\$325,220	\$357,770	\$390,320	\$422,800	\$455,350	\$487,900	\$520,380		
	2	\$197,455	\$236,980	\$276,505	\$315,945	\$355,470	\$394,910	\$434,435	\$473,960	\$513,400	\$552,925	\$592,450	\$631,890		
	3	\$232,300	\$278,800	\$325,300	\$371,700	\$418,200	\$464,600	\$511,100	\$557,600	\$604,000	\$650,500	\$697,000	\$743,400		
	4	\$267,145	\$320,620	\$374,095	\$427,455	\$480,930	\$534,290	\$587,765	\$641,240	\$694,600	\$748,075	\$801,550	\$854,910		



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2020  
 AFFORDABLE SALES PRICE GUIDELINES  
**MAUI (EXCEPT HANA)**  
 SINGLE FAMILY

Effective: **May 1, 2020**

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%		
		\$48,750	\$58,500	\$68,250	\$78,000	\$87,750	\$97,500	\$107,250	\$117,000	\$126,750	\$136,500	\$146,250	\$156,000		
5.375%	1	\$160,370	\$192,430	\$224,490	\$256,620	\$288,680	\$320,740	\$352,800	\$384,860	\$416,990	\$449,050	\$481,110	\$513,170		
	2	\$194,735	\$233,665	\$272,595	\$311,610	\$350,540	\$389,470	\$428,400	\$467,330	\$506,345	\$545,275	\$584,205	\$623,135		
	3	\$229,100	\$274,900	\$320,700	\$366,600	\$412,400	\$458,200	\$504,000	\$549,800	\$595,700	\$641,500	\$687,300	\$733,100		
	4	\$263,465	\$316,135	\$368,805	\$421,590	\$474,260	\$526,930	\$579,600	\$632,270	\$685,055	\$737,725	\$790,395	\$843,065		
5.500%	1	\$158,130	\$189,770	\$221,410	\$253,050	\$284,690	\$316,330	\$347,970	\$379,610	\$411,250	\$442,820	\$474,460	\$506,100		
	2	\$192,015	\$230,435	\$268,855	\$307,275	\$345,695	\$384,115	\$422,535	\$460,955	\$499,375	\$537,710	\$576,130	\$614,550		
	3	\$225,900	\$271,100	\$316,300	\$361,500	\$406,700	\$451,900	\$497,100	\$542,300	\$587,500	\$632,600	\$677,800	\$723,000		
	4	\$259,785	\$311,765	\$363,745	\$415,725	\$467,705	\$519,685	\$571,665	\$623,645	\$675,625	\$727,490	\$779,470	\$831,450		
5.625%	1	\$156,030	\$187,180	\$218,400	\$249,620	\$280,770	\$311,990	\$343,210	\$374,430	\$405,580	\$436,800	\$468,020	\$499,170		
	2	\$189,465	\$227,290	\$265,200	\$303,110	\$340,935	\$378,845	\$416,755	\$454,665	\$492,490	\$530,400	\$568,310	\$606,135		
	3	\$222,900	\$267,400	\$312,000	\$356,600	\$401,100	\$445,700	\$490,300	\$534,900	\$579,400	\$624,000	\$668,600	\$713,100		
	4	\$256,335	\$307,510	\$358,800	\$410,090	\$461,265	\$512,555	\$563,845	\$615,135	\$666,310	\$717,600	\$768,890	\$820,065		
5.750%	1	\$153,860	\$184,660	\$215,460	\$246,190	\$276,990	\$307,790	\$338,520	\$369,320	\$400,120	\$430,850	\$461,650	\$492,450		
	2	\$186,830	\$224,230	\$261,630	\$298,945	\$336,345	\$373,745	\$411,060	\$448,460	\$485,860	\$523,175	\$560,575	\$597,975		
	3	\$219,800	\$263,800	\$307,800	\$351,700	\$395,700	\$439,700	\$483,600	\$527,600	\$571,600	\$615,500	\$659,500	\$703,500		
	4	\$252,770	\$303,370	\$353,970	\$404,455	\$455,055	\$505,655	\$556,140	\$606,740	\$657,340	\$707,825	\$758,425	\$809,025		
5.875%	1	\$151,830	\$182,140	\$212,520	\$242,900	\$273,280	\$303,590	\$333,970	\$364,350	\$394,730	\$425,040	\$455,420	\$485,800		
	2	\$184,365	\$221,170	\$258,060	\$294,950	\$331,840	\$368,645	\$405,535	\$442,425	\$479,315	\$516,120	\$553,010	\$589,900		
	3	\$216,900	\$260,200	\$303,600	\$347,000	\$390,400	\$433,700	\$477,100	\$520,500	\$563,900	\$607,200	\$650,600	\$694,000		
	4	\$249,435	\$299,230	\$349,140	\$399,050	\$448,960	\$498,755	\$548,665	\$598,575	\$648,485	\$698,280	\$748,190	\$798,100		
6.000%	1	\$149,800	\$179,760	\$209,720	\$239,680	\$269,640	\$299,600	\$329,490	\$359,450	\$389,410	\$419,370	\$449,330	\$479,290		
	2	\$181,900	\$218,280	\$254,660	\$291,040	\$327,420	\$363,800	\$400,095	\$436,475	\$472,855	\$509,235	\$545,615	\$581,995		
	3	\$214,000	\$256,800	\$299,600	\$342,400	\$385,200	\$428,000	\$470,700	\$513,500	\$556,300	\$599,100	\$641,900	\$684,700		
	4	\$246,100	\$295,320	\$344,540	\$393,760	\$442,980	\$492,200	\$541,305	\$590,525	\$639,745	\$688,965	\$738,185	\$787,405		
6.125%	1	\$147,770	\$177,380	\$206,920	\$236,460	\$266,000	\$295,610	\$325,150	\$354,690	\$384,300	\$413,840	\$443,380	\$472,920		
	2	\$179,435	\$215,390	\$251,260	\$287,130	\$323,000	\$358,955	\$394,825	\$430,695	\$466,650	\$502,520	\$538,390	\$574,260		
	3	\$211,100	\$253,400	\$295,600	\$337,800	\$380,000	\$422,300	\$464,500	\$506,700	\$549,000	\$591,200	\$633,400	\$675,600		
	4	\$242,765	\$291,410	\$339,940	\$388,470	\$437,000	\$485,645	\$534,175	\$582,705	\$631,350	\$679,880	\$728,410	\$776,940		
6.250%	1	\$145,880	\$175,000	\$204,190	\$233,380	\$262,500	\$291,690	\$320,880	\$350,070	\$379,190	\$408,380	\$437,570	\$466,690		
	2	\$177,140	\$212,500	\$247,945	\$283,390	\$318,750	\$354,195	\$389,640	\$425,085	\$460,445	\$495,890	\$531,335	\$566,695		
	3	\$208,400	\$250,000	\$291,700	\$333,400	\$375,000	\$416,700	\$458,400	\$500,100	\$541,700	\$583,400	\$625,100	\$666,700		
	4	\$239,660	\$287,500	\$335,455	\$383,410	\$431,250	\$479,205	\$527,160	\$575,115	\$623,065	\$670,910	\$718,865	\$766,705		
6.375%	1	\$143,920	\$172,760	\$201,530	\$230,300	\$259,070	\$287,910	\$316,680	\$345,450	\$374,290	\$403,060	\$431,830	\$460,600		
	2	\$174,760	\$209,780	\$244,715	\$279,650	\$314,585	\$349,605	\$384,540	\$419,475	\$454,495	\$489,430	\$524,365	\$559,300		
	3	\$205,600	\$246,800	\$287,900	\$329,000	\$370,100	\$411,300	\$452,400	\$493,500	\$534,700	\$575,800	\$616,900	\$658,000		
	4	\$236,440	\$283,820	\$331,085	\$378,350	\$425,615	\$472,995	\$520,260	\$567,525	\$614,905	\$662,170	\$709,435	\$756,700		
6.500%	1	\$142,100	\$170,520	\$198,940	\$227,290	\$255,710	\$284,130	\$312,550	\$340,970	\$369,390	\$397,810	\$426,230	\$454,650		
	2	\$172,550	\$207,060	\$241,570	\$275,995	\$310,505	\$345,015	\$379,525	\$414,035	\$448,545	\$483,055	\$517,565	\$552,075		
	3	\$203,000	\$243,600	\$284,200	\$324,700	\$365,300	\$405,900	\$446,500	\$487,100	\$527,700	\$568,300	\$608,900	\$649,500		
	4	\$233,450	\$280,140	\$326,830	\$373,405	\$420,095	\$466,785	\$513,475	\$560,165	\$606,855	\$653,545	\$700,235	\$746,925		
6.625%	1	\$140,280	\$168,280	\$196,350	\$224,420	\$252,420	\$280,490	\$308,560	\$336,630	\$364,630	\$392,700	\$420,770	\$448,770		
	2	\$170,340	\$204,340	\$238,425	\$272,510	\$306,510	\$340,595	\$374,680	\$408,765	\$442,765	\$476,850	\$510,935	\$544,935		
	3	\$200,400	\$240,400	\$280,500	\$320,600	\$360,600	\$400,700	\$440,800	\$480,900	\$520,900	\$561,000	\$601,100	\$641,100		
	4	\$230,460	\$276,460	\$322,575	\$368,690	\$414,690	\$460,805	\$506,920	\$553,035	\$599,035	\$645,150	\$691,265	\$737,265		



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2020  
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**MAUI (EXCEPT HANA)**  
 SINGLE FAMILY

Effective: **May 1, 2020**

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%		
		\$48,750	\$58,500	\$68,250	\$78,000	\$87,750	\$97,500	\$107,250	\$117,000	\$126,750	\$136,500	\$146,250	\$156,000		
6.750%	1	\$138,460	\$166,180	\$193,830	\$221,550	\$249,200	\$276,920	\$304,570	\$332,290	\$360,010	\$387,660	\$415,380	\$443,030		
	2	\$168,130	\$201,790	\$235,365	\$269,025	\$302,600	\$336,260	\$369,835	\$403,495	\$437,155	\$470,730	\$504,390	\$537,965		
	3	\$197,800	\$237,400	\$276,900	\$316,500	\$356,000	\$395,600	\$435,100	\$474,700	\$514,300	\$553,800	\$593,400	\$632,900		
	4	\$227,470	\$273,010	\$318,435	\$363,975	\$409,400	\$454,940	\$500,365	\$545,905	\$591,445	\$636,870	\$682,410	\$727,835		
6.875%	1	\$136,710	\$164,010	\$191,380	\$218,750	\$246,050	\$273,420	\$300,720	\$328,090	\$355,390	\$382,760	\$410,130	\$437,430		
	2	\$166,005	\$199,155	\$232,390	\$265,625	\$298,775	\$332,010	\$365,160	\$398,395	\$431,545	\$464,780	\$498,015	\$531,165		
	3	\$195,300	\$234,300	\$273,400	\$312,500	\$351,500	\$390,600	\$429,600	\$468,700	\$507,700	\$546,800	\$585,900	\$624,900		
	4	\$224,595	\$269,445	\$314,410	\$359,375	\$404,225	\$449,190	\$494,040	\$539,005	\$583,855	\$628,820	\$673,785	\$718,635		
7.000%	1	\$134,960	\$161,980	\$189,000	\$215,950	\$242,970	\$269,990	\$296,940	\$323,960	\$350,980	\$377,930	\$404,950	\$431,970		
	2	\$163,880	\$196,690	\$229,500	\$262,225	\$295,035	\$327,845	\$360,570	\$393,380	\$426,190	\$458,915	\$491,725	\$524,535		
	3	\$192,800	\$231,400	\$270,000	\$308,500	\$347,100	\$385,700	\$424,200	\$462,800	\$501,400	\$539,900	\$578,500	\$617,100		
	4	\$221,720	\$266,110	\$310,500	\$354,775	\$399,165	\$443,555	\$487,830	\$532,220	\$576,610	\$620,885	\$665,275	\$709,665		
7.125%	1	\$133,280	\$159,950	\$186,620	\$213,290	\$239,960	\$266,560	\$293,230	\$319,900	\$346,570	\$373,240	\$399,910	\$426,510		
	2	\$161,840	\$194,225	\$226,610	\$258,995	\$291,380	\$323,680	\$356,065	\$388,450	\$420,835	\$453,220	\$485,605	\$517,905		
	3	\$190,400	\$228,500	\$266,600	\$304,700	\$342,800	\$380,800	\$418,900	\$457,000	\$495,100	\$533,200	\$571,300	\$609,300		
	4	\$218,960	\$262,775	\$306,590	\$350,405	\$394,220	\$437,920	\$481,735	\$525,550	\$569,365	\$613,180	\$656,995	\$700,695		
7.250%	1	\$131,670	\$157,990	\$184,310	\$210,630	\$236,950	\$263,270	\$289,590	\$315,910	\$342,300	\$368,620	\$394,940	\$421,260		
	2	\$159,885	\$191,845	\$223,805	\$255,765	\$287,725	\$319,685	\$351,645	\$383,605	\$415,565	\$447,510	\$479,470	\$511,430		
	3	\$188,100	\$225,700	\$263,300	\$300,900	\$338,500	\$376,100	\$413,700	\$451,300	\$488,900	\$526,500	\$564,100	\$601,700		
	4	\$216,315	\$259,555	\$302,795	\$346,035	\$389,275	\$432,515	\$475,755	\$518,995	\$562,235	\$605,475	\$648,715	\$691,955		
7.375%	1	\$129,990	\$156,030	\$182,000	\$208,040	\$234,010	\$260,050	\$286,020	\$312,060	\$338,030	\$364,070	\$390,040	\$416,080		
	2	\$157,845	\$189,465	\$221,000	\$252,620	\$284,155	\$315,775	\$347,310	\$378,930	\$410,465	\$442,085	\$473,620	\$505,240		
	3	\$185,700	\$222,900	\$260,000	\$297,200	\$334,300	\$371,500	\$408,600	\$445,800	\$482,900	\$520,100	\$557,200	\$594,400		
	4	\$213,555	\$256,335	\$299,000	\$341,780	\$384,445	\$427,225	\$469,890	\$512,670	\$555,335	\$598,115	\$640,780	\$683,560		
7.500%	1	\$128,450	\$154,140	\$179,830	\$205,520	\$231,210	\$256,900	\$282,520	\$308,210	\$333,900	\$359,590	\$385,280	\$410,970		
	2	\$155,975	\$187,170	\$218,365	\$249,560	\$280,755	\$311,950	\$343,060	\$374,255	\$405,450	\$436,645	\$467,840	\$499,035		
	3	\$183,500	\$220,200	\$256,900	\$293,600	\$330,300	\$367,000	\$403,600	\$440,300	\$477,000	\$513,700	\$550,400	\$587,100		
	4	\$211,025	\$253,230	\$295,435	\$337,640	\$379,845	\$422,050	\$464,140	\$506,345	\$548,550	\$590,755	\$632,960	\$675,165		
7.625%	1	\$126,910	\$152,250	\$177,660	\$203,000	\$228,410	\$253,750	\$279,160	\$304,500	\$329,910	\$355,250	\$380,660	\$406,000		
	2	\$154,105	\$184,875	\$215,730	\$246,500	\$277,355	\$308,125	\$338,980	\$369,750	\$400,605	\$431,375	\$462,230	\$493,000		
	3	\$181,300	\$217,500	\$253,800	\$290,000	\$326,300	\$362,500	\$398,800	\$435,000	\$471,300	\$507,500	\$543,800	\$580,000		
	4	\$208,495	\$250,125	\$291,870	\$333,500	\$375,245	\$416,875	\$458,620	\$500,250	\$541,995	\$583,625	\$625,250	\$666,880		
7.750%	1	\$125,370	\$150,430	\$175,490	\$200,550	\$225,610	\$250,670	\$275,800	\$300,860	\$325,920	\$350,980	\$376,040	\$401,100		
	2	\$152,235	\$182,665	\$213,095	\$243,525	\$273,955	\$304,385	\$334,900	\$365,330	\$395,760	\$426,190	\$456,620	\$487,050		
	3	\$179,100	\$214,900	\$250,700	\$286,500	\$322,300	\$358,100	\$394,000	\$429,800	\$465,600	\$501,400	\$537,200	\$573,000		
	4	\$205,965	\$247,135	\$288,305	\$329,475	\$370,645	\$411,815	\$453,100	\$494,270	\$535,440	\$576,610	\$617,780	\$658,950		
7.875%	1	\$123,830	\$148,610	\$173,390	\$198,170	\$222,950	\$247,730	\$272,510	\$297,220	\$322,000	\$346,780	\$371,560	\$396,340		
	2	\$150,365	\$180,455	\$210,545	\$240,635	\$270,725	\$300,815	\$330,905	\$360,910	\$391,000	\$421,090	\$451,180	\$481,270		
	3	\$176,900	\$212,300	\$247,700	\$283,100	\$318,500	\$353,900	\$389,300	\$424,600	\$460,000	\$495,400	\$530,800	\$566,200		
	4	\$203,435	\$244,145	\$284,855	\$325,565	\$366,275	\$406,985	\$447,695	\$488,290	\$529,000	\$569,710	\$610,420	\$651,130		
8.000%	1	\$122,360	\$146,860	\$171,360	\$195,790	\$220,290	\$244,790	\$269,220	\$293,720	\$318,220	\$342,650	\$367,150	\$391,650		
	2	\$148,580	\$178,330	\$208,080	\$237,745	\$267,495	\$297,245	\$326,910	\$356,660	\$386,410	\$416,075	\$445,825	\$475,575		
	3	\$174,800	\$209,800	\$244,800	\$279,700	\$314,700	\$349,700	\$384,600	\$419,600	\$454,600	\$489,500	\$524,500	\$559,500		
	4	\$201,020	\$241,270	\$281,520	\$321,655	\$361,905	\$402,155	\$442,290	\$482,540	\$522,790	\$562,925	\$603,175	\$643,425		



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

**2020**  
 AFFORDABLE SALES PRICE GUIDELINES  
**MAUI (EXCEPT HANA)**  
**SINGLE FAMILY**

Effective: **May 1, 2020**

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%		
		\$48,750	\$58,500	\$68,250	\$78,000	\$87,750	\$97,500	\$107,250	\$117,000	\$126,750	\$136,500	\$146,250	\$156,000		
8.125%	1	\$120,960	\$145,110	\$169,330	\$193,480	\$217,700	\$241,920	\$266,070	\$290,290	\$314,440	\$338,660	\$362,810	\$387,030		
	2	\$146,880	\$176,205	\$205,615	\$234,940	\$264,350	\$293,760	\$323,085	\$352,495	\$381,820	\$411,230	\$440,555	\$469,965		
	3	\$172,800	\$207,300	\$241,900	\$276,400	\$311,000	\$345,600	\$380,100	\$414,700	\$449,200	\$483,800	\$518,300	\$552,900		
	4	\$198,720	\$238,395	\$278,185	\$317,860	\$357,650	\$397,440	\$437,115	\$476,905	\$516,580	\$556,370	\$596,045	\$635,835		
8.250%	1	\$119,560	\$143,430	\$167,370	\$191,240	\$215,180	\$239,050	\$262,990	\$286,860	\$310,800	\$334,670	\$358,610	\$382,480		
	2	\$145,180	\$174,165	\$203,235	\$232,220	\$261,290	\$290,275	\$319,345	\$348,330	\$377,400	\$406,385	\$435,455	\$464,440		
	3	\$170,800	\$204,900	\$239,100	\$273,200	\$307,400	\$341,500	\$375,700	\$409,800	\$444,000	\$478,100	\$512,300	\$546,400		
	4	\$196,420	\$235,635	\$274,965	\$314,180	\$353,510	\$392,725	\$432,055	\$471,270	\$510,600	\$549,815	\$589,145	\$628,360		
8.375%	1	\$118,160	\$141,750	\$165,410	\$189,070	\$212,660	\$236,320	\$259,910	\$283,570	\$307,160	\$330,820	\$354,480	\$378,070		
	2	\$143,480	\$172,125	\$200,855	\$229,585	\$258,230	\$286,960	\$315,605	\$344,335	\$372,980	\$401,710	\$430,440	\$459,085		
	3	\$168,800	\$202,500	\$236,300	\$270,100	\$303,800	\$337,600	\$371,300	\$405,100	\$438,800	\$472,600	\$506,400	\$540,100		
	4	\$194,120	\$232,875	\$271,745	\$310,615	\$349,370	\$388,240	\$426,995	\$465,865	\$504,620	\$543,490	\$582,360	\$621,115		
8.500%	1	\$116,760	\$140,140	\$163,520	\$186,900	\$210,210	\$233,590	\$256,970	\$280,280	\$303,660	\$327,040	\$350,350	\$373,730		
	2	\$141,780	\$170,170	\$198,560	\$226,950	\$255,255	\$283,645	\$312,035	\$340,340	\$368,730	\$397,120	\$425,425	\$453,815		
	3	\$166,800	\$200,200	\$233,600	\$267,000	\$300,300	\$333,700	\$367,100	\$400,400	\$433,800	\$467,200	\$500,500	\$533,900		
	4	\$191,820	\$230,230	\$268,640	\$307,050	\$345,345	\$383,755	\$422,165	\$460,460	\$498,870	\$537,280	\$575,575	\$613,985		
8.625%	1	\$115,430	\$138,530	\$161,630	\$184,730	\$207,830	\$230,930	\$254,030	\$277,130	\$300,160	\$323,260	\$346,360	\$369,460		
	2	\$140,165	\$168,215	\$196,265	\$224,315	\$252,365	\$280,415	\$308,465	\$336,515	\$364,480	\$392,530	\$420,580	\$448,630		
	3	\$164,900	\$197,900	\$230,900	\$263,900	\$296,900	\$329,900	\$362,900	\$395,900	\$428,800	\$461,800	\$494,800	\$527,800		
	4	\$189,635	\$227,585	\$265,535	\$303,485	\$341,435	\$379,385	\$417,335	\$455,285	\$493,120	\$531,070	\$569,020	\$606,970		
8.750%	1	\$114,170	\$136,990	\$159,810	\$182,630	\$205,450	\$228,270	\$251,160	\$273,980	\$296,800	\$319,620	\$342,440	\$365,260		
	2	\$138,635	\$166,345	\$194,055	\$221,765	\$249,475	\$277,185	\$304,980	\$332,690	\$360,400	\$388,110	\$415,820	\$443,530		
	3	\$163,100	\$195,700	\$228,300	\$260,900	\$293,500	\$326,100	\$358,800	\$391,400	\$424,000	\$456,600	\$489,200	\$521,800		
	4	\$187,565	\$225,055	\$262,545	\$300,035	\$337,525	\$375,015	\$412,620	\$450,110	\$487,600	\$525,090	\$562,580	\$600,070		

Maximum affordable sales price is based on the following factors:

- \$97,500** 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.





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

Effective: **May 1, 2020**

2020  
 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%		
4.000%	1	\$48,750	\$58,500	\$68,250	\$78,000	\$87,750	\$97,500	\$107,250	\$117,000	\$126,750	\$136,500	\$146,250	\$156,000		
	2	\$169,260	\$203,210	\$237,020	\$270,830	\$304,710	\$338,590	\$372,470	\$406,280	\$440,160	\$474,040	\$507,920	\$541,730		
	3	\$205,530	\$246,755	\$287,810	\$328,865	\$370,005	\$411,145	\$452,285	\$493,340	\$534,480	\$575,620	\$616,760	\$657,815		
	4	\$241,800	\$290,300	\$338,600	\$386,900	\$435,300	\$483,700	\$532,100	\$580,400	\$628,800	\$677,200	\$725,600	\$773,900		
4.125%	1	\$278,070	\$333,845	\$389,390	\$444,935	\$500,595	\$556,255	\$611,915	\$667,460	\$723,120	\$778,780	\$834,440	\$889,985		
	2	\$166,740	\$200,060	\$233,450	\$266,840	\$300,230	\$333,550	\$366,940	\$400,260	\$433,580	\$466,970	\$500,290	\$533,680		
	3	\$202,470	\$242,930	\$283,475	\$324,020	\$364,565	\$405,025	\$445,570	\$486,030	\$526,490	\$567,035	\$607,495	\$648,040		
	4	\$238,200	\$285,800	\$333,500	\$381,200	\$428,900	\$476,500	\$524,200	\$571,800	\$619,400	\$667,100	\$714,700	\$762,400		
4.250%	1	\$273,930	\$328,670	\$383,525	\$438,380	\$493,235	\$547,975	\$602,830	\$657,570	\$712,310	\$767,165	\$821,905	\$876,760		
	2	\$164,290	\$197,120	\$230,020	\$262,920	\$295,750	\$328,580	\$361,410	\$394,310	\$427,140	\$460,040	\$492,870	\$525,770		
	3	\$199,495	\$239,360	\$279,310	\$319,260	\$359,125	\$398,990	\$438,855	\$478,805	\$518,670	\$558,620	\$598,485	\$638,435		
	4	\$234,700	\$281,600	\$328,600	\$375,600	\$422,500	\$469,400	\$516,300	\$563,300	\$610,200	\$657,200	\$704,100	\$751,100		
4.375%	1	\$269,905	\$323,840	\$377,890	\$431,940	\$485,875	\$539,810	\$593,745	\$647,795	\$701,730	\$755,780	\$809,715	\$863,765		
	2	\$161,840	\$194,250	\$226,590	\$259,000	\$291,410	\$323,750	\$356,160	\$388,500	\$420,910	\$453,250	\$485,590	\$518,000		
	3	\$196,520	\$235,875	\$275,145	\$314,500	\$353,855	\$393,125	\$432,480	\$471,750	\$511,105	\$550,375	\$589,645	\$629,000		
	4	\$231,200	\$277,500	\$323,700	\$370,000	\$416,300	\$462,500	\$508,800	\$555,000	\$601,300	\$647,500	\$693,700	\$740,000		
4.500%	1	\$265,880	\$319,125	\$372,255	\$425,500	\$478,745	\$531,875	\$585,120	\$638,250	\$691,495	\$744,625	\$797,755	\$851,000		
	2	\$159,530	\$191,380	\$223,370	\$255,220	\$287,070	\$319,060	\$350,910	\$382,830	\$414,750	\$446,600	\$478,520	\$510,440		
	3	\$193,715	\$232,390	\$271,235	\$309,910	\$348,585	\$387,430	\$426,105	\$464,865	\$503,625	\$542,300	\$581,060	\$619,820		
	4	\$227,900	\$273,400	\$319,100	\$364,600	\$410,100	\$455,800	\$501,300	\$546,900	\$592,500	\$638,000	\$683,600	\$729,200		
4.625%	1	\$262,085	\$314,410	\$366,965	\$419,290	\$471,615	\$524,170	\$576,495	\$628,935	\$681,375	\$733,700	\$786,140	\$838,580		
	2	\$157,220	\$188,650	\$220,080	\$251,510	\$282,940	\$314,370	\$345,800	\$377,300	\$408,730	\$440,160	\$471,590	\$503,090		
	3	\$190,910	\$229,075	\$267,240	\$305,405	\$343,570	\$381,735	\$419,900	\$458,150	\$496,315	\$534,480	\$572,645	\$610,895		
	4	\$224,600	\$269,500	\$314,400	\$359,300	\$404,200	\$449,100	\$494,000	\$539,000	\$583,900	\$628,800	\$673,700	\$718,700		
4.750%	1	\$258,290	\$309,925	\$361,560	\$413,195	\$464,830	\$516,465	\$568,100	\$619,850	\$671,485	\$723,120	\$774,755	\$826,505		
	2	\$154,910	\$185,920	\$216,930	\$247,940	\$278,880	\$309,890	\$340,830	\$371,840	\$402,850	\$433,790	\$464,800	\$495,810		
	3	\$188,105	\$225,760	\$263,415	\$301,070	\$338,640	\$376,295	\$413,865	\$451,520	\$489,175	\$526,745	\$564,400	\$602,055		
	4	\$221,300	\$265,600	\$309,900	\$354,200	\$398,400	\$442,700	\$486,900	\$531,200	\$575,500	\$619,700	\$664,000	\$708,300		
4.875%	1	\$254,495	\$305,440	\$356,385	\$407,330	\$458,160	\$509,105	\$559,935	\$610,880	\$661,825	\$712,655	\$763,600	\$814,545		
	2	\$152,740	\$183,260	\$213,850	\$244,370	\$274,960	\$305,410	\$336,000	\$366,520	\$397,110	\$427,630	\$458,220	\$488,670		
	3	\$185,470	\$222,530	\$259,675	\$296,735	\$333,880	\$370,855	\$408,000	\$445,060	\$482,205	\$519,265	\$556,410	\$593,385		
	4	\$218,200	\$261,800	\$305,500	\$349,100	\$392,800	\$436,300	\$480,000	\$523,600	\$567,300	\$610,900	\$654,600	\$698,100		
5.000%	1	\$250,930	\$301,070	\$351,325	\$401,465	\$451,720	\$501,745	\$552,000	\$602,140	\$652,395	\$702,535	\$752,790	\$802,815		
	2	\$150,570	\$180,670	\$210,770	\$240,940	\$271,040	\$301,140	\$331,240	\$361,340	\$391,440	\$421,540	\$451,640	\$481,740		
	3	\$182,835	\$219,385	\$255,935	\$292,570	\$329,120	\$365,670	\$402,220	\$438,770	\$475,320	\$511,870	\$548,420	\$584,970		
	4	\$215,100	\$258,100	\$301,100	\$344,200	\$387,200	\$430,200	\$473,200	\$516,200	\$559,200	\$602,200	\$645,200	\$688,200		
5.125%	1	\$247,365	\$296,815	\$346,265	\$395,830	\$445,280	\$494,730	\$544,180	\$593,630	\$643,080	\$692,530	\$741,980	\$791,430		
	2	\$148,400	\$178,080	\$207,830	\$237,510	\$267,190	\$296,870	\$326,620	\$356,300	\$385,910	\$415,590	\$445,270	\$475,020		
	3	\$180,200	\$216,240	\$252,365	\$288,405	\$324,445	\$360,485	\$396,610	\$432,650	\$468,605	\$504,645	\$540,685	\$576,810		
	4	\$212,000	\$254,400	\$296,900	\$339,300	\$381,700	\$424,100	\$466,600	\$509,000	\$551,300	\$593,700	\$636,100	\$678,600		
5.250%	1	\$243,800	\$292,560	\$341,435	\$390,195	\$438,955	\$487,715	\$536,590	\$585,350	\$633,995	\$682,755	\$731,515	\$780,390		
	2	\$146,370	\$175,630	\$204,960	\$234,150	\$263,480	\$292,670	\$322,000	\$351,260	\$380,520	\$409,850	\$439,110	\$468,370		
	3	\$177,735	\$213,265	\$248,880	\$284,325	\$319,940	\$355,385	\$391,000	\$426,530	\$462,060	\$497,675	\$533,205	\$568,735		
	4	\$209,100	\$250,900	\$292,800	\$334,500	\$376,400	\$418,100	\$460,000	\$501,800	\$543,600	\$585,500	\$627,300	\$669,100		
		\$240,465	\$288,535	\$336,720	\$384,675	\$432,860	\$480,815	\$529,000	\$577,070	\$625,140	\$673,325	\$721,395	\$769,465		



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

2020  
 AFFORDABLE SALES PRICE GUIDELINES  
**MAUI (EXCEPT HANA)**  
 MULTI-FAMILY

Effective: **May 1, 2020**

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%		
		\$48,750	\$58,500	\$68,250	\$78,000	\$87,750	\$97,500	\$107,250	\$117,000	\$126,750	\$136,500	\$146,250	\$156,000		
5.375%	1	\$144,340	\$173,180	\$202,020	\$230,930	\$259,840	\$288,680	\$317,520	\$346,360	\$375,270	\$404,180	\$433,020	\$461,860		
	2	\$175,270	\$210,290	\$245,310	\$280,415	\$315,520	\$350,540	\$385,560	\$420,580	\$455,685	\$490,790	\$525,810	\$560,830		
	3	\$206,200	\$247,400	\$288,600	\$329,900	\$371,200	\$412,400	\$453,600	\$494,800	\$536,100	\$577,400	\$618,600	\$659,800		
	4	\$237,130	\$284,510	\$331,890	\$379,385	\$426,880	\$474,260	\$521,640	\$569,020	\$616,515	\$664,010	\$711,390	\$758,770		
5.500%	1	\$142,310	\$170,800	\$199,290	\$227,780	\$256,200	\$284,690	\$313,180	\$341,670	\$370,160	\$398,510	\$427,000	\$455,490		
	2	\$172,805	\$207,400	\$241,995	\$276,590	\$311,100	\$345,695	\$380,290	\$414,885	\$449,480	\$483,905	\$518,500	\$553,095		
	3	\$203,300	\$244,000	\$284,700	\$325,400	\$366,000	\$406,700	\$447,400	\$488,100	\$528,800	\$569,300	\$610,000	\$650,700		
	4	\$233,795	\$280,600	\$327,405	\$374,210	\$420,900	\$467,705	\$514,510	\$561,315	\$608,120	\$654,695	\$701,500	\$748,305		
5.625%	1	\$140,420	\$168,490	\$196,560	\$224,630	\$252,700	\$280,770	\$308,910	\$336,980	\$365,050	\$393,120	\$421,190	\$449,260		
	2	\$170,510	\$204,595	\$238,680	\$272,765	\$306,850	\$340,935	\$375,105	\$409,190	\$443,275	\$477,360	\$511,445	\$545,530		
	3	\$200,600	\$240,700	\$280,800	\$320,900	\$361,000	\$401,100	\$441,300	\$481,400	\$521,500	\$561,600	\$601,700	\$641,800		
	4	\$230,690	\$276,805	\$322,920	\$369,035	\$415,150	\$461,265	\$507,495	\$553,610	\$599,725	\$645,840	\$691,955	\$738,070		
5.750%	1	\$138,460	\$166,180	\$193,900	\$221,550	\$249,270	\$276,990	\$304,640	\$332,360	\$360,080	\$387,800	\$415,520	\$443,240		
	2	\$168,130	\$201,790	\$235,450	\$269,025	\$302,685	\$336,345	\$369,920	\$403,580	\$437,240	\$470,900	\$504,560	\$538,220		
	3	\$197,800	\$237,400	\$277,000	\$316,500	\$356,100	\$395,700	\$435,200	\$474,800	\$514,400	\$554,000	\$593,600	\$633,200		
	4	\$227,470	\$273,010	\$318,550	\$363,975	\$409,515	\$455,055	\$500,480	\$546,020	\$591,560	\$637,100	\$682,640	\$728,180		
5.875%	1	\$136,640	\$163,940	\$191,240	\$218,610	\$245,980	\$273,210	\$300,580	\$327,950	\$355,250	\$382,550	\$409,850	\$437,220		
	2	\$165,920	\$199,070	\$232,220	\$265,455	\$298,690	\$331,755	\$364,990	\$398,225	\$431,375	\$464,525	\$497,675	\$530,910		
	3	\$195,200	\$234,200	\$273,200	\$312,300	\$351,400	\$390,300	\$429,400	\$468,500	\$507,500	\$546,500	\$585,500	\$624,600		
	4	\$224,480	\$269,330	\$314,180	\$359,145	\$404,110	\$448,845	\$493,810	\$538,775	\$583,625	\$628,475	\$673,325	\$718,290		
6.000%	1	\$134,820	\$161,770	\$188,720	\$215,740	\$242,690	\$269,640	\$296,520	\$323,540	\$350,490	\$377,440	\$404,390	\$431,340		
	2	\$163,710	\$196,435	\$229,160	\$261,970	\$294,695	\$327,420	\$360,060	\$392,870	\$425,595	\$458,320	\$491,045	\$523,770		
	3	\$192,600	\$231,100	\$269,600	\$308,200	\$346,700	\$385,200	\$423,600	\$462,200	\$500,700	\$539,200	\$577,700	\$616,200		
	4	\$221,490	\$265,765	\$310,040	\$354,430	\$398,705	\$442,980	\$487,140	\$531,530	\$575,805	\$620,080	\$664,355	\$708,630		
6.125%	1	\$133,000	\$159,670	\$186,200	\$212,800	\$239,400	\$266,070	\$292,670	\$319,200	\$345,870	\$372,470	\$399,070	\$425,600		
	2	\$161,500	\$193,885	\$226,100	\$258,400	\$290,700	\$323,085	\$355,385	\$387,600	\$419,985	\$452,285	\$484,585	\$516,800		
	3	\$190,000	\$228,100	\$266,000	\$304,000	\$342,000	\$380,100	\$418,100	\$456,000	\$494,100	\$532,100	\$570,100	\$608,000		
	4	\$218,500	\$262,315	\$305,900	\$349,600	\$393,300	\$437,115	\$480,815	\$524,400	\$568,215	\$611,915	\$655,615	\$699,200		
6.250%	1	\$131,320	\$157,500	\$183,750	\$210,070	\$236,250	\$262,500	\$288,820	\$315,070	\$341,250	\$367,570	\$393,820	\$420,000		
	2	\$159,460	\$191,250	\$223,125	\$255,085	\$286,875	\$318,750	\$350,710	\$382,585	\$414,375	\$446,335	\$478,210	\$510,000		
	3	\$187,600	\$225,000	\$262,500	\$300,100	\$337,500	\$375,000	\$412,600	\$450,100	\$487,500	\$525,100	\$562,600	\$600,000		
	4	\$215,740	\$258,750	\$301,875	\$345,115	\$388,125	\$431,250	\$474,490	\$517,615	\$560,625	\$603,865	\$646,990	\$690,000		
6.375%	1	\$129,500	\$155,470	\$181,370	\$207,270	\$233,170	\$259,140	\$285,040	\$310,940	\$336,840	\$362,740	\$388,640	\$414,540		
	2	\$157,250	\$188,785	\$220,235	\$251,685	\$283,135	\$314,670	\$346,120	\$377,570	\$409,020	\$440,470	\$471,920	\$503,370		
	3	\$185,000	\$222,100	\$259,100	\$296,100	\$333,100	\$370,200	\$407,200	\$444,200	\$481,200	\$518,200	\$555,200	\$592,200		
	4	\$212,750	\$255,415	\$297,965	\$340,515	\$383,065	\$425,730	\$468,280	\$510,830	\$553,380	\$595,930	\$638,480	\$681,030		
6.500%	1	\$127,890	\$153,440	\$179,060	\$204,540	\$230,160	\$255,710	\$281,330	\$306,880	\$332,430	\$358,050	\$383,600	\$409,220		
	2	\$155,295	\$186,320	\$217,430	\$248,370	\$279,480	\$310,505	\$341,615	\$372,640	\$403,665	\$434,775	\$465,800	\$496,910		
	3	\$182,700	\$219,200	\$255,800	\$292,200	\$328,800	\$365,300	\$401,900	\$438,400	\$474,900	\$511,500	\$548,000	\$584,600		
	4	\$210,105	\$252,080	\$294,170	\$336,030	\$378,120	\$420,095	\$462,185	\$504,160	\$546,135	\$588,225	\$630,200	\$672,290		
6.625%	1	\$126,280	\$151,480	\$176,750	\$201,950	\$227,150	\$252,420	\$277,690	\$302,960	\$328,160	\$353,430	\$378,700	\$403,900		
	2	\$153,340	\$183,940	\$214,625	\$245,225	\$275,825	\$306,510	\$337,195	\$367,880	\$398,480	\$429,165	\$459,850	\$490,450		
	3	\$180,400	\$216,400	\$252,500	\$288,500	\$324,500	\$360,600	\$396,700	\$432,800	\$468,800	\$504,900	\$541,000	\$577,000		
	4	\$207,460	\$248,860	\$290,375	\$331,775	\$373,175	\$414,690	\$456,205	\$497,720	\$539,120	\$580,635	\$622,150	\$663,550		



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

2020  
 AFFORDABLE SALES PRICE GUIDELINES  
**MAUI (EXCEPT HANA)**  
**MULTI-FAMILY**

Effective: **May 1, 2020**

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%		
		\$48,750	\$58,500	\$68,250	\$78,000	\$87,750	\$97,500	\$107,250	\$117,000	\$126,750	\$136,500	\$146,250	\$156,000		
6.750%	1	\$124,600	\$149,590	\$174,440	\$199,430	\$224,280	\$249,200	\$274,120	\$299,040	\$324,030	\$348,880	\$373,870	\$398,720		
	2	\$151,300	\$181,645	\$211,820	\$242,165	\$272,340	\$302,600	\$332,860	\$363,120	\$393,465	\$423,640	\$453,985	\$484,160		
	3	\$178,000	\$213,700	\$249,200	\$284,900	\$320,400	\$356,000	\$391,600	\$427,200	\$462,900	\$498,400	\$534,100	\$569,600		
	4	\$204,700	\$245,755	\$286,580	\$327,635	\$368,460	\$409,400	\$450,340	\$491,280	\$532,335	\$573,160	\$614,215	\$655,040		
6.875%	1	\$123,060	\$147,630	\$172,270	\$196,910	\$221,480	\$246,050	\$270,620	\$295,260	\$319,830	\$344,470	\$369,110	\$393,680		
	2	\$149,430	\$179,265	\$209,185	\$239,105	\$268,940	\$298,775	\$328,610	\$358,530	\$388,365	\$418,285	\$448,205	\$478,040		
	3	\$175,800	\$210,900	\$246,100	\$281,300	\$316,400	\$351,500	\$386,600	\$421,800	\$456,900	\$492,100	\$527,300	\$562,400		
	4	\$202,170	\$242,535	\$283,015	\$323,495	\$363,860	\$404,225	\$444,590	\$485,070	\$525,435	\$565,915	\$606,395	\$646,760		
7.000%	1	\$121,450	\$145,810	\$170,100	\$194,390	\$218,680	\$242,970	\$267,260	\$291,550	\$315,910	\$340,130	\$364,490	\$388,780		
	2	\$147,475	\$177,055	\$206,550	\$236,045	\$265,540	\$295,035	\$324,530	\$354,025	\$383,605	\$413,015	\$442,595	\$472,090		
	3	\$173,500	\$208,300	\$243,000	\$277,700	\$312,400	\$347,100	\$381,800	\$416,500	\$451,300	\$485,900	\$520,700	\$555,400		
	4	\$199,525	\$239,545	\$279,450	\$319,355	\$359,260	\$399,165	\$439,070	\$478,975	\$518,995	\$558,785	\$598,805	\$638,710		
7.125%	1	\$119,980	\$143,990	\$167,930	\$191,940	\$215,950	\$239,890	\$263,900	\$287,910	\$311,920	\$335,930	\$359,940	\$383,880		
	2	\$145,690	\$174,845	\$203,915	\$233,070	\$262,225	\$291,295	\$320,450	\$349,605	\$378,760	\$407,915	\$437,070	\$466,140		
	3	\$171,400	\$205,700	\$239,900	\$274,200	\$308,500	\$342,700	\$377,000	\$411,300	\$445,600	\$479,900	\$514,200	\$548,400		
	4	\$197,110	\$236,555	\$275,885	\$315,330	\$354,775	\$394,105	\$433,550	\$472,995	\$512,440	\$551,885	\$591,330	\$630,660		
7.250%	1	\$118,510	\$142,170	\$165,900	\$189,560	\$213,290	\$236,950	\$260,610	\$284,340	\$308,070	\$331,730	\$355,460	\$379,120		
	2	\$143,905	\$172,635	\$201,450	\$230,180	\$258,995	\$287,725	\$316,455	\$345,270	\$374,085	\$402,815	\$431,630	\$460,360		
	3	\$169,300	\$203,100	\$237,000	\$270,800	\$304,700	\$338,500	\$372,300	\$406,200	\$440,100	\$473,900	\$507,800	\$541,600		
	4	\$194,695	\$233,565	\$272,550	\$311,420	\$350,405	\$389,275	\$428,145	\$467,130	\$506,115	\$544,985	\$583,970	\$622,840		
7.375%	1	\$116,970	\$140,420	\$163,800	\$187,250	\$210,630	\$234,080	\$257,390	\$280,840	\$304,220	\$327,670	\$351,050	\$374,500		
	2	\$142,035	\$170,510	\$198,900	\$227,375	\$255,765	\$284,240	\$312,545	\$341,020	\$369,410	\$397,885	\$426,275	\$454,750		
	3	\$167,100	\$200,600	\$234,000	\$267,500	\$300,900	\$334,400	\$367,700	\$401,200	\$434,600	\$468,100	\$501,500	\$535,000		
	4	\$192,165	\$230,690	\$269,100	\$307,625	\$346,035	\$384,560	\$422,855	\$461,380	\$499,790	\$538,315	\$576,725	\$615,250		
7.500%	1	\$115,640	\$138,740	\$161,840	\$184,940	\$208,110	\$231,210	\$254,240	\$277,410	\$300,510	\$323,610	\$346,780	\$369,880		
	2	\$140,420	\$168,470	\$196,520	\$224,570	\$252,705	\$280,755	\$308,720	\$336,855	\$364,905	\$392,955	\$421,090	\$449,140		
	3	\$165,200	\$198,200	\$231,200	\$264,200	\$297,300	\$330,300	\$363,200	\$396,300	\$429,300	\$462,300	\$495,400	\$528,400		
	4	\$189,980	\$227,930	\$265,880	\$303,830	\$341,895	\$379,845	\$417,680	\$455,745	\$493,695	\$531,645	\$569,710	\$607,660		
7.625%	1	\$114,240	\$137,060	\$159,880	\$182,700	\$205,590	\$228,410	\$251,230	\$274,050	\$296,940	\$319,760	\$342,580	\$365,400		
	2	\$138,720	\$166,430	\$194,140	\$221,850	\$249,645	\$277,355	\$305,065	\$332,775	\$360,570	\$388,280	\$415,990	\$443,700		
	3	\$163,200	\$195,800	\$228,400	\$261,000	\$293,700	\$326,300	\$358,900	\$391,500	\$424,200	\$456,800	\$489,400	\$522,000		
	4	\$187,680	\$225,170	\$262,660	\$300,150	\$337,755	\$375,245	\$412,735	\$450,225	\$487,830	\$525,320	\$562,810	\$600,300		
7.750%	1	\$112,840	\$135,380	\$157,920	\$180,530	\$203,070	\$225,610	\$248,220	\$270,760	\$293,300	\$315,910	\$338,450	\$360,990		
	2	\$137,020	\$164,390	\$191,760	\$219,215	\$246,585	\$273,955	\$301,410	\$328,780	\$356,150	\$383,605	\$410,975	\$438,345		
	3	\$161,200	\$193,400	\$225,600	\$257,900	\$290,100	\$322,300	\$354,600	\$386,800	\$419,000	\$451,300	\$483,500	\$515,700		
	4	\$185,380	\$222,410	\$259,440	\$296,585	\$333,615	\$370,645	\$407,790	\$444,820	\$481,850	\$518,995	\$556,025	\$593,055		
7.875%	1	\$111,440	\$133,770	\$156,030	\$178,360	\$200,690	\$222,950	\$245,280	\$267,470	\$289,800	\$312,130	\$334,390	\$356,720		
	2	\$135,320	\$162,435	\$189,465	\$216,580	\$243,695	\$270,725	\$297,840	\$324,785	\$351,900	\$379,015	\$406,045	\$433,160		
	3	\$159,200	\$191,100	\$222,900	\$254,800	\$286,700	\$318,500	\$350,400	\$382,100	\$414,000	\$445,900	\$477,700	\$509,600		
	4	\$183,080	\$219,765	\$256,335	\$293,020	\$329,705	\$366,275	\$402,960	\$439,415	\$476,100	\$512,785	\$549,355	\$586,040		
8.000%	1	\$110,110	\$132,160	\$154,210	\$176,190	\$198,240	\$220,290	\$242,270	\$264,320	\$286,370	\$308,420	\$330,470	\$352,520		
	2	\$133,705	\$160,480	\$187,255	\$213,945	\$240,720	\$267,495	\$294,185	\$320,960	\$347,735	\$374,510	\$401,285	\$428,060		
	3	\$157,300	\$188,800	\$220,300	\$251,700	\$283,200	\$314,700	\$346,100	\$377,600	\$409,100	\$440,600	\$472,100	\$503,600		
	4	\$180,895	\$217,120	\$253,345	\$289,455	\$325,680	\$361,905	\$398,015	\$434,240	\$470,465	\$506,690	\$542,915	\$579,140		





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

Effective: **May 1, 2020**

**2020**  
 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%		
		\$48,750	\$58,500	\$68,250	\$78,000	\$87,750	\$97,500	\$107,250	\$117,000	\$126,750	\$136,500	\$146,250	\$156,000		
8.125%	1	\$108,850	\$130,620	\$152,390	\$174,160	\$195,930	\$217,700	\$239,470	\$261,240	\$283,010	\$304,780	\$326,550	\$348,320		
	2	\$132,175	\$158,610	\$185,045	\$211,480	\$237,915	\$264,350	\$290,785	\$317,220	\$343,655	\$370,090	\$396,525	\$422,960		
	3	\$155,500	\$186,600	\$217,700	\$248,800	\$279,900	\$311,000	\$342,100	\$373,200	\$404,300	\$435,400	\$466,500	\$497,600		
	4	\$178,825	\$214,590	\$250,355	\$286,120	\$321,885	\$357,650	\$393,415	\$429,180	\$464,945	\$500,710	\$536,475	\$572,240		
8.250%	1	\$107,590	\$129,080	\$150,640	\$172,130	\$193,690	\$215,180	\$236,670	\$258,160	\$279,720	\$301,210	\$322,770	\$344,260		
	2	\$130,645	\$156,740	\$182,920	\$209,015	\$235,195	\$261,290	\$287,385	\$313,480	\$339,660	\$365,755	\$391,935	\$418,030		
	3	\$153,700	\$184,400	\$215,200	\$245,900	\$276,700	\$307,400	\$338,100	\$368,800	\$399,600	\$430,300	\$461,100	\$491,800		
	4	\$176,755	\$212,060	\$247,480	\$282,785	\$318,205	\$353,510	\$388,815	\$424,120	\$459,540	\$494,845	\$530,265	\$565,570		
8.375%	1	\$106,330	\$127,610	\$148,890	\$170,170	\$191,380	\$212,660	\$233,940	\$255,220	\$276,430	\$297,710	\$319,060	\$340,270		
	2	\$129,115	\$154,955	\$180,795	\$206,635	\$232,390	\$258,230	\$284,070	\$309,910	\$335,665	\$361,505	\$387,430	\$413,185		
	3	\$151,900	\$182,300	\$212,700	\$243,100	\$273,400	\$303,800	\$334,200	\$364,600	\$394,900	\$425,300	\$455,800	\$486,100		
	4	\$174,685	\$209,645	\$244,605	\$279,565	\$314,410	\$349,370	\$384,330	\$419,290	\$454,135	\$489,095	\$524,170	\$559,015		
8.500%	1	\$105,070	\$126,140	\$147,140	\$168,210	\$189,210	\$210,210	\$231,280	\$252,280	\$273,280	\$294,350	\$315,350	\$336,350		
	2	\$127,585	\$153,170	\$178,670	\$204,255	\$229,755	\$255,255	\$280,840	\$306,340	\$331,840	\$357,425	\$382,925	\$408,425		
	3	\$150,100	\$180,200	\$210,200	\$240,300	\$270,300	\$300,300	\$330,400	\$360,400	\$390,400	\$420,500	\$450,500	\$480,500		
	4	\$172,615	\$207,230	\$241,730	\$276,345	\$310,845	\$345,345	\$379,960	\$414,460	\$448,960	\$483,575	\$518,075	\$552,575		
8.625%	1	\$103,880	\$124,670	\$145,460	\$166,250	\$187,040	\$207,830	\$228,620	\$249,410	\$270,130	\$290,920	\$311,710	\$332,500		
	2	\$126,140	\$151,385	\$176,630	\$201,875	\$227,120	\$252,365	\$277,610	\$302,855	\$328,015	\$353,260	\$378,505	\$403,750		
	3	\$148,400	\$178,100	\$207,800	\$237,500	\$267,200	\$296,900	\$326,600	\$356,300	\$385,900	\$415,600	\$445,300	\$475,000		
	4	\$170,660	\$204,815	\$238,970	\$273,125	\$307,280	\$341,435	\$375,590	\$409,745	\$443,785	\$477,940	\$512,095	\$546,250		
8.750%	1	\$102,760	\$123,270	\$143,850	\$164,360	\$184,940	\$205,450	\$226,030	\$246,610	\$267,120	\$287,630	\$308,210	\$328,720		
	2	\$124,780	\$149,685	\$174,675	\$199,580	\$224,570	\$249,475	\$274,465	\$299,455	\$324,360	\$349,265	\$374,255	\$399,160		
	3	\$146,800	\$176,100	\$205,500	\$234,800	\$264,200	\$293,500	\$322,900	\$352,300	\$381,600	\$410,900	\$440,300	\$469,600		
	4	\$168,820	\$202,515	\$236,325	\$270,020	\$303,830	\$337,525	\$371,335	\$405,145	\$438,840	\$472,535	\$506,345	\$540,040		

Maximum affordable sales price is based on the following factors:

- \$97,500** 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.



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

Effective: **May 1, 2020**

**2020**  
 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	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
	0.7	0.8	0.9	1.0	1.08	1.16	1.24	1.32
10%	\$6,830	\$7,800	\$8,780	\$9,750	\$10,530	\$11,310	\$12,090	\$12,870
20%	\$13,650	\$15,600	\$17,550	\$19,500	\$21,060	\$22,620	\$24,180	\$25,740
30%	\$20,480	\$23,400	\$26,330	\$29,250	\$31,590	\$33,930	\$36,270	\$38,610
40%	\$27,300	\$31,200	\$35,100	\$39,000	\$42,120	\$45,240	\$48,360	\$51,480
50%	\$34,130	\$39,000	\$43,880	\$48,750	\$52,650	\$56,550	\$60,450	\$64,350
60%	\$40,950	\$46,800	\$52,650	\$58,500	\$63,180	\$67,860	\$72,540	\$77,220
70%	\$47,780	\$54,600	\$61,430	\$68,250	\$73,710	\$79,170	\$84,630	\$90,090
80%	\$54,600	\$62,400	\$70,200	\$78,000	\$84,240	\$90,480	\$96,720	\$102,960
90%	\$61,430	\$70,200	\$78,980	\$87,750	\$94,770	\$101,790	\$108,810	\$115,830
100%	\$68,250	\$78,000	\$87,750	\$97,500	\$105,300	\$113,100	\$120,900	\$128,700
110%	\$75,080	\$85,800	\$96,530	\$107,250	\$115,830	\$124,410	\$132,990	\$141,570
120%	\$81,900	\$93,600	\$105,300	\$117,000	\$126,360	\$135,720	\$145,080	\$154,440
130%	\$88,730	\$101,400	\$114,080	\$126,750	\$136,890	\$147,030	\$157,170	\$167,310
140%	\$95,550	\$109,200	\$122,850	\$136,500	\$147,420	\$158,340	\$169,260	\$180,180

**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%	\$171	\$183	\$220	\$254	\$283	\$312
20%	\$341	\$366	\$439	\$507	\$566	\$624
30%	\$512	\$549	\$658	\$761	\$848	\$936
40%	\$683	\$731	\$878	\$1,014	\$1,131	\$1,248
50%	\$853	\$914	\$1,097	\$1,268	\$1,414	\$1,560
60%	\$1,024	\$1,097	\$1,316	\$1,521	\$1,697	\$1,872
70%	\$1,195	\$1,280	\$1,536	\$1,775	\$1,979	\$2,184
80%	\$1,365	\$1,463	\$1,755	\$2,028	\$2,262	\$2,496
90%	\$1,536	\$1,645	\$1,975	\$2,282	\$2,545	\$2,808
100%	\$1,706	\$1,828	\$2,194	\$2,535	\$2,828	\$3,120
110%	\$1,877	\$2,011	\$2,413	\$2,789	\$3,110	\$3,432
120%	\$2,048	\$2,194	\$2,633	\$3,042	\$3,393	\$3,744
130%	\$2,218	\$2,377	\$2,852	\$3,296	\$3,676	\$4,056
140%	\$2,389	\$2,559	\$3,071	\$3,549	\$3,959	\$4,368

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



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

Effective: **May 1, 2020**

**2020**  
AFFORDABLE SALES PRICE GUIDELINES

# **HANA**

## **METHODOLOGY**

For Calculating Median Family Income

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Factors used in calculation:

HUD's 2020 median family income for the County of Maui	\$97,500
American Community Survey 5-Year Estimate 2013-2017 median family income for Hana (from the Hawaii State Data Center)	\$75,000
Est. 2020 Hana median family income (Rounded to the nearest \$10)	<b>\$75,000</b>



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**2020**  
**AFFORDABLE SALES PRICE GUIDELINES**

**HANA**  
**SINGLE FAMILY**

Effective: **May 1, 2020**

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%		
		\$37,500	\$45,000	\$52,500	\$60,000	\$67,500	\$75,000	\$82,500	\$90,000	\$97,500	\$105,000	\$112,500	\$120,000		
4.000%	1	\$144,690	\$173,600	\$202,580	\$231,490	\$260,470	\$289,380	\$318,360	\$347,270	\$376,180	\$405,160	\$434,070	\$463,050		
	2	\$175,695	\$210,800	\$245,990	\$281,095	\$316,285	\$351,390	\$386,580	\$421,685	\$456,790	\$491,980	\$527,085	\$562,275		
	3	\$206,700	\$248,000	\$289,400	\$330,700	\$372,100	\$413,400	\$454,800	\$496,100	\$537,400	\$578,800	\$620,100	\$661,500		
	4	\$237,705	\$285,200	\$332,810	\$380,305	\$427,915	\$475,410	\$523,020	\$570,515	\$618,010	\$665,620	\$713,115	\$760,725		
4.125%	1	\$142,520	\$171,010	\$199,570	\$228,060	\$256,550	\$285,040	\$313,600	\$342,090	\$370,580	\$399,070	\$427,630	\$456,120		
	2	\$173,060	\$207,655	\$242,335	\$276,930	\$311,525	\$346,120	\$380,800	\$415,395	\$449,990	\$484,585	\$519,265	\$553,860		
	3	\$203,600	\$244,300	\$285,100	\$325,800	\$366,500	\$407,200	\$448,000	\$488,700	\$529,400	\$570,100	\$610,900	\$651,600		
	4	\$234,140	\$280,945	\$327,865	\$374,670	\$421,475	\$468,280	\$515,200	\$562,005	\$608,810	\$655,615	\$702,535	\$749,340		
4.250%	1	\$140,420	\$168,490	\$196,560	\$224,700	\$252,770	\$280,840	\$308,910	\$336,980	\$365,120	\$393,190	\$421,260	\$449,330		
	2	\$170,510	\$204,595	\$238,680	\$272,850	\$306,935	\$341,020	\$375,105	\$409,190	\$443,360	\$477,445	\$511,530	\$545,615		
	3	\$200,600	\$240,700	\$280,800	\$321,000	\$361,100	\$401,200	\$441,300	\$481,400	\$521,600	\$561,700	\$601,800	\$641,900		
	4	\$230,690	\$276,805	\$322,920	\$369,150	\$415,265	\$461,380	\$507,495	\$553,610	\$599,840	\$645,955	\$692,070	\$738,185		
4.375%	1	\$138,390	\$166,040	\$193,690	\$221,340	\$249,060	\$276,710	\$304,360	\$332,080	\$359,730	\$387,380	\$415,100	\$442,750		
	2	\$168,045	\$201,620	\$235,195	\$268,770	\$302,430	\$336,005	\$369,580	\$403,240	\$436,815	\$470,390	\$504,050	\$537,625		
	3	\$197,700	\$237,200	\$276,700	\$316,200	\$355,800	\$395,300	\$434,800	\$474,400	\$513,900	\$553,400	\$593,000	\$632,500		
	4	\$227,355	\$272,780	\$318,205	\$363,630	\$409,170	\$454,595	\$500,020	\$545,560	\$590,985	\$636,410	\$681,950	\$727,375		
4.500%	1	\$136,360	\$163,590	\$190,890	\$218,120	\$245,420	\$272,650	\$299,950	\$327,180	\$354,480	\$381,710	\$409,010	\$436,240		
	2	\$165,580	\$198,645	\$231,795	\$264,860	\$298,010	\$331,075	\$364,225	\$397,290	\$430,440	\$463,505	\$496,655	\$529,720		
	3	\$194,800	\$233,700	\$272,700	\$311,600	\$350,600	\$389,500	\$428,500	\$467,400	\$506,400	\$545,300	\$584,300	\$623,200		
	4	\$224,020	\$268,755	\$313,605	\$358,340	\$403,190	\$447,925	\$492,775	\$537,510	\$582,360	\$627,095	\$671,945	\$716,680		
4.625%	1	\$134,330	\$161,210	\$188,090	\$214,970	\$241,850	\$268,730	\$295,610	\$322,490	\$349,300	\$376,180	\$403,060	\$429,940		
	2	\$163,115	\$195,755	\$228,395	\$261,035	\$293,675	\$326,315	\$358,955	\$391,595	\$424,150	\$456,790	\$489,430	\$522,070		
	3	\$191,900	\$230,300	\$268,700	\$307,100	\$345,500	\$383,900	\$422,300	\$460,700	\$499,000	\$537,400	\$575,800	\$614,200		
	4	\$220,685	\$264,845	\$309,005	\$353,165	\$397,325	\$441,485	\$485,645	\$529,805	\$573,850	\$618,010	\$662,170	\$706,330		
4.750%	1	\$132,440	\$158,900	\$185,360	\$211,890	\$238,350	\$264,880	\$291,340	\$317,800	\$344,330	\$370,790	\$397,250	\$423,780		
	2	\$160,820	\$192,950	\$225,080	\$257,295	\$289,425	\$321,640	\$353,770	\$385,900	\$418,115	\$450,245	\$482,375	\$514,590		
	3	\$189,200	\$227,000	\$264,800	\$302,700	\$340,500	\$378,400	\$416,200	\$454,000	\$491,900	\$529,700	\$567,500	\$605,400		
	4	\$217,580	\$261,050	\$304,520	\$348,105	\$391,575	\$435,160	\$478,630	\$522,100	\$565,685	\$609,155	\$652,625	\$696,210		
4.875%	1	\$130,550	\$156,660	\$182,770	\$208,880	\$234,990	\$261,100	\$287,140	\$313,250	\$339,360	\$365,470	\$391,580	\$417,690		
	2	\$158,525	\$190,230	\$221,935	\$253,640	\$285,345	\$317,050	\$348,670	\$380,375	\$412,080	\$443,785	\$475,490	\$507,195		
	3	\$186,500	\$223,800	\$261,100	\$298,400	\$335,700	\$373,000	\$410,200	\$447,500	\$484,800	\$522,100	\$559,400	\$596,700		
	4	\$214,475	\$257,370	\$300,265	\$343,160	\$386,055	\$428,950	\$471,730	\$514,625	\$557,520	\$600,415	\$643,310	\$686,205		
5.000%	1	\$128,660	\$154,420	\$180,180	\$205,870	\$231,630	\$257,390	\$283,080	\$308,840	\$334,600	\$360,290	\$386,050	\$411,810		
	2	\$156,230	\$187,510	\$218,790	\$249,985	\$281,265	\$312,545	\$343,740	\$375,020	\$406,300	\$437,495	\$468,775	\$500,055		
	3	\$183,800	\$220,600	\$257,400	\$294,100	\$330,900	\$367,700	\$404,400	\$441,200	\$478,000	\$514,700	\$551,500	\$588,300		
	4	\$211,370	\$253,690	\$296,010	\$338,215	\$380,535	\$422,855	\$465,060	\$507,380	\$549,700	\$591,905	\$634,225	\$676,545		
5.125%	1	\$126,840	\$152,250	\$177,590	\$203,000	\$228,340	\$253,750	\$279,090	\$304,500	\$329,840	\$355,250	\$380,590	\$406,000		
	2	\$154,020	\$184,875	\$215,645	\$246,500	\$277,270	\$308,125	\$338,895	\$369,750	\$400,520	\$431,375	\$462,145	\$493,000		
	3	\$181,200	\$217,500	\$253,700	\$290,000	\$326,200	\$362,500	\$398,700	\$435,000	\$471,200	\$507,500	\$543,700	\$580,000		
	4	\$208,380	\$250,125	\$291,755	\$333,500	\$375,130	\$416,875	\$458,505	\$500,250	\$541,880	\$583,625	\$625,255	\$667,000		
5.250%	1	\$125,090	\$150,150	\$175,140	\$200,130	\$225,190	\$250,180	\$275,240	\$300,230	\$325,220	\$350,280	\$375,270	\$400,330		
	2	\$151,895	\$182,325	\$212,670	\$243,015	\$273,445	\$303,790	\$334,220	\$364,565	\$394,910	\$425,340	\$455,685	\$486,115		
	3	\$178,700	\$214,500	\$250,200	\$285,900	\$321,700	\$357,400	\$393,200	\$428,900	\$464,600	\$500,400	\$536,100	\$571,900		
	4	\$205,505	\$246,675	\$287,730	\$328,785	\$369,955	\$411,010	\$452,180	\$493,235	\$534,290	\$575,460	\$616,515	\$657,685		





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2020  
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**HANA**  
**SINGLE FAMILY**

Effective: **May 1, 2020**

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%	
		\$37,500	\$45,000	\$52,500	\$60,000	\$67,500	\$75,000	\$82,500	\$90,000	\$97,500	\$105,000	\$112,500	\$120,000	
5.375%	1	\$123,340	\$148,050	\$172,690	\$197,400	\$222,040	\$246,750	\$271,390	\$296,100	\$320,740	\$345,380	\$370,090	\$394,730	
	2	\$149,770	\$179,775	\$209,695	\$239,700	\$269,620	\$299,625	\$329,545	\$359,550	\$389,470	\$419,390	\$449,395	\$479,315	
	3	\$176,200	\$211,500	\$246,700	\$282,000	\$317,200	\$352,500	\$387,700	\$423,000	\$458,200	\$493,400	\$528,700	\$563,900	
	4	\$202,630	\$243,225	\$283,705	\$324,300	\$364,780	\$405,375	\$445,855	\$486,450	\$526,930	\$567,410	\$608,005	\$648,485	
5.500%	1	\$121,660	\$146,020	\$170,310	\$194,670	\$218,960	\$243,320	\$267,680	\$291,970	\$316,330	\$340,690	\$364,980	\$389,340	
	2	\$147,730	\$177,310	\$206,805	\$236,385	\$265,880	\$295,460	\$325,040	\$354,535	\$384,115	\$413,695	\$443,190	\$472,770	
	3	\$173,800	\$208,600	\$243,300	\$278,100	\$312,800	\$347,600	\$382,400	\$417,100	\$451,900	\$486,700	\$521,400	\$556,200	
	4	\$199,870	\$239,890	\$279,795	\$319,815	\$359,720	\$399,740	\$439,760	\$479,665	\$519,685	\$559,705	\$599,610	\$639,630	
5.625%	1	\$119,980	\$143,990	\$168,000	\$192,010	\$216,020	\$240,030	\$263,970	\$287,980	\$311,990	\$336,000	\$360,010	\$384,020	
	2	\$145,690	\$174,845	\$204,000	\$233,155	\$262,310	\$291,465	\$320,535	\$349,690	\$378,845	\$408,000	\$437,155	\$466,310	
	3	\$171,400	\$205,700	\$240,000	\$274,300	\$308,600	\$342,900	\$377,100	\$411,400	\$445,700	\$480,000	\$514,300	\$548,600	
	4	\$197,110	\$236,555	\$276,000	\$315,445	\$354,890	\$394,335	\$433,665	\$473,110	\$512,555	\$552,000	\$591,445	\$630,890	
5.750%	1	\$118,370	\$142,030	\$165,690	\$189,420	\$213,080	\$236,740	\$260,400	\$284,060	\$307,790	\$331,450	\$355,110	\$378,770	
	2	\$143,735	\$172,465	\$201,195	\$230,010	\$258,740	\$287,470	\$316,200	\$344,930	\$373,745	\$402,475	\$431,205	\$459,935	
	3	\$169,100	\$202,900	\$236,700	\$270,600	\$304,400	\$338,200	\$372,000	\$405,800	\$439,700	\$473,500	\$507,300	\$541,100	
	4	\$194,465	\$233,335	\$272,205	\$311,190	\$350,060	\$388,930	\$427,800	\$466,670	\$505,655	\$544,525	\$583,395	\$622,265	
5.875%	1	\$116,760	\$140,140	\$163,520	\$186,830	\$210,210	\$233,590	\$256,900	\$280,280	\$303,690	\$326,970	\$350,350	\$373,660	
	2	\$141,780	\$170,170	\$198,560	\$226,865	\$255,255	\$283,645	\$311,950	\$340,340	\$368,645	\$397,035	\$425,425	\$453,730	
	3	\$166,800	\$200,200	\$233,600	\$266,900	\$300,300	\$333,700	\$367,000	\$400,400	\$433,700	\$467,100	\$500,500	\$533,800	
	4	\$191,820	\$230,230	\$268,640	\$306,935	\$345,345	\$383,755	\$422,050	\$460,460	\$498,755	\$537,165	\$575,575	\$613,870	
6.000%	1	\$115,220	\$138,250	\$161,280	\$184,380	\$207,410	\$230,440	\$253,470	\$276,500	\$299,600	\$322,630	\$345,660	\$368,690	
	2	\$139,910	\$167,875	\$195,840	\$223,890	\$251,855	\$279,820	\$307,785	\$335,750	\$363,800	\$391,765	\$419,730	\$447,695	
	3	\$164,600	\$197,500	\$230,400	\$263,400	\$296,300	\$329,200	\$362,100	\$395,000	\$428,000	\$460,900	\$493,800	\$526,700	
	4	\$189,290	\$227,125	\$264,960	\$302,910	\$340,745	\$378,580	\$416,415	\$454,250	\$492,200	\$530,035	\$567,870	\$605,705	
6.125%	1	\$113,680	\$136,430	\$159,180	\$181,930	\$204,610	\$227,360	\$250,110	\$272,860	\$295,610	\$318,360	\$341,040	\$363,790	
	2	\$138,040	\$165,665	\$193,290	\$220,915	\$248,455	\$276,080	\$303,705	\$331,330	\$358,955	\$386,580	\$414,120	\$441,745	
	3	\$162,400	\$194,900	\$227,400	\$259,900	\$292,300	\$324,800	\$357,300	\$389,800	\$422,300	\$454,800	\$487,200	\$519,700	
	4	\$186,760	\$224,135	\$261,510	\$298,885	\$336,145	\$373,520	\$410,895	\$448,270	\$485,645	\$523,020	\$560,280	\$597,655	
6.250%	1	\$112,210	\$134,610	\$157,080	\$179,480	\$201,950	\$224,420	\$246,820	\$269,290	\$291,690	\$314,160	\$336,560	\$359,030	
	2	\$136,255	\$163,455	\$190,740	\$217,940	\$245,225	\$272,510	\$299,710	\$326,995	\$354,195	\$381,480	\$408,680	\$435,965	
	3	\$160,300	\$192,300	\$224,400	\$256,400	\$288,500	\$320,600	\$352,600	\$384,700	\$416,700	\$448,800	\$480,800	\$512,900	
	4	\$184,345	\$221,145	\$258,060	\$294,860	\$331,775	\$368,690	\$405,490	\$442,405	\$479,205	\$516,120	\$552,920	\$589,835	
6.375%	1	\$110,740	\$132,860	\$155,050	\$177,170	\$199,290	\$221,480	\$243,600	\$265,720	\$287,910	\$310,030	\$332,150	\$354,340	
	2	\$134,470	\$161,330	\$188,275	\$215,135	\$241,995	\$268,940	\$295,800	\$322,660	\$349,605	\$376,465	\$403,325	\$430,270	
	3	\$158,200	\$189,800	\$221,500	\$253,100	\$284,700	\$316,400	\$348,000	\$379,600	\$411,300	\$442,900	\$474,500	\$506,200	
	4	\$181,930	\$218,270	\$254,725	\$291,065	\$327,405	\$363,860	\$400,200	\$436,540	\$472,995	\$509,335	\$545,675	\$582,130	
6.500%	1	\$109,270	\$131,180	\$153,020	\$174,860	\$196,700	\$218,610	\$240,450	\$262,290	\$284,130	\$306,040	\$327,880	\$349,720	
	2	\$132,685	\$159,290	\$185,810	\$212,330	\$238,850	\$265,455	\$291,975	\$318,495	\$345,015	\$371,620	\$398,140	\$424,660	
	3	\$156,100	\$187,400	\$218,600	\$249,800	\$281,000	\$312,300	\$343,500	\$374,700	\$405,900	\$437,200	\$468,400	\$499,600	
	4	\$179,515	\$215,510	\$251,390	\$287,270	\$323,150	\$359,145	\$395,025	\$430,905	\$466,785	\$502,780	\$538,660	\$574,540	
6.625%	1	\$107,870	\$129,430	\$151,060	\$172,620	\$194,180	\$215,740	\$237,370	\$258,930	\$280,490	\$302,050	\$323,680	\$345,240	
	2	\$130,985	\$157,165	\$183,430	\$209,610	\$235,790	\$261,970	\$288,235	\$314,415	\$340,595	\$366,775	\$393,040	\$419,220	
	3	\$154,100	\$184,900	\$215,800	\$246,600	\$277,400	\$308,200	\$339,100	\$369,900	\$400,700	\$431,500	\$462,400	\$493,200	
	4	\$177,215	\$212,635	\$248,170	\$283,590	\$319,010	\$354,430	\$389,965	\$425,385	\$460,805	\$496,225	\$531,760	\$567,180	



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**2020**  
**AFFORDABLE SALES PRICE GUIDELINES**

**HANA**  
**SINGLE FAMILY**

Effective: **May 1, 2020**

		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%)	
Prevailing Int. Rate	No. of Bedroom	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%	
		\$37,500	\$45,000	\$52,500	\$60,000	\$67,500	\$75,000	\$82,500	\$90,000	\$97,500	\$105,000	\$112,500	\$120,000	
6.750%	1	\$106,540	\$127,820	\$149,100	\$170,380	\$191,730	\$213,010	\$234,290	\$255,640	\$276,920	\$298,200	\$319,550	\$340,830	
	2	\$129,370	\$155,210	\$181,050	\$206,890	\$232,815	\$258,655	\$284,495	\$310,420	\$336,260	\$362,100	\$388,025	\$413,865	
	3	\$152,200	\$182,600	\$213,000	\$243,400	\$273,900	\$304,300	\$334,700	\$365,200	\$395,600	\$426,000	\$456,500	\$486,900	
	4	\$175,030	\$209,990	\$244,950	\$279,910	\$314,985	\$349,945	\$384,905	\$419,980	\$454,940	\$489,900	\$524,975	\$559,935	
6.875%	1	\$105,140	\$126,210	\$147,210	\$168,280	\$189,280	\$210,280	\$231,350	\$252,350	\$273,420	\$294,420	\$315,490	\$336,490	
	2	\$127,670	\$153,255	\$178,755	\$204,340	\$229,840	\$255,340	\$280,925	\$306,425	\$332,010	\$357,510	\$383,095	\$408,595	
	3	\$150,200	\$180,300	\$210,300	\$240,400	\$270,400	\$300,400	\$330,500	\$360,500	\$390,600	\$420,600	\$450,700	\$480,700	
	4	\$172,730	\$207,345	\$241,845	\$276,460	\$310,960	\$345,460	\$380,075	\$414,575	\$449,190	\$483,690	\$518,305	\$552,805	
7.000%	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	
7.125%	1	\$102,550	\$123,060	\$143,570	\$164,080	\$184,590	\$205,100	\$225,540	\$246,050	\$266,560	\$287,070	\$307,580	\$328,090	
	2	\$124,525	\$149,430	\$174,335	\$199,240	\$224,145	\$249,050	\$273,870	\$298,775	\$323,680	\$348,585	\$373,490	\$398,395	
	3	\$146,500	\$175,800	\$205,100	\$234,400	\$263,700	\$293,000	\$322,200	\$351,500	\$380,800	\$410,100	\$439,400	\$468,700	
	4	\$168,475	\$202,170	\$235,865	\$269,560	\$303,255	\$336,950	\$370,530	\$404,225	\$437,920	\$471,615	\$505,310	\$539,005	
7.250%	1	\$101,290	\$121,520	\$141,750	\$162,050	\$182,280	\$202,510	\$222,810	\$243,040	\$263,270	\$283,570	\$303,800	\$324,030	
	2	\$122,995	\$147,560	\$172,125	\$196,775	\$221,340	\$245,905	\$270,555	\$295,120	\$319,685	\$344,335	\$368,900	\$393,465	
	3	\$144,700	\$173,600	\$202,500	\$231,500	\$260,400	\$289,300	\$318,300	\$347,200	\$376,100	\$405,100	\$434,000	\$462,900	
	4	\$166,405	\$199,640	\$232,875	\$266,225	\$299,460	\$332,695	\$366,045	\$399,280	\$432,515	\$465,865	\$499,100	\$532,335	
7.375%	1	\$100,030	\$120,050	\$140,000	\$160,020	\$180,040	\$200,060	\$220,010	\$240,030	\$260,050	\$280,070	\$300,020	\$320,040	
	2	\$121,465	\$145,775	\$170,000	\$194,310	\$218,620	\$242,930	\$267,155	\$291,465	\$315,775	\$340,085	\$364,310	\$388,620	
	3	\$142,900	\$171,500	\$200,000	\$228,600	\$257,200	\$285,800	\$314,300	\$342,900	\$371,500	\$400,100	\$428,600	\$457,200	
	4	\$164,335	\$197,225	\$230,000	\$262,890	\$295,780	\$328,670	\$361,445	\$394,335	\$427,225	\$460,115	\$492,890	\$525,780	
7.500%	1	\$98,770	\$118,580	\$138,320	\$158,060	\$177,800	\$197,610	\$217,350	\$237,090	\$256,900	\$276,640	\$296,380	\$316,120	
	2	\$119,935	\$143,990	\$167,960	\$191,930	\$215,900	\$239,955	\$263,925	\$287,895	\$311,950	\$335,920	\$359,890	\$383,860	
	3	\$141,100	\$169,400	\$197,600	\$225,800	\$254,000	\$282,300	\$310,500	\$338,700	\$367,000	\$395,200	\$423,400	\$451,600	
	4	\$162,265	\$194,810	\$227,240	\$259,670	\$292,100	\$324,645	\$357,075	\$389,505	\$422,050	\$454,480	\$486,910	\$519,340	
7.625%	1	\$97,580	\$117,110	\$136,640	\$156,170	\$175,700	\$195,230	\$214,690	\$234,220	\$253,750	\$273,280	\$292,810	\$312,340	
	2	\$118,490	\$142,205	\$165,920	\$189,635	\$213,350	\$237,065	\$260,695	\$284,410	\$308,125	\$331,840	\$355,555	\$379,270	
	3	\$139,400	\$167,300	\$195,200	\$223,100	\$251,000	\$278,900	\$306,700	\$334,600	\$362,500	\$390,400	\$418,300	\$446,200	
	4	\$160,310	\$192,395	\$224,480	\$256,565	\$288,650	\$320,735	\$352,705	\$384,790	\$416,875	\$448,960	\$481,045	\$513,130	
7.750%	1	\$96,390	\$115,710	\$134,960	\$154,280	\$173,530	\$192,850	\$212,100	\$231,420	\$250,670	\$269,990	\$289,240	\$308,560	
	2	\$117,045	\$140,505	\$163,880	\$187,340	\$210,715	\$234,175	\$257,550	\$281,010	\$304,385	\$327,845	\$351,220	\$374,680	
	3	\$137,700	\$165,300	\$192,800	\$220,400	\$247,900	\$275,500	\$303,000	\$330,600	\$358,100	\$385,700	\$413,200	\$440,800	
	4	\$158,355	\$190,095	\$221,720	\$253,460	\$285,085	\$316,825	\$348,450	\$380,190	\$411,815	\$443,555	\$475,180	\$506,920	
7.875%	1	\$95,270	\$114,310	\$133,350	\$152,460	\$171,500	\$190,540	\$209,580	\$228,620	\$247,730	\$266,770	\$285,810	\$304,850	
	2	\$115,685	\$138,805	\$161,925	\$185,130	\$208,250	\$231,370	\$254,490	\$277,610	\$300,815	\$323,935	\$347,055	\$370,175	
	3	\$136,100	\$163,300	\$190,500	\$217,800	\$245,000	\$272,200	\$299,400	\$326,600	\$353,900	\$381,100	\$408,300	\$435,500	
	4	\$156,515	\$187,795	\$219,075	\$250,470	\$281,750	\$313,030	\$344,310	\$375,590	\$406,985	\$438,265	\$469,545	\$500,825	
8.000%	1	\$94,150	\$112,980	\$131,810	\$150,640	\$169,470	\$188,300	\$207,130	\$225,960	\$244,790	\$263,620	\$282,450	\$301,280	
	2	\$114,325	\$137,190	\$160,055	\$182,920	\$205,785	\$228,650	\$251,515	\$274,380	\$297,245	\$320,110	\$342,975	\$365,840	
	3	\$134,500	\$161,400	\$188,300	\$215,200	\$242,100	\$269,000	\$295,900	\$322,800	\$349,700	\$376,600	\$403,500	\$430,400	
	4	\$154,675	\$185,610	\$216,545	\$247,480	\$278,415	\$309,350	\$340,285	\$371,220	\$402,155	\$433,090	\$464,025	\$494,960	



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

**2020**  
**AFFORDABLE SALES PRICE GUIDELINES**

**HANA**  
**SINGLE FAMILY**

Effective: **May 1, 2020**

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%		
		\$37,500	\$45,000	\$52,500	\$60,000	\$67,500	\$75,000	\$82,500	\$90,000	\$97,500	\$105,000	\$112,500	\$120,000		
8.125%	1	\$93,030	\$111,650	\$130,270	\$148,890	\$167,440	\$186,060	\$204,680	\$223,300	\$241,920	\$260,470	\$279,090	\$297,710		
	2	\$112,965	\$135,575	\$158,185	\$180,795	\$203,320	\$225,930	\$248,540	\$271,150	\$293,760	\$316,285	\$338,895	\$361,505		
	3	\$132,900	\$159,500	\$186,100	\$212,700	\$239,200	\$265,800	\$292,400	\$319,000	\$345,600	\$372,100	\$398,700	\$425,300		
	4	\$152,835	\$183,425	\$214,015	\$244,605	\$275,080	\$305,670	\$336,260	\$366,850	\$397,440	\$427,915	\$458,505	\$489,095		
8.250%	1	\$91,980	\$110,320	\$128,730	\$147,140	\$165,480	\$183,890	\$202,300	\$220,710	\$239,050	\$257,460	\$275,870	\$294,210		
	2	\$111,690	\$133,960	\$156,315	\$178,670	\$200,940	\$223,295	\$245,650	\$268,005	\$290,275	\$312,630	\$334,985	\$357,255		
	3	\$131,400	\$157,600	\$183,900	\$210,200	\$236,400	\$262,700	\$289,000	\$315,300	\$341,500	\$367,800	\$394,100	\$420,300		
	4	\$151,110	\$181,240	\$211,485	\$241,730	\$271,860	\$302,105	\$332,350	\$362,595	\$392,725	\$422,970	\$453,215	\$483,345		
8.375%	1	\$90,860	\$109,060	\$127,260	\$145,390	\$163,590	\$181,790	\$199,920	\$218,120	\$236,320	\$254,450	\$272,650	\$290,850		
	2	\$110,330	\$132,430	\$154,530	\$176,545	\$198,645	\$220,745	\$242,760	\$264,860	\$286,960	\$308,975	\$331,075	\$353,175		
	3	\$129,800	\$155,800	\$181,800	\$207,700	\$233,700	\$259,700	\$285,600	\$311,600	\$337,600	\$363,500	\$389,500	\$415,500		
	4	\$149,270	\$179,170	\$209,070	\$238,855	\$268,755	\$298,655	\$328,440	\$358,340	\$388,240	\$418,025	\$447,925	\$477,825		
8.500%	1	\$89,810	\$107,800	\$125,790	\$143,710	\$161,700	\$179,690	\$197,680	\$215,600	\$233,590	\$251,580	\$269,500	\$287,490		
	2	\$109,055	\$130,900	\$152,745	\$174,505	\$196,350	\$218,195	\$240,040	\$261,800	\$283,645	\$305,490	\$327,250	\$349,095		
	3	\$128,300	\$154,000	\$179,700	\$205,300	\$231,000	\$256,700	\$282,400	\$308,000	\$333,700	\$359,400	\$385,000	\$410,700		
	4	\$147,545	\$177,100	\$206,655	\$236,095	\$265,650	\$295,205	\$324,760	\$354,200	\$383,755	\$413,310	\$442,750	\$472,305		
8.625%	1	\$88,830	\$106,610	\$124,320	\$142,100	\$159,880	\$177,660	\$195,370	\$213,150	\$230,930	\$248,710	\$266,420	\$284,200		
	2	\$107,865	\$129,455	\$150,960	\$172,550	\$194,140	\$215,730	\$237,235	\$258,825	\$280,415	\$302,005	\$323,510	\$345,100		
	3	\$126,900	\$152,300	\$177,600	\$203,000	\$228,400	\$253,800	\$279,100	\$304,500	\$329,900	\$355,300	\$380,600	\$406,000		
	4	\$145,935	\$175,145	\$204,240	\$233,450	\$262,660	\$291,870	\$320,965	\$350,175	\$379,385	\$408,595	\$437,690	\$466,900		
8.750%	1	\$87,780	\$105,350	\$122,920	\$140,490	\$158,060	\$175,630	\$193,200	\$210,770	\$228,270	\$245,840	\$263,410	\$280,980		
	2	\$106,590	\$127,925	\$149,260	\$170,595	\$191,930	\$213,265	\$234,600	\$255,935	\$277,185	\$298,520	\$319,855	\$341,190		
	3	\$125,400	\$150,500	\$175,600	\$200,700	\$225,800	\$250,900	\$276,000	\$301,100	\$326,100	\$351,200	\$376,300	\$401,400		
	4	\$144,210	\$173,075	\$201,940	\$230,805	\$259,670	\$288,535	\$317,400	\$346,265	\$375,015	\$403,880	\$432,745	\$461,610		

Maximum affordable sales price is based on the following factors:

- \$75,000** 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**

**2020**  
**AFFORDABLE SALES PRICE GUIDELINES**

**HANA**  
**MULTI-FAMILY**

Effective: **May 1, 2020**

Prevailing Int. Rate	No. of Bedroom	Percent of Median Income												
		Very Low 50% & Below	Low Income (51% to 80%)				Below Moderate (81% to 100%)		Moderate (101% to 120%)		Above Moderate (121% to 140%)		Gap Income (141% to 160%)	
		50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%	
		\$37,500	\$45,000	\$52,500	\$60,000	\$67,500	\$75,000	\$82,500	\$90,000	\$97,500	\$105,000	\$112,500	\$120,000	
4.000%	1	\$130,200	\$156,240	\$182,350	\$208,320	\$234,430	\$260,470	\$286,510	\$312,550	\$338,590	\$364,630	\$390,670	\$416,780	
	2	\$158,100	\$189,720	\$221,425	\$252,960	\$284,665	\$316,285	\$347,905	\$379,525	\$411,145	\$442,765	\$474,385	\$506,090	
	3	\$186,000	\$223,200	\$260,500	\$297,600	\$334,900	\$372,100	\$409,300	\$446,500	\$483,700	\$520,900	\$558,100	\$595,400	
	4	\$213,900	\$256,680	\$299,575	\$342,240	\$385,135	\$427,915	\$470,695	\$513,475	\$556,255	\$599,035	\$641,815	\$684,710	
4.125%	1	\$128,240	\$153,930	\$179,620	\$205,240	\$230,930	\$256,550	\$282,240	\$307,860	\$333,550	\$359,170	\$384,860	\$410,480	
	2	\$155,720	\$186,915	\$218,110	\$249,220	\$280,415	\$311,525	\$342,720	\$373,830	\$405,025	\$436,135	\$467,330	\$498,440	
	3	\$183,200	\$219,900	\$256,600	\$293,200	\$329,900	\$366,500	\$403,200	\$439,800	\$476,500	\$513,100	\$549,800	\$586,400	
	4	\$210,680	\$252,885	\$295,090	\$337,180	\$379,385	\$421,475	\$463,680	\$505,770	\$547,975	\$590,065	\$632,270	\$674,360	
4.250%	1	\$126,350	\$151,620	\$176,890	\$202,230	\$227,500	\$252,770	\$278,040	\$303,310	\$328,580	\$353,850	\$379,120	\$404,390	
	2	\$153,425	\$184,110	\$214,795	\$245,565	\$276,250	\$306,935	\$337,620	\$368,305	\$398,990	\$429,675	\$460,360	\$491,045	
	3	\$180,500	\$216,600	\$252,700	\$288,900	\$325,000	\$361,100	\$397,200	\$433,300	\$469,400	\$505,500	\$541,600	\$577,700	
	4	\$207,575	\$249,090	\$290,605	\$332,235	\$373,750	\$415,265	\$456,780	\$498,295	\$539,810	\$581,325	\$622,840	\$664,355	
4.375%	1	\$124,530	\$149,450	\$174,300	\$199,220	\$224,140	\$249,060	\$273,910	\$298,900	\$323,750	\$348,670	\$373,590	\$398,510	
	2	\$151,215	\$181,475	\$211,650	\$241,910	\$272,170	\$302,430	\$332,605	\$362,950	\$393,125	\$423,385	\$453,645	\$483,905	
	3	\$177,900	\$213,500	\$249,000	\$284,600	\$320,200	\$355,800	\$391,300	\$427,000	\$462,500	\$498,100	\$533,700	\$569,300	
	4	\$204,585	\$245,525	\$286,350	\$327,290	\$368,230	\$409,170	\$449,995	\$491,050	\$531,875	\$572,815	\$613,755	\$654,695	
4.500%	1	\$122,710	\$147,210	\$171,780	\$196,280	\$220,850	\$245,420	\$269,990	\$294,490	\$319,060	\$343,560	\$368,130	\$392,630	
	2	\$149,005	\$178,755	\$208,590	\$238,340	\$268,175	\$298,010	\$327,845	\$357,595	\$387,430	\$417,180	\$447,015	\$476,765	
	3	\$175,300	\$210,300	\$245,400	\$280,400	\$315,500	\$350,600	\$385,700	\$420,700	\$455,800	\$490,900	\$525,900	\$560,900	
	4	\$201,595	\$241,845	\$282,210	\$322,460	\$362,825	\$403,190	\$443,555	\$483,805	\$524,170	\$564,420	\$604,785	\$645,035	
4.625%	1	\$120,890	\$145,110	\$169,260	\$193,480	\$217,700	\$241,850	\$266,070	\$290,220	\$314,370	\$338,590	\$362,740	\$386,960	
	2	\$146,795	\$176,205	\$205,530	\$234,940	\$264,350	\$293,675	\$323,085	\$352,410	\$381,735	\$411,145	\$440,470	\$469,880	
	3	\$172,700	\$207,300	\$241,800	\$276,400	\$311,000	\$345,500	\$380,100	\$414,600	\$449,100	\$483,700	\$518,200	\$552,800	
	4	\$198,605	\$238,395	\$278,070	\$317,860	\$357,650	\$397,325	\$437,115	\$476,790	\$516,465	\$556,255	\$595,930	\$635,720	
4.750%	1	\$119,210	\$143,010	\$166,810	\$190,680	\$214,550	\$238,420	\$262,220	\$286,020	\$309,890	\$333,690	\$357,560	\$381,430	
	2	\$144,755	\$173,655	\$202,555	\$231,540	\$260,525	\$289,510	\$318,410	\$347,310	\$376,295	\$405,195	\$434,180	\$463,165	
	3	\$170,300	\$204,300	\$238,300	\$272,400	\$306,500	\$340,600	\$374,600	\$408,600	\$442,700	\$476,700	\$510,800	\$544,900	
	4	\$195,845	\$234,945	\$274,045	\$313,260	\$352,475	\$391,690	\$430,790	\$469,890	\$509,105	\$548,205	\$587,420	\$626,635	
4.875%	1	\$117,530	\$140,980	\$164,500	\$188,020	\$211,470	\$234,990	\$258,440	\$281,960	\$305,410	\$328,930	\$352,450	\$375,900	
	2	\$142,715	\$171,190	\$199,750	\$228,310	\$256,785	\$285,345	\$313,820	\$342,380	\$370,855	\$399,415	\$427,975	\$456,450	
	3	\$167,900	\$201,400	\$235,000	\$268,600	\$302,100	\$335,700	\$369,200	\$402,800	\$436,300	\$469,900	\$503,500	\$537,000	
	4	\$193,085	\$231,610	\$270,250	\$308,890	\$347,415	\$386,055	\$424,580	\$463,220	\$501,745	\$540,385	\$579,025	\$617,550	
5.000%	1	\$115,780	\$138,950	\$162,190	\$185,290	\$208,460	\$231,630	\$254,800	\$277,970	\$301,140	\$324,240	\$347,480	\$370,650	
	2	\$140,590	\$168,725	\$196,945	\$224,995	\$253,130	\$281,265	\$309,400	\$337,535	\$365,670	\$393,720	\$421,940	\$450,075	
	3	\$165,400	\$198,500	\$231,700	\$264,700	\$297,800	\$330,900	\$364,000	\$397,100	\$430,200	\$463,200	\$496,400	\$529,500	
	4	\$190,210	\$228,275	\$266,455	\$304,405	\$342,470	\$380,535	\$418,600	\$456,665	\$494,730	\$532,680	\$570,860	\$608,925	
5.125%	1	\$114,170	\$137,060	\$159,810	\$182,700	\$205,520	\$228,410	\$251,160	\$274,050	\$296,870	\$319,760	\$342,510	\$365,400	
	2	\$138,635	\$166,430	\$194,055	\$221,850	\$249,560	\$277,355	\$304,980	\$332,775	\$360,485	\$388,280	\$415,905	\$443,700	
	3	\$163,100	\$195,800	\$228,300	\$261,000	\$293,600	\$326,300	\$358,800	\$391,500	\$424,100	\$456,800	\$489,300	\$522,000	
	4	\$187,565	\$225,170	\$262,545	\$300,150	\$337,640	\$375,245	\$412,620	\$450,225	\$487,715	\$525,320	\$562,695	\$600,300	
5.250%	1	\$112,560	\$135,170	\$157,640	\$180,110	\$202,650	\$225,190	\$247,730	\$270,200	\$292,670	\$315,280	\$337,750	\$360,290	
	2	\$136,680	\$164,135	\$191,420	\$218,705	\$246,075	\$273,445	\$300,815	\$328,100	\$355,385	\$382,840	\$410,125	\$437,495	
	3	\$160,800	\$193,100	\$225,200	\$257,300	\$289,500	\$321,700	\$353,900	\$386,000	\$418,100	\$450,400	\$482,500	\$514,700	
	4	\$184,920	\$222,065	\$258,980	\$295,895	\$332,925	\$369,955	\$406,985	\$443,900	\$480,815	\$517,960	\$554,875	\$591,905	





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

2020  
 AFFORDABLE SALES PRICE GUIDELINES

**HANA**  
**MULTI-FAMILY**

Effective: **May 1, 2020**

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%	
		\$37,500	\$45,000	\$52,500	\$60,000	\$67,500	\$75,000	\$82,500	\$90,000	\$97,500	\$105,000	\$112,500	\$120,000	
5.375%	1	\$111,020	\$133,280	\$155,400	\$177,660	\$199,850	\$222,110	\$244,230	\$266,490	\$288,680	\$310,870	\$333,060	\$355,250	
	2	\$134,810	\$161,840	\$188,700	\$215,730	\$242,675	\$269,705	\$296,565	\$323,595	\$350,540	\$377,485	\$404,430	\$431,375	
	3	\$158,600	\$190,400	\$222,000	\$253,800	\$285,500	\$317,300	\$348,900	\$380,700	\$412,400	\$444,100	\$475,800	\$507,500	
	4	\$182,390	\$218,960	\$255,300	\$291,870	\$328,325	\$364,895	\$401,235	\$437,805	\$474,260	\$510,715	\$547,170	\$583,625	
5.500%	1	\$109,480	\$131,390	\$153,300	\$175,210	\$197,050	\$218,960	\$240,940	\$262,780	\$284,690	\$306,600	\$328,510	\$350,420	
	2	\$132,940	\$159,545	\$186,150	\$212,755	\$239,275	\$265,880	\$292,570	\$319,090	\$345,695	\$372,300	\$398,905	\$425,510	
	3	\$156,400	\$187,700	\$219,000	\$250,300	\$281,500	\$312,800	\$344,200	\$375,400	\$406,700	\$438,000	\$469,300	\$500,600	
	4	\$179,860	\$215,855	\$251,850	\$287,845	\$323,725	\$359,720	\$395,830	\$431,710	\$467,705	\$503,700	\$539,695	\$575,690	
5.625%	1	\$108,010	\$129,570	\$151,200	\$172,830	\$194,390	\$216,020	\$237,580	\$259,210	\$280,770	\$302,400	\$324,030	\$345,590	
	2	\$131,155	\$157,335	\$183,600	\$209,865	\$236,045	\$262,310	\$288,490	\$314,755	\$340,935	\$367,200	\$393,465	\$419,645	
	3	\$154,300	\$185,100	\$216,000	\$246,900	\$277,700	\$308,600	\$339,400	\$370,300	\$401,100	\$432,000	\$462,900	\$493,700	
	4	\$177,445	\$212,865	\$248,400	\$283,935	\$319,355	\$354,890	\$390,310	\$425,845	\$461,265	\$496,800	\$532,335	\$567,755	
5.750%	1	\$106,540	\$127,820	\$149,100	\$170,450	\$191,800	\$213,080	\$234,360	\$255,640	\$276,990	\$298,340	\$319,620	\$340,900	
	2	\$129,370	\$155,210	\$181,050	\$206,975	\$232,900	\$258,740	\$284,580	\$310,420	\$336,345	\$362,270	\$388,110	\$413,950	
	3	\$152,200	\$182,600	\$213,000	\$243,500	\$274,000	\$304,400	\$334,800	\$365,200	\$395,700	\$426,200	\$456,600	\$487,000	
	4	\$175,030	\$209,990	\$244,950	\$280,025	\$315,100	\$350,060	\$385,020	\$419,980	\$455,055	\$490,130	\$525,090	\$560,050	
5.875%	1	\$105,070	\$126,140	\$147,140	\$168,140	\$189,210	\$210,210	\$231,210	\$252,280	\$273,210	\$294,280	\$315,350	\$336,280	
	2	\$127,585	\$153,170	\$178,670	\$204,170	\$229,755	\$255,255	\$280,755	\$306,340	\$331,755	\$357,340	\$382,925	\$408,340	
	3	\$150,100	\$180,200	\$210,200	\$240,200	\$270,300	\$300,300	\$330,300	\$360,400	\$390,300	\$420,400	\$450,500	\$480,400	
	4	\$172,615	\$207,230	\$241,730	\$276,230	\$310,845	\$345,345	\$379,845	\$414,460	\$448,845	\$483,460	\$518,075	\$552,460	
6.000%	1	\$103,670	\$124,460	\$145,180	\$165,970	\$186,690	\$207,410	\$228,130	\$248,850	\$269,640	\$290,360	\$311,080	\$331,800	
	2	\$125,885	\$151,130	\$176,290	\$201,535	\$226,695	\$251,855	\$277,015	\$302,175	\$327,420	\$352,580	\$377,740	\$402,900	
	3	\$148,100	\$177,800	\$207,400	\$237,100	\$266,700	\$296,300	\$325,900	\$355,500	\$385,200	\$414,800	\$444,400	\$474,000	
	4	\$170,315	\$204,470	\$238,510	\$272,665	\$306,705	\$340,745	\$374,785	\$408,825	\$442,980	\$477,020	\$511,060	\$545,100	
6.125%	1	\$102,340	\$122,780	\$143,290	\$163,730	\$184,170	\$204,610	\$225,120	\$245,560	\$266,070	\$286,510	\$306,950	\$327,390	
	2	\$124,270	\$149,090	\$173,995	\$198,815	\$223,635	\$248,455	\$273,360	\$298,180	\$323,085	\$347,905	\$372,725	\$397,545	
	3	\$146,200	\$175,400	\$204,700	\$233,900	\$263,100	\$292,300	\$321,600	\$350,800	\$380,100	\$409,300	\$438,500	\$467,700	
	4	\$168,130	\$201,710	\$235,405	\$268,985	\$302,565	\$336,145	\$369,840	\$403,420	\$437,115	\$470,695	\$504,275	\$537,855	
6.250%	1	\$101,010	\$121,170	\$141,400	\$161,560	\$181,790	\$201,950	\$222,110	\$242,340	\$262,500	\$282,730	\$302,890	\$323,120	
	2	\$122,655	\$147,135	\$171,700	\$196,180	\$220,745	\$245,225	\$269,705	\$294,270	\$318,750	\$343,315	\$367,795	\$392,360	
	3	\$144,300	\$173,100	\$202,000	\$230,800	\$259,700	\$288,500	\$317,300	\$346,200	\$375,000	\$403,900	\$432,700	\$461,600	
	4	\$165,945	\$199,065	\$232,300	\$265,420	\$298,655	\$331,775	\$364,895	\$398,130	\$431,250	\$464,485	\$497,605	\$530,840	
6.375%	1	\$99,680	\$119,560	\$139,580	\$159,460	\$179,340	\$199,360	\$219,240	\$239,120	\$259,140	\$279,020	\$298,970	\$318,920	
	2	\$121,040	\$145,180	\$169,490	\$193,630	\$217,770	\$242,080	\$266,220	\$290,360	\$314,670	\$338,810	\$363,035	\$387,260	
	3	\$142,400	\$170,800	\$199,400	\$227,800	\$256,200	\$284,800	\$313,200	\$341,600	\$370,200	\$398,600	\$427,100	\$455,600	
	4	\$163,760	\$196,420	\$229,310	\$261,970	\$294,630	\$327,520	\$360,180	\$392,840	\$425,730	\$458,390	\$491,165	\$523,940	
6.500%	1	\$98,350	\$118,090	\$137,690	\$157,360	\$177,030	\$196,770	\$216,440	\$236,040	\$255,710	\$275,450	\$295,120	\$314,720	
	2	\$119,425	\$143,395	\$167,195	\$191,080	\$214,965	\$238,935	\$262,820	\$286,620	\$310,505	\$334,475	\$358,360	\$382,160	
	3	\$140,500	\$168,700	\$196,700	\$224,800	\$252,900	\$281,100	\$309,200	\$337,200	\$365,300	\$393,500	\$421,600	\$449,600	
	4	\$161,575	\$194,005	\$226,205	\$258,520	\$290,835	\$323,265	\$355,580	\$387,780	\$420,095	\$452,525	\$484,840	\$517,040	
6.625%	1	\$97,090	\$116,480	\$135,940	\$155,330	\$174,790	\$194,180	\$213,640	\$233,030	\$252,420	\$271,880	\$291,340	\$310,730	
	2	\$117,895	\$141,440	\$165,070	\$188,615	\$212,245	\$235,790	\$259,420	\$282,965	\$306,510	\$330,140	\$353,770	\$377,315	
	3	\$138,700	\$166,400	\$194,200	\$221,900	\$249,700	\$277,400	\$305,200	\$332,900	\$360,600	\$388,400	\$416,200	\$443,900	
	4	\$159,505	\$191,360	\$223,330	\$255,185	\$287,155	\$319,010	\$350,980	\$382,835	\$414,690	\$446,660	\$478,630	\$510,485	



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

2020  
 AFFORDABLE SALES PRICE GUIDELINES

**HANA**  
**MULTI-FAMILY**

Effective: **May 1, 2020**

		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%)	
Prevailing Int. Rate	No. of Bedroom	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%	
		\$37,500	\$45,000	\$52,500	\$60,000	\$67,500	\$75,000	\$82,500	\$90,000	\$97,500	\$105,000	\$112,500	\$120,000	
6.750%	1	\$95,900	\$115,010	\$134,190	\$153,370	\$172,550	\$191,730	\$210,840	\$230,090	\$249,200	\$268,380	\$287,630	\$306,740	
	2	\$116,450	\$139,655	\$162,945	\$186,235	\$209,525	\$232,815	\$256,020	\$279,395	\$302,600	\$325,890	\$349,265	\$372,470	
	3	\$137,000	\$164,300	\$191,700	\$219,100	\$246,500	\$273,900	\$301,200	\$328,700	\$356,000	\$383,400	\$410,900	\$438,200	
	4	\$157,550	\$188,945	\$220,455	\$251,965	\$283,475	\$314,985	\$346,380	\$378,005	\$409,400	\$440,910	\$472,535	\$503,930	
6.875%	1	\$94,640	\$113,610	\$132,510	\$151,480	\$170,380	\$189,280	\$208,250	\$227,150	\$246,050	\$264,950	\$283,920	\$302,820	
	2	\$114,920	\$137,955	\$160,905	\$183,940	\$206,890	\$229,840	\$252,875	\$275,825	\$298,775	\$321,725	\$344,760	\$367,710	
	3	\$135,200	\$162,300	\$189,300	\$216,400	\$243,400	\$270,400	\$297,500	\$324,500	\$351,500	\$378,500	\$405,600	\$432,600	
	4	\$155,480	\$186,645	\$217,695	\$248,860	\$279,910	\$310,960	\$342,125	\$373,175	\$404,225	\$435,275	\$466,440	\$497,490	
7.000%	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	
7.125%	1	\$92,330	\$110,740	\$129,220	\$147,700	\$166,110	\$184,590	\$203,000	\$221,480	\$239,890	\$258,370	\$276,850	\$295,260	
	2	\$112,115	\$134,470	\$156,910	\$179,350	\$201,705	\$224,145	\$246,500	\$268,940	\$291,295	\$313,735	\$336,175	\$358,530	
	3	\$131,900	\$158,200	\$184,600	\$211,000	\$237,300	\$263,700	\$290,000	\$316,400	\$342,700	\$369,100	\$395,500	\$421,800	
	4	\$151,685	\$181,930	\$212,290	\$242,650	\$272,895	\$303,255	\$333,500	\$363,860	\$394,105	\$424,465	\$454,825	\$485,070	
7.250%	1	\$91,140	\$109,340	\$127,610	\$145,880	\$164,080	\$182,280	\$200,550	\$218,750	\$236,950	\$255,220	\$273,420	\$291,620	
	2	\$110,670	\$132,770	\$154,955	\$177,140	\$199,240	\$221,340	\$243,525	\$265,625	\$287,725	\$309,910	\$332,010	\$354,110	
	3	\$130,200	\$156,200	\$182,300	\$208,400	\$234,400	\$260,400	\$286,500	\$312,500	\$338,500	\$364,600	\$390,600	\$416,600	
	4	\$149,730	\$179,630	\$209,645	\$239,660	\$269,560	\$299,460	\$329,475	\$359,375	\$389,275	\$419,290	\$449,190	\$479,090	
7.375%	1	\$90,020	\$108,080	\$126,000	\$143,990	\$162,050	\$180,040	\$198,030	\$216,020	\$234,080	\$252,070	\$269,990	\$288,050	
	2	\$109,310	\$131,240	\$153,000	\$174,845	\$196,775	\$218,620	\$240,465	\$262,310	\$284,240	\$306,085	\$327,845	\$349,775	
	3	\$128,600	\$154,400	\$180,000	\$205,700	\$231,500	\$257,200	\$282,900	\$308,600	\$334,400	\$360,100	\$385,700	\$411,500	
	4	\$147,890	\$177,560	\$207,000	\$236,555	\$266,225	\$295,780	\$325,335	\$354,890	\$384,560	\$414,115	\$443,555	\$473,225	
7.500%	1	\$88,900	\$106,750	\$124,460	\$142,240	\$160,020	\$177,870	\$195,650	\$213,360	\$231,210	\$248,990	\$266,770	\$284,480	
	2	\$107,950	\$129,625	\$151,130	\$172,720	\$194,310	\$215,985	\$237,575	\$259,080	\$280,755	\$302,345	\$323,935	\$345,440	
	3	\$127,000	\$152,500	\$177,800	\$203,200	\$228,600	\$254,100	\$279,500	\$304,800	\$330,300	\$355,700	\$381,100	\$406,400	
	4	\$146,050	\$175,375	\$204,470	\$233,680	\$262,890	\$292,215	\$321,425	\$350,520	\$379,845	\$409,055	\$438,265	\$467,360	
7.625%	1	\$87,850	\$105,420	\$122,990	\$140,560	\$158,130	\$175,700	\$193,200	\$210,770	\$228,410	\$245,980	\$263,550	\$281,120	
	2	\$106,675	\$128,010	\$149,345	\$170,680	\$192,015	\$213,350	\$234,600	\$255,935	\$277,355	\$298,690	\$320,025	\$341,360	
	3	\$125,500	\$150,600	\$175,700	\$200,800	\$225,900	\$251,000	\$276,000	\$301,100	\$326,300	\$351,400	\$376,500	\$401,600	
	4	\$144,325	\$173,190	\$202,055	\$230,920	\$259,785	\$288,650	\$317,400	\$346,265	\$375,245	\$404,110	\$432,975	\$461,840	
7.750%	1	\$86,730	\$104,160	\$121,450	\$138,880	\$156,170	\$173,600	\$190,890	\$208,250	\$225,610	\$242,970	\$260,330	\$277,690	
	2	\$105,315	\$126,480	\$147,475	\$168,640	\$189,635	\$210,800	\$231,795	\$252,875	\$273,955	\$295,035	\$316,115	\$337,195	
	3	\$123,900	\$148,800	\$173,500	\$198,400	\$223,100	\$248,000	\$272,700	\$297,500	\$322,300	\$347,100	\$371,900	\$396,700	
	4	\$142,485	\$171,120	\$199,525	\$228,160	\$256,565	\$285,200	\$313,605	\$342,125	\$370,645	\$399,165	\$427,685	\$456,205	
7.875%	1	\$85,750	\$102,900	\$120,050	\$137,200	\$154,350	\$171,500	\$188,650	\$205,730	\$222,950	\$240,100	\$257,250	\$274,400	
	2	\$104,125	\$124,950	\$145,775	\$166,600	\$187,425	\$208,250	\$229,075	\$249,815	\$270,725	\$291,550	\$312,375	\$333,200	
	3	\$122,500	\$147,000	\$171,500	\$196,000	\$220,500	\$245,000	\$269,500	\$293,900	\$318,500	\$343,000	\$367,500	\$392,000	
	4	\$140,875	\$169,050	\$197,225	\$225,400	\$253,575	\$281,750	\$309,925	\$337,985	\$366,275	\$394,450	\$422,625	\$450,800	
8.000%	1	\$84,770	\$101,710	\$118,650	\$135,590	\$152,530	\$169,470	\$186,410	\$203,350	\$220,290	\$237,230	\$254,240	\$271,180	
	2	\$102,935	\$123,505	\$144,075	\$164,645	\$185,215	\$205,785	\$226,355	\$246,925	\$267,495	\$288,065	\$308,720	\$329,290	
	3	\$121,100	\$145,300	\$169,500	\$193,700	\$217,900	\$242,100	\$266,300	\$290,500	\$314,700	\$338,900	\$363,200	\$387,400	
	4	\$139,265	\$167,095	\$194,925	\$222,755	\$250,585	\$278,415	\$306,245	\$334,075	\$361,905	\$389,735	\$417,680	\$445,510	



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

**2020**  
**AFFORDABLE SALES PRICE GUIDELINES**

**HANA**  
**MULTI-FAMILY**

Effective: **May 1, 2020**

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%		
		\$37,500	\$45,000	\$52,500	\$60,000	\$67,500	\$75,000	\$82,500	\$90,000	\$97,500	\$105,000	\$112,500	\$120,000		
8.125%	1	\$83,720	\$100,520	\$117,250	\$133,980	\$150,710	\$167,440	\$184,240	\$200,970	\$217,700	\$234,430	\$251,160	\$267,960		
	2	\$101,660	\$122,060	\$142,375	\$162,690	\$183,005	\$203,320	\$223,720	\$244,035	\$264,350	\$284,665	\$304,980	\$325,380		
	3	\$119,600	\$143,600	\$167,500	\$191,400	\$215,300	\$239,200	\$263,200	\$287,100	\$311,000	\$334,900	\$358,800	\$382,800		
	4	\$137,540	\$165,140	\$192,625	\$220,110	\$247,595	\$275,080	\$302,680	\$330,165	\$357,650	\$385,135	\$412,620	\$440,220		
8.250%	1	\$82,810	\$99,260	\$115,850	\$132,440	\$148,960	\$165,480	\$182,070	\$198,660	\$215,180	\$231,700	\$248,290	\$264,810		
	2	\$100,555	\$120,530	\$140,675	\$160,820	\$180,880	\$200,940	\$221,085	\$241,230	\$261,290	\$281,350	\$301,495	\$321,555		
	3	\$118,300	\$141,800	\$165,500	\$189,200	\$212,800	\$236,400	\$260,100	\$283,800	\$307,400	\$331,000	\$354,700	\$378,300		
	4	\$136,045	\$163,070	\$190,325	\$217,580	\$244,720	\$271,860	\$299,115	\$326,370	\$353,510	\$380,650	\$407,905	\$435,045		
8.375%	1	\$81,760	\$98,140	\$114,520	\$130,830	\$147,210	\$163,590	\$179,900	\$196,280	\$212,660	\$229,040	\$245,420	\$261,800		
	2	\$99,280	\$119,170	\$139,060	\$158,865	\$178,755	\$198,645	\$218,450	\$238,340	\$258,230	\$278,120	\$298,010	\$317,900		
	3	\$116,800	\$140,200	\$163,600	\$186,900	\$210,300	\$233,700	\$257,000	\$280,400	\$303,800	\$327,200	\$350,600	\$374,000		
	4	\$134,320	\$161,230	\$188,140	\$214,935	\$241,845	\$268,755	\$295,550	\$322,460	\$349,370	\$376,280	\$403,190	\$430,100		
8.500%	1	\$80,850	\$97,020	\$113,190	\$129,360	\$145,530	\$161,700	\$177,940	\$194,040	\$210,210	\$226,450	\$242,550	\$258,720		
	2	\$98,175	\$117,810	\$137,445	\$157,080	\$176,715	\$196,350	\$216,070	\$235,620	\$255,255	\$274,975	\$294,525	\$314,160		
	3	\$115,500	\$138,600	\$161,700	\$184,800	\$207,900	\$231,000	\$254,200	\$277,200	\$300,300	\$323,500	\$346,500	\$369,600		
	4	\$132,825	\$159,390	\$185,955	\$212,520	\$239,085	\$265,650	\$292,330	\$318,780	\$345,345	\$372,025	\$398,475	\$425,040		
8.625%	1	\$79,940	\$95,970	\$111,860	\$127,890	\$143,920	\$159,880	\$175,840	\$191,870	\$207,830	\$223,860	\$239,750	\$255,780		
	2	\$97,070	\$116,535	\$135,830	\$155,295	\$174,760	\$194,140	\$213,520	\$232,985	\$252,365	\$271,830	\$291,125	\$310,590		
	3	\$114,200	\$137,100	\$159,800	\$182,700	\$205,600	\$228,400	\$251,200	\$274,100	\$296,900	\$319,800	\$342,500	\$365,400		
	4	\$131,330	\$157,665	\$183,770	\$210,105	\$236,440	\$262,660	\$288,880	\$315,215	\$341,435	\$367,770	\$393,875	\$420,210		
8.750%	1	\$79,030	\$94,850	\$110,600	\$126,420	\$142,240	\$158,060	\$173,880	\$189,700	\$205,450	\$221,270	\$237,090	\$252,910		
	2	\$95,965	\$115,175	\$134,300	\$153,510	\$172,720	\$191,930	\$211,140	\$230,350	\$249,475	\$268,685	\$287,895	\$307,105		
	3	\$112,900	\$135,500	\$158,000	\$180,600	\$203,200	\$225,800	\$248,400	\$271,000	\$293,500	\$316,100	\$338,700	\$361,300		
	4	\$129,835	\$155,825	\$181,700	\$207,690	\$233,680	\$259,670	\$285,660	\$311,650	\$337,525	\$363,515	\$389,505	\$415,495		

Maximum affordable sales price is based on the following factors:

- \$75,000** 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, 2020**

**2020**  
 INCOME LIMITS & AFFORDABLE RENT GUIDELINES  
**HANA**

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

% of Median	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
	0.7	0.8	0.9	1.0	1.08	1.16	1.24	1.32
10%	\$5,250	\$6,000	\$6,750	\$7,500	\$8,100	\$8,700	\$9,300	\$9,900
20%	\$10,500	\$12,000	\$13,500	\$15,000	\$16,200	\$17,400	\$18,600	\$19,800
30%	\$15,750	\$18,000	\$20,250	\$22,500	\$24,300	\$26,100	\$27,900	\$29,700
40%	\$21,000	\$24,000	\$27,000	\$30,000	\$32,400	\$34,800	\$37,200	\$39,600
50%	\$26,250	\$30,000	\$33,750	\$37,500	\$40,500	\$43,500	\$46,500	\$49,500
60%	\$31,500	\$36,000	\$40,500	\$45,000	\$48,600	\$52,200	\$55,800	\$59,400
70%	\$36,750	\$42,000	\$47,250	\$52,500	\$56,700	\$60,900	\$65,100	\$69,300
80%	\$42,000	\$48,000	\$54,000	\$60,000	\$64,800	\$69,600	\$74,400	\$79,200
90%	\$47,250	\$54,000	\$60,750	\$67,500	\$72,900	\$78,300	\$83,700	\$89,100
100%	\$52,500	\$60,000	\$67,500	\$75,000	\$81,000	\$87,000	\$93,000	\$99,000
110%	\$57,750	\$66,000	\$74,250	\$82,500	\$89,100	\$95,700	\$102,300	\$108,900
120%	\$63,000	\$72,000	\$81,000	\$90,000	\$97,200	\$104,400	\$111,600	\$118,800
130%	\$68,250	\$78,000	\$87,750	\$97,500	\$105,300	\$113,100	\$120,900	\$128,700
140%	\$73,500	\$84,000	\$94,500	\$105,000	\$113,400	\$121,800	\$130,200	\$138,600

### 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%	\$131	\$141	\$169	\$195	\$218	\$240
20%	\$263	\$281	\$338	\$390	\$435	\$480
30%	\$394	\$422	\$506	\$585	\$653	\$720
40%	\$525	\$563	\$675	\$780	\$870	\$960
50%	\$656	\$703	\$844	\$975	\$1,088	\$1,200
60%	\$788	\$844	\$1,013	\$1,170	\$1,305	\$1,440
70%	\$919	\$984	\$1,181	\$1,365	\$1,523	\$1,680
80%	\$1,050	\$1,125	\$1,350	\$1,560	\$1,740	\$1,920
90%	\$1,181	\$1,266	\$1,519	\$1,755	\$1,958	\$2,160
100%	\$1,313	\$1,406	\$1,688	\$1,950	\$2,175	\$2,400
110%	\$1,444	\$1,547	\$1,856	\$2,145	\$2,393	\$2,640
120%	\$1,575	\$1,688	\$2,025	\$2,340	\$2,610	\$2,880
130%	\$1,706	\$1,828	\$2,194	\$2,535	\$2,828	\$3,120
140%	\$1,838	\$1,969	\$2,363	\$2,730	\$3,045	\$3,360

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





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

Effective: **May 1, 2020**

**2020**  
AFFORDABLE SALES PRICE GUIDELINES

# **LANAI**

## **METHODOLOGY**

For Calculating Median Family Income

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Factors used in calculation:

HUD's 2020 median family income for the County of Maui	\$97,500
American Community Survey 5-Year Estimate 2013-2017 median family income for Lanai`i (from the Hawaii State Data Center)	\$53,589
Est. 2020 Lanai`i median family income (Rounded to the nearest \$10)	<b>\$53,590</b>



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

**2020**  
**AFFORDABLE SALES PRICE GUIDELINES**

**LANA'I**  
**SINGLE FAMILY**

Effective: **May 1, 2020**

Prevailing Int. Rate	No. of Bedroom	Percent of Median Income												
		Very Low 50% & Below		Low Income (51% to 80%)			Below Moderate (81% to 100%)		Moderate (101% to 120%)		Above Moderate (121% to 140%)		Gap Income (141% to 160%)	
		50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%	
4.000%	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	
4.125%	1	\$101,850	\$122,220	\$142,590	\$162,960	\$183,330	\$203,700	\$224,070	\$244,440	\$264,810	\$285,180	\$305,550	\$325,920	
	2	\$123,675	\$148,410	\$173,145	\$197,880	\$222,615	\$247,350	\$272,085	\$296,820	\$321,555	\$346,290	\$371,025	\$395,760	
	3	\$145,500	\$174,600	\$203,700	\$232,800	\$261,900	\$291,000	\$320,100	\$349,200	\$378,300	\$407,400	\$436,500	\$465,600	
	4	\$167,325	\$200,790	\$234,255	\$267,720	\$301,185	\$334,650	\$368,115	\$401,580	\$435,045	\$468,510	\$501,975	\$535,440	
4.250%	1	\$100,310	\$120,400	\$140,490	\$160,510	\$180,600	\$200,690	\$220,710	\$240,800	\$260,890	\$280,910	\$301,000	\$321,090	
	2	\$121,805	\$146,200	\$170,595	\$194,905	\$219,300	\$243,695	\$268,005	\$292,400	\$316,795	\$341,105	\$365,500	\$389,895	
	3	\$143,300	\$172,000	\$200,700	\$229,300	\$258,000	\$286,700	\$315,300	\$344,000	\$372,700	\$401,300	\$430,000	\$458,700	
	4	\$164,795	\$197,800	\$230,805	\$263,695	\$296,700	\$329,705	\$362,595	\$395,600	\$428,605	\$461,495	\$494,500	\$527,505	
4.375%	1	\$98,840	\$118,650	\$138,390	\$158,200	\$177,940	\$197,750	\$217,490	\$237,230	\$257,040	\$276,780	\$296,590	\$316,330	
	2	\$120,020	\$144,075	\$168,045	\$192,100	\$216,070	\$240,125	\$264,095	\$288,065	\$312,120	\$336,090	\$360,145	\$384,115	
	3	\$141,200	\$169,500	\$197,700	\$226,000	\$254,200	\$282,500	\$310,700	\$338,900	\$367,200	\$395,400	\$423,700	\$451,900	
	4	\$162,380	\$194,925	\$227,355	\$259,900	\$292,330	\$324,875	\$357,305	\$389,735	\$422,280	\$454,710	\$487,255	\$519,685	
4.500%	1	\$97,440	\$116,900	\$136,360	\$155,890	\$175,350	\$194,810	\$214,340	\$233,800	\$253,260	\$272,790	\$292,250	\$311,710	
	2	\$118,320	\$141,950	\$165,580	\$189,295	\$212,925	\$236,555	\$260,270	\$283,900	\$307,530	\$331,245	\$354,875	\$378,505	
	3	\$139,200	\$167,000	\$194,800	\$222,700	\$250,500	\$278,300	\$306,200	\$334,000	\$361,800	\$389,700	\$417,500	\$445,300	
	4	\$160,080	\$192,050	\$224,020	\$256,105	\$288,075	\$320,045	\$352,130	\$384,100	\$416,070	\$448,155	\$480,125	\$512,095	
4.625%	1	\$95,970	\$115,220	\$134,400	\$153,580	\$172,830	\$192,010	\$211,190	\$230,440	\$249,620	\$268,800	\$287,980	\$307,230	
	2	\$116,535	\$139,910	\$163,200	\$186,490	\$209,865	\$233,155	\$256,445	\$279,820	\$303,110	\$326,400	\$349,690	\$373,065	
	3	\$137,100	\$164,600	\$192,000	\$219,400	\$246,900	\$274,300	\$301,700	\$329,200	\$356,600	\$384,000	\$411,400	\$438,900	
	4	\$157,665	\$189,290	\$220,800	\$252,310	\$283,935	\$315,445	\$346,955	\$378,580	\$410,090	\$441,600	\$473,110	\$504,735	
4.750%	1	\$94,640	\$113,540	\$132,440	\$151,410	\$170,310	\$189,210	\$208,180	\$227,080	\$246,050	\$264,950	\$283,850	\$302,820	
	2	\$114,920	\$137,870	\$160,820	\$183,855	\$206,805	\$229,755	\$252,790	\$275,740	\$298,775	\$321,725	\$344,675	\$367,710	
	3	\$135,200	\$162,200	\$189,200	\$216,300	\$243,300	\$270,300	\$297,400	\$324,400	\$351,500	\$378,500	\$405,500	\$432,600	
	4	\$155,480	\$186,530	\$217,580	\$248,745	\$279,795	\$310,845	\$342,010	\$373,060	\$404,225	\$435,275	\$466,325	\$497,490	
4.875%	1	\$93,240	\$111,930	\$130,550	\$149,240	\$167,860	\$186,550	\$205,170	\$223,860	\$242,480	\$261,170	\$279,790	\$298,480	
	2	\$113,220	\$135,915	\$158,525	\$181,220	\$203,830	\$226,525	\$249,135	\$271,830	\$294,440	\$317,135	\$339,745	\$362,440	
	3	\$133,200	\$159,900	\$186,500	\$213,200	\$239,800	\$266,500	\$293,100	\$319,800	\$346,400	\$373,100	\$399,700	\$426,400	
	4	\$153,180	\$183,885	\$214,475	\$245,180	\$275,770	\$306,475	\$337,065	\$367,770	\$398,360	\$429,065	\$459,655	\$490,360	
5.000%	1	\$91,980	\$110,320	\$128,730	\$147,140	\$165,480	\$183,890	\$202,300	\$220,640	\$239,050	\$257,460	\$275,870	\$294,210	
	2	\$111,690	\$133,960	\$156,315	\$178,670	\$200,940	\$223,295	\$245,650	\$267,920	\$290,275	\$312,630	\$334,985	\$357,255	
	3	\$131,400	\$157,600	\$183,900	\$210,200	\$236,400	\$262,700	\$289,000	\$315,200	\$341,500	\$367,800	\$394,100	\$420,300	
	4	\$151,110	\$181,240	\$211,485	\$241,730	\$271,860	\$302,105	\$332,350	\$362,480	\$392,725	\$422,970	\$453,215	\$483,345	
5.125%	1	\$90,650	\$108,780	\$126,910	\$145,040	\$163,170	\$181,300	\$199,430	\$217,560	\$235,690	\$253,820	\$271,950	\$290,080	
	2	\$110,075	\$132,090	\$154,105	\$176,120	\$198,135	\$220,150	\$242,165	\$264,180	\$286,195	\$308,210	\$330,225	\$352,240	
	3	\$129,500	\$155,400	\$181,300	\$207,200	\$233,100	\$259,000	\$284,900	\$310,800	\$336,700	\$362,600	\$388,500	\$414,400	
	4	\$148,925	\$178,710	\$208,495	\$238,280	\$268,065	\$297,850	\$327,635	\$357,420	\$387,205	\$416,990	\$446,775	\$476,560	
5.250%	1	\$89,390	\$107,240	\$125,160	\$143,010	\$160,860	\$178,780	\$196,630	\$214,550	\$232,400	\$250,250	\$268,170	\$286,020	
	2	\$108,545	\$130,220	\$151,980	\$173,655	\$195,330	\$217,090	\$238,765	\$260,525	\$282,200	\$303,875	\$325,635	\$347,310	
	3	\$127,700	\$153,200	\$178,800	\$204,300	\$229,800	\$255,400	\$280,900	\$306,500	\$332,000	\$357,500	\$383,100	\$408,600	
	4	\$146,855	\$176,180	\$205,620	\$234,945	\$264,270	\$293,710	\$323,035	\$352,475	\$381,800	\$411,125	\$440,565	\$469,890	



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**COUNTY OF MAUI**

2020  
 AFFORDABLE SALES PRICE GUIDELINES

**LANA'I**  
**SINGLE FAMILY**

Effective: **May 1, 2020**

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%	
		\$26,795	\$32,154	\$37,513	\$42,872	\$48,231	\$53,590	\$58,949	\$64,308	\$69,667	\$75,026	\$80,385	\$85,744	
5.375%	1	\$88,130	\$105,770	\$123,410	\$141,050	\$158,690	\$176,260	\$193,900	\$211,540	\$229,180	\$246,820	\$264,460	\$282,100	
	2	\$107,015	\$128,435	\$149,855	\$171,275	\$192,695	\$214,030	\$235,450	\$256,870	\$278,290	\$299,710	\$321,130	\$342,550	
	3	\$125,900	\$151,100	\$176,300	\$201,500	\$226,700	\$251,800	\$277,000	\$302,200	\$327,400	\$352,600	\$377,800	\$403,000	
	4	\$144,785	\$173,765	\$202,745	\$231,725	\$260,705	\$289,570	\$318,550	\$347,530	\$376,510	\$405,490	\$434,470	\$463,450	
5.500%	1	\$86,940	\$104,300	\$121,730	\$139,090	\$156,450	\$173,880	\$191,240	\$208,670	\$226,030	\$243,390	\$260,820	\$278,180	
	2	\$105,570	\$126,650	\$147,815	\$168,895	\$189,975	\$211,140	\$232,220	\$253,385	\$274,465	\$295,545	\$316,710	\$337,790	
	3	\$124,200	\$149,000	\$173,900	\$198,700	\$223,500	\$248,400	\$273,200	\$298,100	\$322,900	\$347,700	\$372,600	\$397,400	
	4	\$142,830	\$171,350	\$199,985	\$228,505	\$257,025	\$285,660	\$314,180	\$342,815	\$371,335	\$399,855	\$428,490	\$457,010	
5.625%	1	\$85,750	\$102,900	\$120,050	\$137,200	\$154,350	\$171,500	\$188,650	\$205,800	\$222,950	\$240,100	\$257,250	\$274,400	
	2	\$104,125	\$124,950	\$145,775	\$166,600	\$187,425	\$208,250	\$229,075	\$249,900	\$270,725	\$291,550	\$312,375	\$333,200	
	3	\$122,500	\$147,000	\$171,500	\$196,000	\$220,500	\$245,000	\$269,500	\$294,000	\$318,500	\$343,000	\$367,500	\$392,000	
	4	\$140,875	\$169,050	\$197,225	\$225,400	\$253,575	\$281,750	\$309,925	\$338,100	\$366,275	\$394,450	\$422,625	\$450,800	
5.750%	1	\$84,560	\$101,500	\$118,440	\$135,310	\$152,250	\$169,190	\$186,060	\$203,000	\$219,940	\$236,810	\$253,750	\$270,690	
	2	\$102,680	\$123,250	\$143,820	\$164,305	\$184,875	\$205,445	\$225,930	\$246,500	\$267,070	\$287,555	\$308,125	\$328,695	
	3	\$120,800	\$145,000	\$169,200	\$193,300	\$217,500	\$241,700	\$265,800	\$290,000	\$314,200	\$338,300	\$362,500	\$386,700	
	4	\$138,920	\$166,750	\$194,580	\$222,295	\$250,125	\$277,955	\$305,670	\$333,500	\$361,330	\$389,045	\$416,875	\$444,705	
5.875%	1	\$83,440	\$100,100	\$116,830	\$133,490	\$150,220	\$166,880	\$183,540	\$200,270	\$216,930	\$233,660	\$250,320	\$267,050	
	2	\$101,320	\$121,550	\$141,865	\$162,095	\$182,410	\$202,640	\$222,870	\$243,185	\$263,415	\$283,730	\$303,960	\$324,275	
	3	\$119,200	\$143,000	\$166,900	\$190,700	\$214,600	\$238,400	\$262,200	\$286,100	\$309,900	\$333,800	\$357,600	\$381,500	
	4	\$137,080	\$164,450	\$191,935	\$219,305	\$246,790	\$274,160	\$301,530	\$329,015	\$356,385	\$383,870	\$411,240	\$438,725	
6.000%	1	\$82,320	\$98,770	\$115,290	\$131,740	\$148,190	\$164,640	\$181,090	\$197,610	\$214,060	\$230,510	\$246,960	\$263,480	
	2	\$99,960	\$119,935	\$139,995	\$159,970	\$179,945	\$199,920	\$219,895	\$239,955	\$259,930	\$279,905	\$299,880	\$319,940	
	3	\$117,600	\$141,100	\$164,700	\$188,200	\$211,700	\$235,200	\$258,700	\$282,300	\$305,800	\$329,300	\$352,800	\$376,400	
	4	\$135,240	\$162,265	\$189,405	\$216,430	\$243,455	\$270,480	\$297,505	\$324,645	\$351,670	\$378,695	\$405,720	\$432,860	
6.125%	1	\$81,200	\$97,510	\$113,750	\$129,990	\$146,230	\$162,470	\$178,710	\$194,950	\$211,190	\$227,430	\$243,670	\$259,980	
	2	\$98,600	\$118,405	\$138,125	\$157,845	\$177,565	\$197,285	\$217,005	\$236,725	\$256,445	\$276,165	\$295,885	\$315,690	
	3	\$116,000	\$139,300	\$162,500	\$185,700	\$208,900	\$232,100	\$255,300	\$278,500	\$301,700	\$324,900	\$348,100	\$371,400	
	4	\$133,400	\$160,195	\$186,875	\$213,555	\$240,235	\$266,915	\$293,595	\$320,275	\$346,955	\$373,635	\$400,315	\$427,110	
6.250%	1	\$80,150	\$96,180	\$112,210	\$128,240	\$144,270	\$160,300	\$176,330	\$192,430	\$208,460	\$224,490	\$240,520	\$256,550	
	2	\$97,325	\$116,790	\$136,255	\$155,720	\$175,185	\$194,650	\$214,115	\$233,665	\$253,130	\$272,595	\$292,060	\$311,525	
	3	\$114,500	\$137,400	\$160,300	\$183,200	\$206,100	\$229,000	\$251,900	\$274,900	\$297,800	\$320,700	\$343,600	\$366,500	
	4	\$131,675	\$158,010	\$184,345	\$210,680	\$237,015	\$263,350	\$289,685	\$316,135	\$342,470	\$368,805	\$395,140	\$421,475	
6.375%	1	\$79,100	\$94,920	\$110,740	\$126,560	\$142,380	\$158,270	\$174,090	\$189,910	\$205,730	\$221,550	\$237,370	\$253,190	
	2	\$96,050	\$115,260	\$134,470	\$153,680	\$172,890	\$192,185	\$211,395	\$230,605	\$249,815	\$269,025	\$288,235	\$307,445	
	3	\$113,000	\$135,600	\$158,200	\$180,800	\$203,400	\$226,100	\$248,700	\$271,300	\$293,900	\$316,500	\$339,100	\$361,700	
	4	\$129,950	\$155,940	\$181,930	\$207,920	\$233,910	\$260,015	\$286,005	\$311,995	\$337,985	\$363,975	\$389,965	\$415,955	
6.500%	1	\$78,120	\$93,730	\$109,340	\$124,950	\$140,560	\$156,170	\$171,780	\$187,390	\$203,070	\$218,680	\$234,290	\$249,900	
	2	\$94,860	\$113,815	\$132,770	\$151,725	\$170,680	\$189,635	\$208,590	\$227,545	\$246,585	\$265,540	\$284,495	\$303,450	
	3	\$111,600	\$133,900	\$156,200	\$178,500	\$200,800	\$223,100	\$245,400	\$267,700	\$290,100	\$312,400	\$334,700	\$357,000	
	4	\$128,340	\$153,985	\$179,630	\$205,275	\$230,920	\$256,565	\$282,210	\$307,855	\$333,615	\$359,260	\$384,905	\$410,550	
6.625%	1	\$77,070	\$92,470	\$107,940	\$123,340	\$138,740	\$154,140	\$169,610	\$185,010	\$200,410	\$215,810	\$231,280	\$246,680	
	2	\$93,585	\$112,285	\$131,070	\$149,770	\$168,470	\$187,170	\$205,955	\$224,655	\$243,355	\$262,055	\$280,840	\$299,540	
	3	\$110,100	\$132,100	\$154,200	\$176,200	\$198,200	\$220,200	\$242,300	\$264,300	\$286,300	\$308,300	\$330,400	\$352,400	
	4	\$126,615	\$151,915	\$177,330	\$202,630	\$227,930	\$253,230	\$278,645	\$303,945	\$329,245	\$354,545	\$379,960	\$405,260	



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**COUNTY OF MAUI**

Effective: **May 1, 2020**

**2020**  
**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%		
		\$26,795	\$32,154	\$37,513	\$42,872	\$48,231	\$53,590	\$58,949	\$64,308	\$69,667	\$75,026	\$80,385	\$85,744		
6.750%	1	\$76,090	\$91,350	\$106,540	\$121,730	\$136,990	\$152,180	\$167,440	\$182,630	\$197,890	\$213,080	\$228,270	\$243,530		
	2	\$92,395	\$110,925	\$129,370	\$147,815	\$166,345	\$184,790	\$203,320	\$221,765	\$240,295	\$258,740	\$277,185	\$295,715		
	3	\$108,700	\$130,500	\$152,200	\$173,900	\$195,700	\$217,400	\$239,200	\$260,900	\$282,700	\$304,400	\$326,100	\$347,900		
	4	\$125,005	\$150,075	\$175,030	\$199,985	\$225,055	\$250,010	\$275,080	\$300,035	\$325,105	\$350,060	\$375,015	\$400,085		
6.875%	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		
7.000%	1	\$74,200	\$89,040	\$103,880	\$118,720	\$133,560	\$148,400	\$163,240	\$178,080	\$192,920	\$207,760	\$222,600	\$237,440		
	2	\$90,100	\$108,120	\$126,140	\$144,160	\$162,180	\$180,200	\$198,220	\$216,240	\$234,260	\$252,280	\$270,300	\$288,320		
	3	\$106,000	\$127,200	\$148,400	\$169,600	\$190,800	\$212,000	\$233,200	\$254,400	\$275,600	\$296,800	\$318,000	\$339,200		
	4	\$121,900	\$146,280	\$170,660	\$195,040	\$219,420	\$243,800	\$268,180	\$292,560	\$316,940	\$341,320	\$365,700	\$390,080		
7.125%	1	\$73,290	\$87,920	\$102,550	\$117,250	\$131,880	\$146,510	\$161,210	\$175,840	\$190,470	\$205,170	\$219,800	\$234,430		
	2	\$88,995	\$106,760	\$124,525	\$142,375	\$160,140	\$177,905	\$195,755	\$213,520	\$231,285	\$249,135	\$266,900	\$284,665		
	3	\$104,700	\$125,600	\$146,500	\$167,500	\$188,400	\$209,300	\$230,300	\$251,200	\$272,100	\$293,100	\$314,000	\$334,900		
	4	\$120,405	\$144,440	\$168,475	\$192,625	\$216,660	\$240,695	\$264,845	\$288,880	\$312,915	\$337,065	\$361,100	\$385,135		
7.250%	1	\$72,380	\$86,800	\$101,290	\$115,780	\$130,270	\$144,690	\$159,180	\$173,670	\$188,090	\$202,580	\$217,070	\$231,560		
	2	\$87,890	\$105,400	\$122,995	\$140,590	\$158,185	\$175,695	\$193,290	\$210,885	\$228,395	\$245,990	\$263,585	\$281,180		
	3	\$103,400	\$124,000	\$144,700	\$165,400	\$186,100	\$206,700	\$227,400	\$248,100	\$268,700	\$289,400	\$310,100	\$330,800		
	4	\$118,910	\$142,600	\$166,405	\$190,210	\$214,015	\$237,705	\$261,510	\$285,315	\$309,005	\$332,810	\$356,615	\$380,420		
7.375%	1	\$71,470	\$85,750	\$100,030	\$114,310	\$128,660	\$142,940	\$157,220	\$171,500	\$185,780	\$200,130	\$214,410	\$228,690		
	2	\$86,785	\$104,125	\$121,465	\$138,805	\$156,230	\$173,570	\$190,910	\$208,250	\$225,590	\$243,015	\$260,355	\$277,695		
	3	\$102,100	\$122,500	\$142,900	\$163,300	\$183,800	\$204,200	\$224,600	\$245,000	\$265,400	\$285,900	\$306,300	\$326,700		
	4	\$117,415	\$140,875	\$164,335	\$187,795	\$211,370	\$234,830	\$258,290	\$281,750	\$305,210	\$328,785	\$352,245	\$375,705		
7.500%	1	\$70,560	\$84,700	\$98,840	\$112,980	\$127,050	\$141,190	\$155,330	\$169,400	\$183,540	\$197,680	\$211,750	\$225,890		
	2	\$85,680	\$102,850	\$120,020	\$137,190	\$154,275	\$171,445	\$188,615	\$205,700	\$222,870	\$240,040	\$257,125	\$274,295		
	3	\$100,800	\$121,000	\$141,200	\$161,400	\$181,500	\$201,700	\$221,900	\$242,000	\$262,200	\$282,400	\$302,500	\$322,700		
	4	\$115,920	\$139,150	\$162,380	\$185,610	\$208,725	\$231,955	\$255,185	\$278,300	\$301,530	\$324,760	\$347,875	\$371,105		
7.625%	1	\$69,720	\$83,650	\$97,650	\$111,580	\$125,510	\$139,440	\$153,440	\$167,370	\$181,300	\$195,230	\$209,230	\$223,160		
	2	\$84,660	\$101,575	\$118,575	\$135,490	\$152,405	\$169,320	\$186,320	\$203,235	\$220,150	\$237,065	\$254,065	\$270,980		
	3	\$99,600	\$119,500	\$139,500	\$159,400	\$179,300	\$199,200	\$219,200	\$239,100	\$259,000	\$278,900	\$298,900	\$318,800		
	4	\$114,540	\$137,425	\$160,425	\$183,310	\$206,195	\$229,080	\$252,080	\$274,965	\$297,850	\$320,735	\$343,735	\$366,620		
7.750%	1	\$68,880	\$82,670	\$96,460	\$110,250	\$124,040	\$137,830	\$151,550	\$165,340	\$179,130	\$192,920	\$206,710	\$220,500		
	2	\$83,640	\$100,385	\$117,130	\$133,875	\$150,620	\$167,365	\$184,025	\$200,770	\$217,515	\$234,260	\$251,005	\$267,750		
	3	\$98,400	\$118,100	\$137,800	\$157,500	\$177,200	\$196,900	\$216,500	\$236,200	\$255,900	\$275,600	\$295,300	\$315,000		
	4	\$113,160	\$135,815	\$158,470	\$181,125	\$203,780	\$226,435	\$248,975	\$271,630	\$294,285	\$316,940	\$339,595	\$362,250		
7.875%	1	\$68,110	\$81,690	\$95,340	\$108,920	\$122,570	\$136,150	\$149,800	\$163,380	\$177,030	\$190,610	\$204,260	\$217,840		
	2	\$82,705	\$99,195	\$115,770	\$132,260	\$148,835	\$165,325	\$181,900	\$198,390	\$214,965	\$231,455	\$248,030	\$264,520		
	3	\$97,300	\$116,700	\$136,200	\$155,600	\$175,100	\$194,500	\$214,000	\$233,400	\$252,900	\$272,300	\$291,800	\$311,200		
	4	\$111,895	\$134,205	\$156,630	\$178,940	\$201,365	\$223,675	\$246,100	\$268,410	\$290,835	\$313,145	\$335,570	\$357,880		
8.000%	1	\$67,270	\$80,710	\$94,150	\$107,660	\$121,100	\$134,540	\$147,980	\$161,420	\$174,930	\$188,370	\$201,810	\$215,250		
	2	\$81,685	\$98,005	\$114,325	\$130,730	\$147,050	\$163,370	\$179,690	\$196,010	\$212,415	\$228,735	\$245,055	\$261,375		
	3	\$96,100	\$115,300	\$134,500	\$153,800	\$173,000	\$192,200	\$211,400	\$230,600	\$249,900	\$269,100	\$288,300	\$307,500		
	4	\$110,515	\$132,595	\$154,675	\$176,870	\$198,950	\$221,030	\$243,110	\$265,190	\$287,385	\$309,465	\$331,545	\$353,625		



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

**2020**  
**AFFORDABLE SALES PRICE GUIDELINES**

**LANA'I**  
**SINGLE FAMILY**

Effective: **May 1, 2020**

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%		
		\$26,795	\$32,154	\$37,513	\$42,872	\$48,231	\$53,590	\$58,949	\$64,308	\$69,667	\$75,026	\$80,385	\$85,744		
8.125%	1	\$66,500	\$79,800	\$93,100	\$106,330	\$119,630	\$132,930	\$146,230	\$159,530	\$172,830	\$186,130	\$199,430	\$212,730		
	2	\$80,750	\$96,900	\$113,050	\$129,115	\$145,265	\$161,415	\$177,565	\$193,715	\$209,865	\$226,015	\$242,165	\$258,315		
	3	\$95,000	\$114,000	\$133,000	\$151,900	\$170,900	\$189,900	\$208,900	\$227,900	\$246,900	\$265,900	\$284,900	\$303,900		
	4	\$109,250	\$131,100	\$152,950	\$174,685	\$196,535	\$218,385	\$240,235	\$262,085	\$283,935	\$305,785	\$327,635	\$349,485		
8.250%	1	\$65,730	\$78,820	\$91,980	\$105,140	\$118,230	\$131,390	\$144,550	\$157,710	\$170,800	\$183,960	\$197,120	\$210,210		
	2	\$79,815	\$95,710	\$111,690	\$127,670	\$143,565	\$159,545	\$175,525	\$191,505	\$207,400	\$223,380	\$239,360	\$255,255		
	3	\$93,900	\$112,600	\$131,400	\$150,200	\$168,900	\$187,700	\$206,500	\$225,300	\$244,000	\$262,800	\$281,600	\$300,300		
	4	\$107,985	\$129,490	\$151,110	\$172,730	\$194,235	\$215,855	\$237,475	\$259,095	\$280,600	\$302,220	\$323,840	\$345,345		
8.375%	1	\$64,960	\$77,910	\$90,930	\$103,880	\$116,900	\$129,850	\$142,870	\$155,890	\$168,840	\$181,860	\$194,810	\$207,830		
	2	\$78,880	\$94,605	\$110,415	\$126,140	\$141,950	\$157,675	\$173,485	\$189,295	\$205,020	\$220,830	\$236,555	\$252,365		
	3	\$92,800	\$111,300	\$129,900	\$148,400	\$167,000	\$185,500	\$204,100	\$222,700	\$241,200	\$259,800	\$278,300	\$296,900		
	4	\$106,720	\$127,995	\$149,385	\$170,660	\$192,050	\$213,325	\$234,715	\$256,105	\$277,380	\$298,770	\$320,045	\$341,435		
8.500%	1	\$64,190	\$77,000	\$89,880	\$102,690	\$115,570	\$128,380	\$141,260	\$154,070	\$166,880	\$179,760	\$192,570	\$205,450		
	2	\$77,945	\$93,500	\$109,140	\$124,695	\$140,335	\$155,890	\$171,530	\$187,085	\$202,640	\$218,280	\$233,835	\$249,475		
	3	\$91,700	\$110,000	\$128,400	\$146,700	\$165,100	\$183,400	\$201,800	\$220,100	\$238,400	\$256,800	\$275,100	\$293,500		
	4	\$105,455	\$126,500	\$147,660	\$168,705	\$189,865	\$210,910	\$232,070	\$253,115	\$274,160	\$295,320	\$316,365	\$337,525		
8.625%	1	\$63,490	\$76,160	\$88,830	\$101,570	\$114,240	\$126,910	\$139,580	\$152,320	\$164,990	\$177,660	\$190,400	\$203,070		
	2	\$77,095	\$92,480	\$107,865	\$123,335	\$138,720	\$154,105	\$169,490	\$184,960	\$200,345	\$215,730	\$231,200	\$246,585		
	3	\$90,700	\$108,800	\$126,900	\$145,100	\$163,200	\$181,300	\$199,400	\$217,600	\$235,700	\$253,800	\$272,000	\$290,100		
	4	\$104,305	\$125,120	\$145,935	\$166,865	\$187,680	\$208,495	\$229,310	\$250,240	\$271,055	\$291,870	\$312,800	\$333,615		
8.750%	1	\$62,720	\$75,320	\$87,850	\$100,380	\$112,910	\$125,510	\$138,040	\$150,570	\$163,100	\$175,700	\$188,230	\$200,760		
	2	\$76,160	\$91,460	\$106,675	\$121,890	\$137,105	\$152,405	\$167,620	\$182,835	\$198,050	\$213,350	\$228,565	\$243,780		
	3	\$89,600	\$107,600	\$125,500	\$143,400	\$161,300	\$179,300	\$197,200	\$215,100	\$233,000	\$251,000	\$268,900	\$286,800		
	4	\$103,040	\$123,740	\$144,325	\$164,910	\$185,495	\$206,195	\$226,780	\$247,365	\$267,950	\$288,650	\$309,235	\$329,820		

Maximum affordable sales price is based on the following factors:

- \$53,590** 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**

**2020**  
**AFFORDABLE SALES PRICE GUIDELINES**

**LANA'I**  
**MULTI-FAMILY**

Effective: **May 1, 2020**

Prevailing Int. Rate	No. of Bedroom	Percent of Median Income											
		Very Low 50% & Below	Low Income (51% to 80%)			Below Moderate (81% to 100%)		Moderate (101% to 120%)		Above Moderate (121% to 140%)		Gap Income (141% to 160%)	
		50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%
		\$26,795	\$32,154	\$37,513	\$42,872	\$48,231	\$53,590	\$58,949	\$64,308	\$69,667	\$75,026	\$80,385	\$85,744
4.000%	1	\$93,030	\$111,650	\$130,270	\$148,890	\$167,510	\$186,130	\$204,680	\$223,370	\$241,920	\$260,540	\$279,160	\$297,710
	2	\$112,965	\$135,575	\$158,185	\$180,795	\$203,405	\$226,015	\$248,540	\$271,235	\$293,760	\$316,370	\$338,980	\$361,505
	3	\$132,900	\$159,500	\$186,100	\$212,700	\$239,300	\$265,900	\$292,400	\$319,100	\$345,600	\$372,200	\$398,800	\$425,300
	4	\$152,835	\$183,425	\$214,015	\$244,605	\$275,195	\$305,785	\$336,260	\$366,965	\$397,440	\$428,030	\$458,620	\$489,095
4.125%	1	\$91,700	\$109,970	\$128,310	\$146,650	\$164,990	\$183,330	\$201,670	\$220,010	\$238,350	\$256,690	\$275,030	\$293,300
	2	\$111,350	\$133,535	\$155,805	\$178,075	\$200,345	\$222,615	\$244,885	\$267,155	\$289,425	\$311,695	\$333,965	\$356,150
	3	\$131,000	\$157,100	\$183,300	\$209,500	\$235,700	\$261,900	\$288,100	\$314,300	\$340,500	\$366,700	\$392,900	\$419,000
	4	\$150,650	\$180,665	\$210,795	\$240,925	\$271,055	\$301,185	\$331,315	\$361,445	\$391,575	\$421,705	\$451,835	\$481,850
4.250%	1	\$90,300	\$108,360	\$126,420	\$144,480	\$162,540	\$180,600	\$198,660	\$216,720	\$234,780	\$252,840	\$270,900	\$288,960
	2	\$109,650	\$131,580	\$153,510	\$175,440	\$197,370	\$219,300	\$241,230	\$263,160	\$285,090	\$307,020	\$328,950	\$350,880
	3	\$129,000	\$154,800	\$180,600	\$206,400	\$232,200	\$258,000	\$283,800	\$309,600	\$335,400	\$361,200	\$387,000	\$412,800
	4	\$148,350	\$178,020	\$207,690	\$237,360	\$267,030	\$296,700	\$326,370	\$356,040	\$385,710	\$415,380	\$445,050	\$474,720
4.375%	1	\$88,970	\$106,820	\$124,530	\$142,380	\$160,160	\$178,010	\$195,720	\$213,500	\$231,350	\$249,130	\$266,910	\$284,690
	2	\$108,035	\$129,710	\$151,215	\$172,890	\$194,480	\$216,155	\$237,660	\$259,250	\$280,925	\$302,515	\$324,105	\$345,695
	3	\$127,100	\$152,600	\$177,900	\$203,400	\$228,800	\$254,300	\$279,600	\$305,000	\$330,500	\$355,900	\$381,300	\$406,700
	4	\$146,165	\$175,490	\$204,585	\$233,910	\$263,120	\$292,445	\$321,540	\$350,750	\$380,075	\$409,285	\$438,495	\$467,705
4.500%	1	\$87,710	\$105,210	\$122,710	\$140,280	\$157,850	\$175,350	\$192,920	\$210,420	\$227,920	\$245,490	\$263,060	\$280,560
	2	\$106,505	\$127,755	\$149,005	\$170,340	\$191,675	\$212,925	\$234,260	\$255,510	\$276,760	\$298,095	\$319,430	\$340,680
	3	\$125,300	\$150,300	\$175,300	\$200,400	\$225,500	\$250,500	\$275,600	\$300,600	\$325,600	\$350,700	\$375,800	\$400,800
	4	\$144,095	\$172,845	\$201,595	\$230,460	\$259,325	\$288,075	\$316,940	\$345,690	\$374,440	\$403,305	\$432,170	\$460,920
4.625%	1	\$89,157	\$107,002	\$124,848	\$142,694	\$160,540	\$178,385	\$196,159	\$214,077	\$231,850	\$249,696	\$267,542	\$285,388
	2	\$104,890	\$125,885	\$146,880	\$167,875	\$188,870	\$209,865	\$230,775	\$251,855	\$272,765	\$293,760	\$314,755	\$335,750
	3	\$123,400	\$148,100	\$172,800	\$197,500	\$222,200	\$246,900	\$271,500	\$296,300	\$320,900	\$345,600	\$370,300	\$395,000
	4	\$141,910	\$170,315	\$198,720	\$227,125	\$255,530	\$283,935	\$312,225	\$340,745	\$369,035	\$397,440	\$425,845	\$454,250
4.750%	1	\$85,190	\$102,200	\$119,210	\$136,290	\$153,300	\$170,310	\$187,390	\$204,400	\$221,480	\$238,490	\$255,500	\$272,510
	2	\$103,445	\$124,100	\$144,755	\$165,495	\$186,150	\$206,805	\$227,545	\$248,200	\$268,940	\$289,595	\$310,250	\$330,905
	3	\$121,700	\$146,000	\$170,300	\$194,700	\$219,000	\$243,300	\$267,700	\$292,000	\$316,400	\$340,700	\$365,000	\$389,300
	4	\$139,955	\$167,900	\$195,845	\$223,905	\$251,850	\$279,795	\$307,855	\$335,800	\$363,860	\$391,805	\$419,750	\$447,695
4.875%	1	\$83,930	\$100,730	\$117,530	\$134,330	\$151,060	\$167,930	\$184,660	\$201,460	\$218,260	\$235,060	\$251,790	\$268,660
	2	\$101,915	\$122,315	\$142,715	\$163,115	\$183,430	\$203,915	\$224,230	\$244,630	\$265,030	\$285,430	\$305,745	\$326,230
	3	\$119,900	\$143,900	\$167,900	\$191,900	\$215,800	\$239,900	\$263,800	\$287,800	\$311,800	\$335,800	\$359,700	\$383,800
	4	\$137,885	\$165,485	\$193,085	\$220,685	\$248,170	\$275,885	\$303,370	\$330,970	\$358,570	\$386,170	\$413,655	\$441,370
5.000%	1	\$82,810	\$99,260	\$115,850	\$132,440	\$148,960	\$165,480	\$182,070	\$198,590	\$215,180	\$231,700	\$248,290	\$264,810
	2	\$100,555	\$120,530	\$140,675	\$160,820	\$180,880	\$200,940	\$221,085	\$241,145	\$261,290	\$281,350	\$301,495	\$321,555
	3	\$118,300	\$141,800	\$165,500	\$189,200	\$212,800	\$236,400	\$260,100	\$283,700	\$307,400	\$331,000	\$354,700	\$378,300
	4	\$136,045	\$163,070	\$190,325	\$217,580	\$244,720	\$271,860	\$299,115	\$326,255	\$353,510	\$380,650	\$407,905	\$435,045
5.125%	1	\$81,620	\$97,930	\$114,240	\$130,550	\$146,860	\$163,170	\$179,480	\$195,790	\$212,100	\$228,410	\$244,790	\$261,100
	2	\$99,110	\$118,915	\$138,720	\$158,525	\$178,330	\$198,135	\$217,940	\$237,745	\$257,550	\$277,355	\$297,245	\$317,050
	3	\$116,600	\$139,900	\$163,200	\$186,500	\$209,800	\$233,100	\$256,400	\$279,700	\$303,000	\$326,300	\$349,700	\$373,000
	4	\$134,090	\$160,885	\$187,680	\$214,475	\$241,270	\$268,065	\$294,860	\$321,655	\$348,450	\$375,245	\$402,155	\$428,950
5.250%	1	\$80,430	\$96,530	\$112,630	\$128,730	\$144,760	\$160,930	\$176,960	\$193,130	\$209,160	\$225,260	\$241,360	\$257,390
	2	\$97,665	\$117,215	\$136,765	\$156,315	\$175,780	\$195,415	\$214,880	\$234,515	\$253,980	\$273,530	\$293,080	\$312,545
	3	\$114,900	\$137,900	\$160,900	\$183,900	\$206,800	\$229,900	\$252,800	\$275,900	\$298,800	\$321,800	\$344,800	\$367,700



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

**2020**  
**AFFORDABLE SALES PRICE GUIDELINES**

**LANA'I**  
**MULTI-FAMILY**

Effective: **May 1, 2020**

Prevailing Int. Rate	No. of Bedroom	Percent of Median Income													
		Very Low		Low Income				Below Moderate		Moderate		Above Moderate		Gap Income	
		50% & Below	60%	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%		
		\$26,795	\$32,154	\$37,513	\$42,872	\$48,231	\$53,590	\$58,949	\$64,308	\$69,667	\$75,026	\$80,385	\$85,744		
5.375%	1	\$79,310	\$95,200	\$111,090	\$126,980	\$142,800	\$158,620	\$174,510	\$190,400	\$206,290	\$222,110	\$238,000	\$253,890		
	2	\$96,305	\$115,600	\$134,895	\$154,190	\$173,400	\$192,610	\$211,905	\$231,200	\$250,495	\$269,705	\$289,000	\$308,295		
	3	\$113,300	\$136,000	\$158,700	\$181,400	\$204,000	\$226,600	\$249,300	\$272,000	\$294,700	\$317,300	\$340,000	\$362,700		
	4	\$130,295	\$156,400	\$182,505	\$208,610	\$234,600	\$260,590	\$286,695	\$312,800	\$338,905	\$364,895	\$391,000	\$417,105		
5.500%	1	\$78,260	\$93,870	\$109,550	\$125,160	\$140,840	\$156,520	\$172,130	\$187,810	\$203,420	\$219,030	\$234,710	\$250,390		
	2	\$95,030	\$113,985	\$133,025	\$151,980	\$171,020	\$190,060	\$209,015	\$228,055	\$247,010	\$265,965	\$285,005	\$304,045		
	3	\$111,800	\$134,100	\$156,500	\$178,800	\$201,200	\$223,600	\$245,900	\$268,300	\$290,600	\$312,900	\$335,300	\$357,700		
	4	\$128,570	\$154,215	\$179,975	\$205,620	\$231,380	\$257,140	\$282,785	\$308,545	\$334,190	\$359,835	\$385,595	\$411,355		
5.625%	1	\$77,210	\$92,610	\$108,080	\$123,480	\$138,950	\$154,350	\$169,820	\$185,220	\$200,690	\$216,090	\$231,560	\$246,960		
	2	\$93,755	\$112,455	\$131,240	\$149,940	\$168,725	\$187,425	\$206,210	\$224,910	\$243,695	\$262,395	\$281,180	\$299,880		
	3	\$110,300	\$132,300	\$154,400	\$176,400	\$198,500	\$220,500	\$242,600	\$264,600	\$286,700	\$308,700	\$330,800	\$352,800		
	4	\$126,845	\$152,145	\$177,560	\$202,860	\$228,275	\$253,575	\$278,990	\$304,290	\$329,705	\$355,005	\$380,420	\$405,720		
5.750%	1	\$76,090	\$91,350	\$106,610	\$121,800	\$137,060	\$152,250	\$167,440	\$182,700	\$197,960	\$213,150	\$228,410	\$243,600		
	2	\$92,395	\$110,925	\$129,455	\$147,900	\$166,430	\$184,875	\$203,320	\$221,850	\$240,380	\$258,825	\$277,355	\$295,800		
	3	\$108,700	\$130,500	\$152,300	\$174,000	\$195,800	\$217,500	\$239,200	\$261,000	\$282,800	\$304,500	\$326,300	\$348,000		
	4	\$125,005	\$150,075	\$175,145	\$200,100	\$225,170	\$250,125	\$275,080	\$300,150	\$325,220	\$350,175	\$375,245	\$400,200		
5.875%	1	\$75,110	\$90,090	\$105,140	\$120,120	\$135,170	\$150,220	\$165,200	\$180,250	\$195,230	\$210,280	\$225,260	\$240,380		
	2	\$91,205	\$109,395	\$127,670	\$145,860	\$164,135	\$182,410	\$200,600	\$218,875	\$237,065	\$255,340	\$273,530	\$291,890		
	3	\$107,300	\$128,700	\$150,200	\$171,600	\$193,100	\$214,600	\$236,000	\$257,500	\$278,900	\$300,400	\$321,800	\$343,400		
	4	\$123,395	\$148,005	\$172,730	\$197,340	\$222,065	\$246,790	\$271,400	\$296,125	\$320,735	\$345,460	\$370,070	\$394,910		
6.000%	1	\$74,060	\$88,900	\$103,740	\$118,580	\$133,350	\$148,190	\$162,960	\$177,870	\$192,640	\$207,480	\$222,250	\$237,160		
	2	\$89,930	\$107,950	\$125,970	\$143,990	\$161,925	\$179,945	\$197,880	\$215,985	\$233,920	\$251,940	\$269,875	\$287,980		
	3	\$105,800	\$127,000	\$148,200	\$169,400	\$190,500	\$211,700	\$232,800	\$254,100	\$275,200	\$296,400	\$317,500	\$338,800		
	4	\$121,670	\$146,050	\$170,430	\$194,810	\$219,075	\$243,455	\$267,720	\$292,215	\$316,480	\$340,860	\$365,125	\$389,620		
6.125%	1	\$73,080	\$87,780	\$102,410	\$116,970	\$131,600	\$146,230	\$160,860	\$175,490	\$190,050	\$204,680	\$219,310	\$234,010		
	2	\$88,740	\$106,590	\$124,355	\$142,035	\$159,800	\$177,565	\$195,330	\$213,095	\$230,775	\$248,540	\$266,305	\$284,155		
	3	\$104,400	\$125,400	\$146,300	\$167,100	\$188,000	\$208,900	\$229,800	\$250,700	\$271,500	\$292,400	\$313,300	\$334,300		
	4	\$120,060	\$144,210	\$168,245	\$192,165	\$216,200	\$240,235	\$264,270	\$288,305	\$312,225	\$336,260	\$360,295	\$384,445		
6.250%	1	\$72,170	\$86,590	\$101,010	\$115,430	\$129,850	\$144,270	\$158,690	\$173,180	\$187,600	\$202,020	\$216,440	\$230,930		
	2	\$87,635	\$105,145	\$122,655	\$140,165	\$157,675	\$175,185	\$192,695	\$210,290	\$227,800	\$245,310	\$262,820	\$280,415		
	3	\$103,100	\$123,700	\$144,300	\$164,900	\$185,500	\$206,100	\$226,700	\$247,400	\$268,000	\$288,600	\$309,200	\$329,900		
	4	\$118,565	\$142,255	\$165,945	\$189,635	\$213,325	\$237,015	\$260,705	\$284,510	\$308,200	\$331,890	\$355,580	\$379,385		
6.375%	1	\$71,190	\$85,400	\$99,680	\$113,890	\$128,170	\$142,450	\$156,660	\$170,940	\$185,150	\$199,430	\$213,640	\$227,850		
	2	\$86,445	\$103,700	\$121,040	\$138,295	\$155,635	\$172,975	\$190,230	\$207,570	\$224,825	\$242,165	\$259,420	\$276,675		
	3	\$101,700	\$122,000	\$142,400	\$162,700	\$183,100	\$203,500	\$223,800	\$244,200	\$264,500	\$284,900	\$305,200	\$325,500		
	4	\$116,955	\$140,300	\$163,760	\$187,105	\$210,565	\$234,025	\$257,370	\$280,830	\$304,175	\$327,635	\$350,980	\$374,325		
6.500%	1	\$70,280	\$84,350	\$98,420	\$112,490	\$126,490	\$140,560	\$154,630	\$168,630	\$182,770	\$196,840	\$210,840	\$224,910		
	2	\$85,340	\$102,425	\$119,510	\$136,595	\$153,595	\$170,680	\$187,765	\$204,765	\$221,935	\$239,020	\$256,020	\$273,105		
	3	\$100,400	\$120,500	\$140,600	\$160,700	\$180,700	\$200,800	\$220,900	\$240,900	\$261,100	\$281,200	\$301,200	\$321,300		
	4	\$115,460	\$138,575	\$161,690	\$184,805	\$207,805	\$230,920	\$254,035	\$277,035	\$300,265	\$323,380	\$346,380	\$369,495		
6.625%	1	\$69,370	\$83,230	\$97,160	\$111,020	\$124,880	\$138,740	\$152,670	\$166,530	\$180,390	\$194,250	\$208,180	\$222,040		
	2	\$84,235	\$101,065	\$117,980	\$134,810	\$151,640	\$168,470	\$185,385	\$202,215	\$219,045	\$235,875	\$252,790	\$269,620		
	3	\$99,100	\$118,900	\$138,800	\$158,600	\$178,400	\$198,200	\$218,100	\$237,900	\$257,700	\$277,500	\$297,400	\$317,200		
	4	\$113,965	\$136,735	\$159,620	\$182,390	\$205,160	\$227,930	\$250,815	\$273,585	\$296,355	\$319,125	\$342,010	\$364,780		



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

2020  
 AFFORDABLE SALES PRICE GUIDELINES

**LANA'I**  
**MULTI-FAMILY**

Effective: **May 1, 2020**

Prevailing Int. Rate	No. of Bedroom	Percent of Median Income													
		Very Low		Low Income				Below Moderate		Moderate		Above Moderate		Gap Income	
		50% & Below	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%		
		\$26,795	\$32,154	\$37,513	\$42,872	\$48,231	\$53,590	\$58,949	\$64,308	\$69,667	\$75,026	\$80,385	\$85,744		
6.750%	1	\$68,460	\$82,250	\$95,900	\$109,550	\$123,270	\$136,990	\$150,710	\$164,360	\$178,080	\$191,800	\$205,450	\$219,170		
	2	\$83,130	\$99,875	\$116,450	\$133,025	\$149,685	\$166,345	\$183,005	\$199,580	\$216,240	\$232,900	\$249,475	\$266,135		
	3	\$97,800	\$117,500	\$137,000	\$156,500	\$176,100	\$195,700	\$215,300	\$234,800	\$254,400	\$274,000	\$293,500	\$313,100		
	4	\$112,470	\$135,125	\$157,550	\$179,975	\$202,515	\$225,055	\$247,595	\$270,020	\$292,560	\$315,100	\$337,525	\$360,065		
6.875%	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		
7.000%	1	\$66,780	\$80,150	\$93,520	\$106,820	\$120,190	\$133,560	\$146,930	\$160,300	\$173,600	\$186,970	\$200,340	\$213,710		
	2	\$81,090	\$97,325	\$113,560	\$129,710	\$145,945	\$162,180	\$178,415	\$194,650	\$210,800	\$227,035	\$243,270	\$259,505		
	3	\$95,400	\$114,500	\$133,600	\$152,600	\$171,700	\$190,800	\$209,900	\$229,000	\$248,000	\$267,100	\$286,200	\$305,300		
	4	\$109,710	\$131,675	\$153,640	\$175,490	\$197,455	\$219,420	\$241,385	\$263,350	\$285,200	\$307,165	\$329,130	\$351,095		
7.125%	1	\$65,940	\$79,100	\$92,330	\$105,560	\$118,720	\$131,880	\$145,110	\$158,270	\$171,430	\$184,660	\$197,820	\$210,980		
	2	\$80,070	\$96,050	\$112,115	\$128,180	\$144,160	\$160,140	\$176,205	\$192,185	\$208,165	\$224,230	\$240,210	\$256,190		
	3	\$94,200	\$113,000	\$131,900	\$150,800	\$169,600	\$188,400	\$207,300	\$226,100	\$244,900	\$263,800	\$282,600	\$301,400		
	4	\$108,330	\$129,950	\$151,685	\$173,420	\$195,040	\$216,660	\$238,395	\$260,015	\$281,635	\$303,370	\$324,990	\$346,610		
7.250%	1	\$65,170	\$78,120	\$91,140	\$104,230	\$117,250	\$130,200	\$143,290	\$156,310	\$169,260	\$182,350	\$195,370	\$208,390		
	2	\$79,135	\$94,860	\$110,670	\$126,565	\$142,375	\$158,100	\$173,995	\$189,805	\$205,530	\$221,425	\$237,235	\$253,045		
	3	\$93,100	\$111,600	\$130,200	\$148,900	\$167,500	\$186,000	\$204,700	\$223,300	\$241,800	\$260,500	\$279,100	\$297,700		
	4	\$107,065	\$128,340	\$149,730	\$171,235	\$192,625	\$213,900	\$235,405	\$256,795	\$278,070	\$299,575	\$320,965	\$342,355		
7.375%	1	\$64,330	\$77,210	\$90,020	\$102,900	\$115,780	\$128,660	\$141,470	\$154,350	\$167,230	\$180,110	\$192,990	\$205,800		
	2	\$78,115	\$93,755	\$109,310	\$124,950	\$140,590	\$156,230	\$171,785	\$187,425	\$203,065	\$218,705	\$234,345	\$249,900		
	3	\$91,900	\$110,300	\$128,600	\$147,000	\$165,400	\$183,800	\$202,100	\$220,500	\$238,900	\$257,300	\$275,700	\$294,000		
	4	\$105,685	\$126,845	\$147,890	\$169,050	\$190,210	\$211,370	\$232,415	\$253,575	\$274,735	\$295,895	\$317,055	\$338,100		
7.500%	1	\$63,490	\$76,230	\$88,970	\$101,710	\$114,380	\$127,050	\$139,790	\$152,460	\$165,200	\$177,940	\$190,610	\$203,280		
	2	\$77,095	\$92,565	\$108,035	\$123,505	\$138,890	\$154,275	\$169,745	\$185,130	\$200,600	\$216,070	\$231,455	\$246,840		
	3	\$90,700	\$108,900	\$127,100	\$145,300	\$163,400	\$181,500	\$199,700	\$217,800	\$236,000	\$254,200	\$272,300	\$290,400		
	4	\$104,305	\$125,235	\$146,165	\$167,095	\$187,910	\$208,725	\$229,655	\$250,470	\$271,400	\$292,330	\$313,145	\$333,960		
7.625%	1	\$62,720	\$75,320	\$87,920	\$100,450	\$112,980	\$125,510	\$138,110	\$150,640	\$163,170	\$175,700	\$188,300	\$200,830		
	2	\$76,160	\$91,460	\$106,760	\$121,975	\$137,190	\$152,405	\$167,705	\$182,920	\$198,135	\$213,350	\$228,650	\$243,865		
	3	\$89,600	\$107,600	\$125,600	\$143,500	\$161,400	\$179,300	\$197,300	\$215,200	\$233,100	\$251,000	\$269,000	\$286,900		
	4	\$103,040	\$123,740	\$144,440	\$165,025	\$185,610	\$206,195	\$226,895	\$247,480	\$268,065	\$288,650	\$309,350	\$329,935		
7.750%	1	\$62,020	\$74,410	\$86,800	\$99,260	\$111,650	\$124,040	\$136,430	\$148,820	\$161,210	\$173,600	\$186,060	\$198,450		
	2	\$75,310	\$90,355	\$105,400	\$120,530	\$135,575	\$150,620	\$165,665	\$180,710	\$195,755	\$210,800	\$225,930	\$240,975		
	3	\$88,600	\$106,300	\$124,000	\$141,800	\$159,500	\$177,200	\$194,900	\$212,600	\$230,300	\$248,000	\$265,800	\$283,500		
	4	\$101,890	\$122,245	\$142,600	\$163,070	\$183,425	\$203,780	\$224,135	\$244,490	\$264,845	\$285,200	\$305,670	\$326,025		
7.875%	1	\$61,320	\$73,500	\$85,820	\$98,000	\$110,320	\$122,570	\$134,820	\$147,070	\$159,320	\$171,570	\$183,820	\$196,070		
	2	\$74,460	\$89,250	\$104,210	\$119,000	\$133,960	\$148,835	\$163,710	\$178,585	\$193,460	\$208,335	\$223,210	\$238,085		
	3	\$87,600	\$105,000	\$122,600	\$140,000	\$157,600	\$175,100	\$192,600	\$210,100	\$227,600	\$245,100	\$262,600	\$280,100		
	4	\$100,740	\$120,750	\$140,990	\$161,000	\$181,240	\$201,365	\$221,490	\$241,615	\$261,740	\$281,865	\$301,990	\$322,115		
8.000%	1	\$60,550	\$72,660	\$84,770	\$96,880	\$108,990	\$121,100	\$133,210	\$145,250	\$157,430	\$169,540	\$181,650	\$193,760		
	2	\$73,525	\$88,230	\$102,935	\$117,640	\$132,345	\$147,050	\$161,755	\$176,375	\$191,165	\$205,870	\$220,575	\$235,280		
	3	\$86,500	\$103,800	\$121,100	\$138,400	\$155,700	\$173,000	\$190,300	\$207,500	\$224,900	\$242,200	\$259,500	\$276,800		
	4	\$99,475	\$119,370	\$139,265	\$159,160	\$179,055	\$198,950	\$218,845	\$238,625	\$258,635	\$278,530	\$298,425	\$318,320		



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

Effective: **May 1, 2020**

**2020**  
**AFFORDABLE SALES PRICE GUIDELINES**

**LANA'I**  
**MULTI-FAMILY**

Prevailing Int. Rate	No. of Bedroom	Percent of Median Income													
		Very Low 50% & Below		Low Income (51% to 80%)				Below Moderate (81% to 100%)		Moderate (101% to 120%)		Above Moderate (121% to 140%)		Gap Income (141% to 160%)	
		50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%		
8.125%	1	\$26,795	\$32,154	\$37,513	\$42,872	\$48,231	\$53,590	\$58,949	\$64,308	\$69,667	\$75,026	\$80,385	\$85,744		
	2	\$59,850	\$71,820	\$83,790	\$95,690	\$107,660	\$119,630	\$131,600	\$143,570	\$155,540	\$167,510	\$179,480	\$191,450		
	3	\$72,675	\$87,210	\$101,745	\$116,195	\$130,730	\$145,265	\$159,800	\$174,335	\$188,870	\$203,405	\$217,940	\$232,475		
	4	\$85,500	\$102,600	\$119,700	\$136,700	\$153,800	\$170,900	\$188,000	\$205,100	\$222,200	\$239,300	\$256,400	\$273,500		
8.250%	1	\$98,325	\$117,990	\$137,655	\$157,205	\$176,870	\$196,535	\$216,200	\$235,865	\$255,530	\$275,195	\$294,860	\$314,525		
	2	\$59,150	\$70,910	\$82,810	\$94,640	\$106,400	\$118,230	\$130,130	\$141,960	\$153,720	\$165,550	\$177,380	\$189,210		
	3	\$71,825	\$86,105	\$100,555	\$114,920	\$129,200	\$143,565	\$158,015	\$172,380	\$186,660	\$201,025	\$215,390	\$229,755		
	4	\$84,500	\$101,300	\$118,300	\$135,200	\$152,000	\$168,900	\$185,900	\$202,800	\$219,600	\$236,500	\$253,400	\$270,300		
8.375%	1	\$97,175	\$116,495	\$136,045	\$155,480	\$174,800	\$194,235	\$213,785	\$233,220	\$252,540	\$271,975	\$291,410	\$310,845		
	2	\$58,450	\$70,140	\$81,830	\$93,520	\$105,210	\$116,900	\$128,590	\$140,280	\$151,970	\$163,660	\$175,350	\$187,040		
	3	\$70,975	\$85,170	\$99,365	\$113,560	\$127,755	\$141,950	\$156,145	\$170,340	\$184,535	\$198,730	\$212,925	\$227,120		
	4	\$83,500	\$100,200	\$116,900	\$133,600	\$150,300	\$167,000	\$183,700	\$200,400	\$217,100	\$233,800	\$250,500	\$267,200		
8.500%	1	\$96,025	\$115,230	\$134,435	\$153,640	\$172,845	\$192,050	\$211,255	\$230,460	\$249,665	\$268,870	\$288,075	\$307,280		
	2	\$57,750	\$69,300	\$80,920	\$92,400	\$104,020	\$115,570	\$127,120	\$138,670	\$150,220	\$161,770	\$173,320	\$184,940		
	3	\$70,125	\$84,150	\$98,260	\$112,200	\$126,310	\$140,335	\$154,360	\$168,385	\$182,410	\$196,435	\$210,460	\$224,570		
	4	\$82,500	\$99,000	\$115,600	\$132,000	\$148,600	\$165,100	\$181,600	\$198,100	\$214,600	\$231,100	\$247,600	\$264,200		
8.625%	1	\$94,875	\$113,850	\$132,940	\$151,800	\$170,890	\$189,865	\$208,840	\$227,815	\$246,790	\$265,765	\$284,740	\$303,830		
	2	\$57,120	\$68,530	\$79,940	\$91,420	\$102,830	\$114,240	\$125,650	\$137,060	\$148,470	\$159,880	\$171,360	\$182,770		
	3	\$69,360	\$83,215	\$97,070	\$111,010	\$124,865	\$138,720	\$152,575	\$166,430	\$180,285	\$194,140	\$208,080	\$221,935		
	4	\$81,600	\$97,900	\$114,200	\$130,600	\$146,900	\$163,200	\$179,500	\$195,800	\$212,100	\$228,400	\$244,800	\$261,100		
8.750%	1	\$93,840	\$112,585	\$131,330	\$150,190	\$168,935	\$187,680	\$206,425	\$225,170	\$243,915	\$262,660	\$281,520	\$300,265		
	2	\$56,420	\$67,760	\$79,100	\$90,370	\$101,640	\$112,980	\$124,250	\$135,520	\$146,790	\$158,130	\$169,400	\$180,670		
	3	\$68,510	\$82,280	\$96,050	\$109,735	\$123,420	\$137,190	\$150,875	\$164,560	\$178,245	\$192,015	\$205,700	\$219,385		
	4	\$80,600	\$96,800	\$113,000	\$129,100	\$145,200	\$161,400	\$177,500	\$193,600	\$209,700	\$225,900	\$242,000	\$258,100		
		\$92,690	\$111,320	\$129,950	\$148,465	\$166,980	\$185,610	\$204,125	\$222,640	\$241,155	\$259,785	\$278,300	\$296,815		

Maximum affordable sales price is based on the following factors:

- \$53,590** 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, 2020**

**2020**  
**INCOME LIMITS & AFFORDABLE RENT GUIDELINES**  
**LANA'I**

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

% of Median	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
	0.7	0.8	0.9	1.0	1.08	1.16	1.24	1.32
10%	\$3,750	\$4,290	\$4,820	\$5,360	\$5,790	\$6,220	\$6,650	\$7,070
20%	\$7,500	\$8,570	\$9,650	\$10,720	\$11,580	\$12,430	\$13,290	\$14,150
30%	\$11,250	\$12,860	\$14,470	\$16,080	\$17,360	\$18,650	\$19,940	\$21,220
40%	\$15,010	\$17,150	\$19,290	\$21,440	\$23,150	\$24,870	\$26,580	\$28,300
50%	\$18,760	\$21,440	\$24,120	\$26,800	\$28,940	\$31,080	\$33,230	\$35,370
60%	\$22,510	\$25,720	\$28,940	\$32,150	\$34,730	\$37,300	\$39,870	\$42,440
70%	\$26,260	\$30,010	\$33,760	\$37,510	\$40,510	\$43,520	\$46,520	\$49,520
80%	\$30,010	\$34,300	\$38,580	\$42,870	\$46,300	\$49,730	\$53,160	\$56,590
90%	\$33,760	\$38,580	\$43,410	\$48,230	\$52,090	\$55,950	\$59,810	\$63,660
100%	\$37,510	\$42,870	\$48,230	\$53,590	\$57,880	\$62,160	\$66,450	\$70,740
110%	\$41,260	\$47,160	\$53,050	\$58,950	\$63,660	\$68,380	\$73,100	\$77,810
120%	\$45,020	\$51,450	\$57,880	\$64,310	\$69,450	\$74,600	\$79,740	\$84,890
130%	\$48,770	\$55,730	\$62,700	\$69,670	\$75,240	\$80,810	\$86,390	\$91,960
140%	\$52,520	\$60,020	\$67,520	\$75,030	\$81,030	\$87,030	\$93,030	\$99,030

### 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%	\$94	\$101	\$121	\$139	\$156	\$172
20%	\$188	\$201	\$241	\$279	\$311	\$343
30%	\$281	\$301	\$362	\$418	\$466	\$515
40%	\$375	\$402	\$482	\$557	\$622	\$686
50%	\$469	\$503	\$603	\$697	\$777	\$858
60%	\$563	\$603	\$724	\$836	\$933	\$1,029
70%	\$657	\$703	\$844	\$975	\$1,088	\$1,201
80%	\$750	\$804	\$965	\$1,115	\$1,243	\$1,372
90%	\$844	\$904	\$1,085	\$1,254	\$1,399	\$1,543
100%	\$938	\$1,005	\$1,206	\$1,393	\$1,554	\$1,715
110%	\$1,032	\$1,105	\$1,326	\$1,533	\$1,710	\$1,886
120%	\$1,126	\$1,206	\$1,447	\$1,672	\$1,865	\$2,058
130%	\$1,219	\$1,306	\$1,568	\$1,811	\$2,020	\$2,229
140%	\$1,313	\$1,407	\$1,688	\$1,951	\$2,176	\$2,401

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





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

Effective: **May 1, 2020**

**2020**  
 AFFORDABLE SALES PRICE GUIDELINES

**MOLOKA'I**  
**METHODOLOGY**

For Calculating Median Family Income

Factors used in calculation:

American Community Survey 5-Year Estimate 2013-2017 population for Molokai	6,980	100%
American Community Survey 5-Year Estimate 2013-2017 population for West Molokai	2,751	40%
American Community Survey 5-Year Estimate 2013-2017 population for East Molokai	4,143	60%
American Community Survey 5-Year Estimate 2013-2017 median family income for West Molokai	\$32,656	
American Community Survey 5-Year Estimate 2013-2017 median family income for East Molokai	\$49,896	
HUD's 2019 median family income for the County of Maui	\$97,500	

Estimated 2020 median family income for Molokai:

$$\$32,656 \times 40\% + \$49,896 \times 60\% = \$42,504$$

**\$42,500** Est. 2020 Molokai median family income  
 (Rounded to nearest \$10)



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

**2020**  
**AFFORDABLE SALES PRICE GUIDELINES**

**MOLOKA'I**  
**SINGLE FAMILY**

Effective: **May 1, 2020**

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%		
		\$21,250	\$25,500	\$29,750	\$34,000	\$38,250	\$42,500	\$46,750	\$51,000	\$55,250	\$59,500	\$63,750	\$68,000		
4.000%	1	\$81,970	\$98,420	\$114,800	\$131,180	\$147,560	\$164,010	\$180,390	\$196,770	\$213,150	\$229,600	\$245,980	\$262,360		
	2	\$99,535	\$119,510	\$139,400	\$159,290	\$179,180	\$199,155	\$219,045	\$238,935	\$258,825	\$278,800	\$298,690	\$318,580		
	3	\$117,100	\$140,600	\$164,000	\$187,400	\$210,800	\$234,300	\$257,700	\$281,100	\$304,500	\$328,000	\$351,400	\$374,800		
	4	\$134,665	\$161,690	\$188,600	\$215,510	\$242,420	\$269,445	\$296,355	\$323,265	\$350,175	\$377,200	\$404,110	\$431,020		
4.125%	1	\$80,780	\$96,950	\$113,050	\$129,220	\$145,390	\$161,560	\$177,660	\$193,830	\$210,000	\$226,170	\$242,340	\$258,440		
	2	\$98,090	\$117,725	\$137,275	\$156,910	\$176,545	\$196,180	\$215,730	\$235,365	\$255,000	\$274,635	\$294,270	\$313,820		
	3	\$115,400	\$138,500	\$161,500	\$184,600	\$207,700	\$230,800	\$253,800	\$276,900	\$300,000	\$323,100	\$346,200	\$369,200		
	4	\$132,710	\$159,275	\$185,725	\$212,290	\$238,855	\$265,420	\$291,870	\$318,435	\$345,000	\$371,565	\$398,130	\$424,580		
4.250%	1	\$79,590	\$95,480	\$111,370	\$127,330	\$143,220	\$159,110	\$175,070	\$190,960	\$206,920	\$222,810	\$238,700	\$254,660		
	2	\$96,645	\$115,940	\$135,235	\$154,615	\$173,910	\$193,205	\$212,585	\$231,880	\$251,260	\$270,555	\$289,850	\$309,230		
	3	\$113,700	\$136,400	\$159,100	\$181,900	\$204,600	\$227,300	\$250,100	\$272,800	\$295,600	\$318,300	\$341,000	\$363,800		
	4	\$130,755	\$156,860	\$182,965	\$209,185	\$235,290	\$261,395	\$287,615	\$313,720	\$339,940	\$366,045	\$392,150	\$418,370		
4.375%	1	\$78,400	\$94,080	\$109,760	\$125,440	\$141,120	\$156,800	\$172,480	\$188,160	\$203,840	\$219,520	\$235,200	\$250,880		
	2	\$95,200	\$114,240	\$133,280	\$152,320	\$171,360	\$190,400	\$209,440	\$228,480	\$247,520	\$266,560	\$285,600	\$304,640		
	3	\$112,000	\$134,400	\$156,800	\$179,200	\$201,600	\$224,000	\$246,400	\$268,800	\$291,200	\$313,600	\$336,000	\$358,400		
	4	\$128,800	\$154,560	\$180,320	\$206,080	\$231,840	\$257,600	\$283,360	\$309,120	\$334,880	\$360,640	\$386,400	\$412,160		
4.500%	1	\$77,280	\$92,680	\$108,150	\$123,620	\$139,090	\$154,490	\$169,960	\$185,430	\$200,900	\$216,300	\$231,770	\$247,240		
	2	\$93,840	\$112,540	\$131,325	\$150,110	\$168,895	\$187,595	\$206,380	\$225,165	\$243,950	\$262,650	\$281,435	\$300,220		
	3	\$110,400	\$132,400	\$154,500	\$176,600	\$198,700	\$220,700	\$242,800	\$264,900	\$287,000	\$309,000	\$331,100	\$353,200		
	4	\$126,960	\$152,260	\$177,675	\$203,090	\$228,505	\$253,805	\$279,220	\$304,635	\$330,050	\$355,350	\$380,765	\$406,180		
4.625%	1	\$76,160	\$91,350	\$106,610	\$121,800	\$137,060	\$152,250	\$167,510	\$182,700	\$197,960	\$213,150	\$228,410	\$243,670		
	2	\$92,480	\$110,925	\$129,455	\$147,900	\$166,430	\$184,875	\$203,405	\$221,850	\$240,380	\$258,825	\$277,355	\$295,885		
	3	\$108,800	\$130,500	\$152,300	\$174,000	\$195,800	\$217,500	\$239,300	\$261,000	\$282,800	\$304,500	\$326,300	\$348,100		
	4	\$125,120	\$150,075	\$175,145	\$200,100	\$225,170	\$250,125	\$275,195	\$300,150	\$325,220	\$350,175	\$375,245	\$400,315		
4.750%	1	\$75,040	\$90,020	\$105,070	\$120,050	\$135,100	\$150,080	\$165,060	\$180,110	\$195,090	\$210,140	\$225,120	\$240,100		
	2	\$91,120	\$109,310	\$127,585	\$145,775	\$164,050	\$182,240	\$200,430	\$218,705	\$236,895	\$255,170	\$273,360	\$291,550		
	3	\$107,200	\$128,600	\$150,100	\$171,500	\$193,000	\$214,400	\$235,800	\$257,300	\$278,700	\$300,200	\$321,600	\$343,000		
	4	\$123,280	\$147,890	\$172,615	\$197,225	\$221,950	\$246,560	\$271,170	\$295,895	\$320,505	\$345,230	\$369,840	\$394,450		
4.875%	1	\$73,990	\$88,760	\$103,530	\$118,370	\$133,140	\$147,910	\$162,750	\$177,520	\$192,290	\$207,130	\$221,900	\$236,670		
	2	\$89,845	\$107,780	\$125,715	\$143,735	\$161,670	\$179,605	\$197,625	\$215,560	\$233,495	\$251,515	\$269,450	\$287,385		
	3	\$105,700	\$126,800	\$147,900	\$169,100	\$190,200	\$211,300	\$232,500	\$253,600	\$274,700	\$295,900	\$317,000	\$338,100		
	4	\$121,555	\$145,820	\$170,085	\$194,465	\$218,730	\$242,995	\$267,375	\$291,640	\$315,905	\$340,285	\$364,550	\$388,815		
5.000%	1	\$72,940	\$87,500	\$102,060	\$116,690	\$131,250	\$145,810	\$160,440	\$175,000	\$189,560	\$204,190	\$218,750	\$233,310		
	2	\$88,570	\$106,250	\$123,930	\$141,695	\$159,375	\$177,055	\$194,820	\$212,500	\$230,180	\$247,945	\$265,625	\$283,305		
	3	\$104,200	\$125,000	\$145,800	\$166,700	\$187,500	\$208,300	\$229,200	\$250,000	\$270,800	\$291,700	\$312,500	\$333,300		
	4	\$119,830	\$143,750	\$167,670	\$191,705	\$215,625	\$239,545	\$263,580	\$287,500	\$311,420	\$335,455	\$359,375	\$383,295		
5.125%	1	\$71,890	\$86,240	\$100,660	\$115,010	\$129,430	\$143,780	\$158,130	\$172,550	\$186,900	\$201,320	\$215,670	\$230,090		
	2	\$87,295	\$104,720	\$122,230	\$139,655	\$157,165	\$174,590	\$192,015	\$209,525	\$226,950	\$244,460	\$261,885	\$279,395		
	3	\$102,700	\$123,200	\$143,800	\$164,300	\$184,900	\$205,400	\$225,900	\$246,500	\$267,000	\$287,600	\$308,100	\$328,700		
	4	\$118,105	\$141,680	\$165,370	\$188,945	\$212,635	\$236,210	\$259,785	\$283,475	\$307,050	\$330,740	\$354,315	\$378,005		
5.250%	1	\$70,910	\$85,050	\$99,260	\$113,400	\$127,610	\$141,750	\$155,960	\$170,100	\$184,310	\$198,520	\$212,660	\$226,870		
	2	\$86,105	\$103,275	\$120,530	\$137,700	\$154,955	\$172,125	\$189,380	\$206,550	\$223,805	\$241,060	\$258,230	\$275,485		
	3	\$101,300	\$121,500	\$141,800	\$162,000	\$182,300	\$202,500	\$222,800	\$243,000	\$263,300	\$283,600	\$303,800	\$324,100		
	4	\$116,495	\$139,725	\$163,070	\$186,300	\$209,645	\$232,875	\$256,220	\$279,450	\$302,795	\$326,140	\$349,370	\$372,715		



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**2020**  
**AFFORDABLE SALES PRICE GUIDELINES**

**MOLOKA'I**  
**SINGLE FAMILY**

Effective: **May 1, 2020**

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%		
		\$21,250	\$25,500	\$29,750	\$34,000	\$38,250	\$42,500	\$46,750	\$51,000	\$55,250	\$59,500	\$63,750	\$68,000		
5.375%	1	\$69,930	\$83,860	\$97,860	\$111,860	\$125,860	\$139,790	\$153,790	\$167,790	\$181,720	\$195,720	\$209,720	\$223,720		
	2	\$84,915	\$101,830	\$118,830	\$135,830	\$152,830	\$169,745	\$186,745	\$203,745	\$220,660	\$237,660	\$254,660	\$271,660		
	3	\$99,900	\$119,800	\$139,800	\$159,800	\$179,800	\$199,700	\$219,700	\$239,700	\$259,600	\$279,600	\$299,600	\$319,600		
	4	\$114,885	\$137,770	\$160,770	\$183,770	\$206,770	\$229,655	\$252,655	\$275,655	\$298,540	\$321,540	\$344,540	\$367,540		
5.500%	1	\$68,950	\$82,740	\$96,530	\$110,320	\$124,110	\$137,900	\$151,690	\$165,480	\$179,270	\$193,060	\$206,850	\$220,640		
	2	\$83,725	\$100,470	\$117,215	\$133,960	\$150,705	\$167,450	\$184,195	\$200,940	\$217,685	\$234,430	\$251,175	\$267,920		
	3	\$98,500	\$118,200	\$137,900	\$157,600	\$177,300	\$197,000	\$216,700	\$236,400	\$256,100	\$275,800	\$295,500	\$315,200		
	4	\$113,275	\$135,930	\$158,585	\$181,240	\$203,895	\$226,550	\$249,205	\$271,860	\$294,515	\$317,170	\$339,825	\$362,480		
5.625%	1	\$67,970	\$81,620	\$95,200	\$108,780	\$122,430	\$136,010	\$149,590	\$163,170	\$176,820	\$190,400	\$203,980	\$217,630		
	2	\$82,535	\$99,110	\$115,600	\$132,090	\$148,665	\$165,155	\$181,645	\$198,135	\$214,710	\$231,200	\$247,690	\$264,265		
	3	\$97,100	\$116,600	\$136,000	\$155,400	\$174,900	\$194,300	\$213,700	\$233,100	\$252,600	\$272,000	\$291,400	\$310,900		
	4	\$111,665	\$134,090	\$156,400	\$178,710	\$201,135	\$223,445	\$245,755	\$268,065	\$290,490	\$312,800	\$335,110	\$357,535		
5.750%	1	\$67,060	\$80,500	\$93,940	\$107,310	\$120,750	\$134,190	\$147,560	\$161,000	\$174,370	\$187,810	\$201,250	\$214,620		
	2	\$81,430	\$97,750	\$114,070	\$130,305	\$146,625	\$162,945	\$179,180	\$195,500	\$211,735	\$228,055	\$244,375	\$260,610		
	3	\$95,800	\$115,000	\$134,200	\$153,300	\$172,500	\$191,700	\$210,800	\$230,000	\$249,100	\$268,300	\$287,500	\$306,600		
	4	\$110,170	\$132,250	\$154,330	\$176,295	\$198,375	\$220,455	\$242,420	\$264,500	\$286,465	\$308,545	\$330,625	\$352,590		
5.875%	1	\$66,150	\$79,380	\$92,610	\$105,910	\$119,140	\$132,370	\$145,600	\$158,830	\$172,060	\$185,290	\$198,520	\$211,750		
	2	\$80,325	\$96,390	\$112,455	\$128,605	\$144,670	\$160,735	\$176,800	\$192,865	\$208,930	\$224,995	\$241,060	\$257,125		
	3	\$94,500	\$113,400	\$132,300	\$151,300	\$170,200	\$189,100	\$208,000	\$226,900	\$245,800	\$264,700	\$283,600	\$302,500		
	4	\$108,675	\$130,410	\$152,145	\$173,995	\$195,730	\$217,465	\$239,200	\$260,935	\$282,670	\$304,405	\$326,140	\$347,875		
6.000%	1	\$65,310	\$78,330	\$91,420	\$104,440	\$117,530	\$130,550	\$143,640	\$156,730	\$169,750	\$182,840	\$195,860	\$208,950		
	2	\$79,305	\$95,115	\$111,010	\$126,820	\$142,715	\$158,525	\$174,420	\$190,315	\$206,125	\$222,020	\$237,830	\$253,725		
	3	\$93,300	\$111,900	\$130,600	\$149,200	\$167,900	\$186,500	\$205,200	\$223,900	\$242,500	\$261,200	\$279,800	\$298,500		
	4	\$107,295	\$128,685	\$150,190	\$171,580	\$193,085	\$214,475	\$235,980	\$257,485	\$278,875	\$300,380	\$321,770	\$343,275		
6.125%	1	\$64,400	\$77,280	\$90,160	\$103,110	\$115,990	\$128,870	\$141,750	\$154,630	\$167,510	\$180,390	\$193,270	\$206,150		
	2	\$78,200	\$93,840	\$109,480	\$125,205	\$140,845	\$156,485	\$172,125	\$187,765	\$203,405	\$219,045	\$234,685	\$250,325		
	3	\$92,000	\$110,400	\$128,800	\$147,300	\$165,700	\$184,100	\$202,500	\$220,900	\$239,300	\$257,700	\$276,100	\$294,500		
	4	\$105,800	\$126,960	\$148,120	\$169,395	\$190,555	\$211,715	\$232,875	\$254,035	\$275,195	\$296,355	\$317,515	\$338,675		
6.250%	1	\$63,560	\$76,300	\$89,040	\$101,710	\$114,450	\$127,120	\$139,860	\$152,600	\$165,270	\$178,010	\$190,750	\$203,420		
	2	\$77,180	\$92,650	\$108,120	\$123,505	\$138,975	\$154,360	\$169,830	\$185,300	\$200,685	\$216,155	\$231,625	\$247,010		
	3	\$90,800	\$109,000	\$127,200	\$145,300	\$163,500	\$181,600	\$199,800	\$218,000	\$236,100	\$254,300	\$272,500	\$290,600		
	4	\$104,420	\$125,350	\$146,280	\$167,095	\$188,025	\$208,840	\$229,770	\$250,700	\$271,515	\$292,445	\$313,375	\$334,190		
6.375%	1	\$62,720	\$75,320	\$87,850	\$100,380	\$112,910	\$125,510	\$138,040	\$150,570	\$163,170	\$175,700	\$188,230	\$200,760		
	2	\$76,160	\$91,460	\$106,675	\$121,890	\$137,105	\$152,405	\$167,620	\$182,835	\$198,135	\$213,350	\$228,565	\$243,780		
	3	\$89,600	\$107,600	\$125,500	\$143,400	\$161,300	\$179,300	\$197,200	\$215,100	\$233,100	\$251,000	\$268,900	\$286,800		
	4	\$103,040	\$123,740	\$144,325	\$164,910	\$185,495	\$206,195	\$226,780	\$247,365	\$268,065	\$288,650	\$309,235	\$329,820		
6.500%	1	\$61,950	\$74,340	\$86,730	\$99,120	\$111,510	\$123,830	\$136,220	\$148,610	\$161,000	\$173,390	\$185,780	\$198,170		
	2	\$75,225	\$90,270	\$105,315	\$120,360	\$135,405	\$150,365	\$165,410	\$180,455	\$195,500	\$210,545	\$225,590	\$240,635		
	3	\$88,500	\$106,200	\$123,900	\$141,600	\$159,300	\$176,900	\$194,600	\$212,300	\$230,000	\$247,700	\$265,400	\$283,100		
	4	\$101,775	\$122,130	\$142,485	\$162,840	\$183,195	\$203,435	\$223,790	\$244,145	\$264,500	\$284,855	\$305,210	\$325,565		
6.625%	1	\$61,110	\$73,360	\$85,610	\$97,790	\$110,040	\$122,290	\$134,470	\$146,720	\$158,970	\$171,150	\$183,400	\$195,650		
	2	\$74,205	\$89,080	\$103,955	\$118,745	\$133,620	\$148,495	\$163,285	\$178,160	\$193,035	\$207,825	\$222,700	\$237,575		
	3	\$87,300	\$104,800	\$122,300	\$139,700	\$157,200	\$174,700	\$192,100	\$209,600	\$227,100	\$244,500	\$262,000	\$279,500		
	4	\$100,395	\$120,520	\$140,645	\$160,655	\$180,780	\$200,905	\$220,915	\$241,040	\$261,165	\$281,175	\$301,300	\$321,425		



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

2020  
 AFFORDABLE SALES PRICE GUIDELINES

**MOLOKA'I**  
**SINGLE FAMILY**

Effective: **May 1, 2020**

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%		
		\$21,250	\$25,500	\$29,750	\$34,000	\$38,250	\$42,500	\$46,750	\$51,000	\$55,250	\$59,500	\$63,750	\$68,000		
6.750%	1	\$60,340	\$72,450	\$84,490	\$96,530	\$108,640	\$120,680	\$132,790	\$144,830	\$156,940	\$168,980	\$181,090	\$193,130		
	2	\$73,270	\$87,975	\$102,595	\$117,215	\$131,920	\$146,540	\$161,245	\$175,865	\$190,570	\$205,190	\$219,895	\$234,515		
	3	\$86,200	\$103,500	\$120,700	\$137,900	\$155,200	\$172,400	\$189,700	\$206,900	\$224,200	\$241,400	\$258,700	\$275,900		
	4	\$99,130	\$119,025	\$138,805	\$158,585	\$178,480	\$198,260	\$218,155	\$237,935	\$257,830	\$277,610	\$297,505	\$317,285		
6.875%	1	\$59,570	\$71,470	\$83,440	\$95,340	\$107,240	\$119,140	\$131,110	\$143,010	\$154,910	\$166,810	\$178,780	\$190,680		
	2	\$72,335	\$86,785	\$101,320	\$115,770	\$130,220	\$144,670	\$159,205	\$173,655	\$188,105	\$202,555	\$217,090	\$231,540		
	3	\$85,100	\$102,100	\$119,200	\$136,200	\$153,200	\$170,200	\$187,300	\$204,300	\$221,300	\$238,300	\$255,400	\$272,400		
	4	\$97,865	\$117,415	\$137,080	\$156,630	\$176,180	\$195,730	\$215,395	\$234,945	\$254,495	\$274,045	\$293,710	\$313,260		
7.000%	1	\$58,870	\$70,630	\$82,390	\$94,150	\$105,910	\$117,670	\$129,430	\$141,190	\$152,950	\$164,780	\$176,540	\$188,300		
	2	\$71,485	\$85,765	\$100,045	\$114,325	\$128,605	\$142,885	\$157,165	\$171,445	\$185,725	\$200,090	\$214,370	\$228,650		
	3	\$84,100	\$100,900	\$117,700	\$134,500	\$151,300	\$168,100	\$184,900	\$201,700	\$218,500	\$235,400	\$252,200	\$269,000		
	4	\$96,715	\$116,035	\$135,355	\$154,675	\$173,995	\$193,315	\$212,635	\$231,955	\$251,275	\$270,710	\$290,030	\$309,350		
7.125%	1	\$58,100	\$69,720	\$81,340	\$92,960	\$104,580	\$116,200	\$127,820	\$139,440	\$151,060	\$162,680	\$174,300	\$185,920		
	2	\$70,550	\$84,660	\$98,770	\$112,880	\$126,990	\$141,100	\$155,210	\$169,320	\$183,430	\$197,540	\$211,650	\$225,760		
	3	\$83,000	\$99,600	\$116,200	\$132,800	\$149,400	\$166,000	\$182,600	\$199,200	\$215,800	\$232,400	\$249,000	\$265,600		
	4	\$95,450	\$114,540	\$133,630	\$152,720	\$171,810	\$190,900	\$209,990	\$229,080	\$248,170	\$267,260	\$286,350	\$305,440		
7.250%	1	\$57,400	\$68,880	\$80,360	\$91,840	\$103,320	\$114,730	\$126,210	\$137,690	\$149,170	\$160,650	\$172,130	\$183,610		
	2	\$69,700	\$83,640	\$97,580	\$111,520	\$125,460	\$139,315	\$153,255	\$167,195	\$181,135	\$195,075	\$209,015	\$222,955		
	3	\$82,000	\$98,400	\$114,800	\$131,200	\$147,600	\$163,900	\$180,300	\$196,700	\$213,100	\$229,500	\$245,900	\$262,300		
	4	\$94,300	\$113,160	\$132,020	\$150,880	\$169,740	\$188,485	\$207,345	\$226,205	\$245,065	\$263,925	\$282,785	\$301,645		
7.375%	1	\$56,700	\$68,040	\$79,380	\$90,650	\$101,990	\$113,330	\$124,670	\$136,010	\$147,350	\$158,690	\$170,030	\$181,370		
	2	\$68,850	\$82,620	\$96,390	\$110,075	\$123,845	\$137,615	\$151,385	\$165,155	\$178,925	\$192,695	\$206,465	\$220,235		
	3	\$81,000	\$97,200	\$113,400	\$129,500	\$145,700	\$161,900	\$178,100	\$194,300	\$210,500	\$226,700	\$242,900	\$259,100		
	4	\$93,150	\$111,780	\$130,410	\$148,925	\$167,555	\$186,185	\$204,815	\$223,445	\$242,075	\$260,705	\$279,335	\$297,965		
7.500%	1	\$56,000	\$67,200	\$78,400	\$89,600	\$100,800	\$112,000	\$123,130	\$134,330	\$145,530	\$156,730	\$167,930	\$179,130		
	2	\$68,000	\$81,600	\$95,200	\$108,800	\$122,400	\$136,000	\$149,515	\$163,115	\$176,715	\$190,315	\$203,915	\$217,515		
	3	\$80,000	\$96,000	\$112,000	\$128,000	\$144,000	\$160,000	\$175,900	\$191,900	\$207,900	\$223,900	\$239,900	\$255,900		
	4	\$92,000	\$110,400	\$128,800	\$147,200	\$165,600	\$184,000	\$202,285	\$220,685	\$239,085	\$257,485	\$275,885	\$294,285		
7.625%	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		
7.750%	1	\$54,670	\$65,590	\$76,510	\$87,430	\$98,350	\$109,270	\$120,190	\$131,110	\$142,030	\$153,020	\$163,940	\$174,860		
	2	\$66,385	\$79,645	\$92,905	\$106,165	\$119,425	\$132,685	\$145,945	\$159,205	\$172,465	\$185,810	\$199,070	\$212,330		
	3	\$78,100	\$93,700	\$109,300	\$124,900	\$140,500	\$156,100	\$171,700	\$187,300	\$202,900	\$218,600	\$234,200	\$249,800		
	4	\$89,815	\$107,755	\$125,695	\$143,635	\$161,575	\$179,515	\$197,455	\$215,395	\$233,335	\$251,390	\$269,330	\$287,270		
7.875%	1	\$53,970	\$64,820	\$75,600	\$86,380	\$97,160	\$108,010	\$118,790	\$129,570	\$140,350	\$151,200	\$161,980	\$172,760		
	2	\$65,535	\$78,710	\$91,800	\$104,890	\$117,980	\$131,155	\$144,245	\$157,335	\$170,425	\$183,600	\$196,690	\$209,780		
	3	\$77,100	\$92,600	\$108,000	\$123,400	\$138,800	\$154,300	\$169,700	\$185,100	\$200,500	\$216,000	\$231,400	\$246,800		
	4	\$88,665	\$106,490	\$124,200	\$141,910	\$159,620	\$177,445	\$195,155	\$212,865	\$230,575	\$248,400	\$266,110	\$283,820		
8.000%	1	\$53,340	\$64,050	\$74,690	\$85,330	\$96,040	\$106,880	\$117,390	\$128,030	\$138,670	\$149,380	\$160,020	\$170,730		
	2	\$64,770	\$77,775	\$90,695	\$103,615	\$116,620	\$129,540	\$142,545	\$155,465	\$168,385	\$181,390	\$194,310	\$207,315		
	3	\$76,200	\$91,500	\$106,700	\$121,900	\$137,200	\$152,400	\$167,700	\$182,900	\$198,100	\$213,400	\$228,600	\$243,900		
	4	\$87,630	\$105,225	\$122,705	\$140,185	\$157,780	\$175,260	\$192,855	\$210,335	\$227,815	\$245,410	\$262,890	\$280,485		



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

**2020**  
**AFFORDABLE SALES PRICE GUIDELINES**

**MOLOKA'I**  
**SINGLE FAMILY**

Effective: **May 1, 2020**

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%	
		\$21,250	\$25,500	\$29,750	\$34,000	\$38,250	\$42,500	\$46,750	\$51,000	\$55,250	\$59,500	\$63,750	\$68,000	
8.125%	1	\$52,710	\$63,280	\$73,780	\$84,350	\$94,920	\$105,420	\$115,990	\$126,560	\$137,060	\$147,630	\$158,130	\$168,700	
	2	\$64,005	\$76,840	\$89,590	\$102,425	\$115,260	\$128,010	\$140,845	\$153,680	\$166,430	\$179,265	\$192,015	\$204,850	
	3	\$75,300	\$90,400	\$105,400	\$120,500	\$135,600	\$150,600	\$165,700	\$180,800	\$195,800	\$210,900	\$225,900	\$241,000	
	4	\$86,595	\$103,960	\$121,210	\$138,575	\$155,940	\$173,190	\$190,555	\$207,920	\$225,170	\$242,535	\$259,785	\$277,150	
8.250%	1	\$52,080	\$62,510	\$72,940	\$83,370	\$93,800	\$104,230	\$114,660	\$125,020	\$135,450	\$145,880	\$156,310	\$166,740	
	2	\$63,240	\$75,905	\$88,570	\$101,235	\$113,900	\$126,565	\$139,230	\$151,810	\$164,475	\$177,140	\$189,805	\$202,470	
	3	\$74,400	\$89,300	\$104,200	\$119,100	\$134,000	\$148,900	\$163,800	\$178,600	\$193,500	\$208,400	\$223,300	\$238,200	
	4	\$85,560	\$102,695	\$119,830	\$136,965	\$154,100	\$171,235	\$188,370	\$205,390	\$222,525	\$239,660	\$256,795	\$273,930	
8.375%	1	\$51,520	\$61,810	\$72,100	\$82,390	\$92,680	\$102,970	\$113,330	\$123,620	\$133,910	\$144,200	\$154,490	\$164,780	
	2	\$62,560	\$75,055	\$87,550	\$100,045	\$112,540	\$125,035	\$137,615	\$150,110	\$162,605	\$175,100	\$187,595	\$200,090	
	3	\$73,600	\$88,300	\$103,000	\$117,700	\$132,400	\$147,100	\$161,900	\$176,600	\$191,300	\$206,000	\$220,700	\$235,400	
	4	\$84,640	\$101,545	\$118,450	\$135,355	\$152,260	\$169,165	\$186,185	\$203,090	\$219,995	\$236,900	\$253,805	\$270,710	
8.500%	1	\$50,890	\$61,110	\$71,260	\$81,480	\$91,630	\$101,850	\$112,000	\$122,150	\$132,370	\$142,520	\$152,740	\$162,890	
	2	\$61,795	\$74,205	\$86,530	\$98,940	\$111,265	\$123,675	\$136,000	\$148,325	\$160,735	\$173,060	\$185,470	\$197,795	
	3	\$72,700	\$87,300	\$101,800	\$116,400	\$130,900	\$145,500	\$160,000	\$174,500	\$189,100	\$203,600	\$218,200	\$232,700	
	4	\$83,605	\$100,395	\$117,070	\$133,860	\$150,535	\$167,325	\$184,000	\$200,675	\$217,465	\$234,140	\$250,930	\$267,605	
8.625%	1	\$50,330	\$60,410	\$70,490	\$80,500	\$90,580	\$100,660	\$110,740	\$120,820	\$130,830	\$140,910	\$150,990	\$161,070	
	2	\$61,115	\$73,355	\$85,595	\$97,750	\$109,990	\$122,230	\$134,470	\$146,710	\$158,865	\$171,105	\$183,345	\$195,585	
	3	\$71,900	\$86,300	\$100,700	\$115,000	\$129,400	\$143,800	\$158,200	\$172,600	\$186,900	\$201,300	\$215,700	\$230,100	
	4	\$82,685	\$99,245	\$115,805	\$132,250	\$148,810	\$165,370	\$181,930	\$198,490	\$214,935	\$231,495	\$248,055	\$264,615	
8.750%	1	\$49,770	\$59,710	\$69,650	\$79,590	\$89,530	\$99,540	\$109,480	\$119,420	\$129,360	\$139,300	\$149,240	\$159,250	
	2	\$60,435	\$72,505	\$84,575	\$96,645	\$108,715	\$120,870	\$132,940	\$145,010	\$157,080	\$169,150	\$181,220	\$193,375	
	3	\$71,100	\$85,300	\$99,500	\$113,700	\$127,900	\$142,200	\$156,400	\$170,600	\$184,800	\$199,000	\$213,200	\$227,500	
	4	\$81,765	\$98,095	\$114,425	\$130,755	\$147,085	\$163,530	\$179,860	\$196,190	\$212,520	\$228,850	\$245,180	\$261,625	

Maximum affordable sales price is based on the following factors:

- \$42,500** 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

2020  
 AFFORDABLE SALES PRICE GUIDELINES  
**MOLOKA'I**  
 MULTI-FAMILY

Effective: **May 1, 2020**

Prevailing Int. Rate	No. of Bedroom	Percent of Median Income													
		Very Low		Low Income				Below Moderate		Moderate		Above Moderate		Gap Income	
		50% & Below	60%	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%		
		\$21,250	\$25,500	\$29,750	\$34,000	\$38,250	\$42,500	\$46,750	\$51,000	\$55,250	\$59,500	\$63,750	\$68,000		
4.000%	1	\$73,780	\$88,550	\$103,320	\$118,090	\$132,790	\$147,630	\$162,330	\$177,100	\$191,870	\$206,640	\$221,410	\$236,110		
	2	\$89,590	\$107,525	\$125,460	\$143,395	\$161,245	\$179,265	\$197,115	\$215,050	\$232,985	\$250,920	\$268,855	\$286,705		
	3	\$105,400	\$126,500	\$147,600	\$168,700	\$189,700	\$210,900	\$231,900	\$253,000	\$274,100	\$295,200	\$316,300	\$337,300		
	4	\$121,210	\$145,475	\$169,740	\$194,005	\$218,155	\$242,535	\$266,685	\$290,950	\$315,215	\$339,480	\$363,745	\$387,895		
4.125%	1	\$72,730	\$87,290	\$101,780	\$116,270	\$130,830	\$145,390	\$159,880	\$174,440	\$189,000	\$203,560	\$218,120	\$232,610		
	2	\$88,315	\$105,995	\$123,590	\$141,185	\$158,865	\$176,545	\$194,140	\$211,820	\$229,500	\$247,180	\$264,860	\$282,455		
	3	\$103,900	\$124,700	\$145,400	\$166,100	\$186,900	\$207,700	\$228,400	\$249,200	\$270,000	\$290,800	\$311,600	\$332,300		
	4	\$119,485	\$143,405	\$167,210	\$191,015	\$214,935	\$238,855	\$262,660	\$286,580	\$310,500	\$334,420	\$358,340	\$382,145		
4.250%	1	\$71,610	\$85,960	\$100,240	\$114,590	\$128,870	\$143,220	\$157,570	\$171,850	\$186,200	\$200,550	\$214,830	\$229,180		
	2	\$86,955	\$104,380	\$121,720	\$139,145	\$156,485	\$173,910	\$191,335	\$208,675	\$226,100	\$243,525	\$260,865	\$278,290		
	3	\$102,300	\$122,800	\$143,200	\$163,700	\$184,100	\$204,600	\$225,100	\$245,500	\$266,000	\$286,500	\$306,900	\$327,400		
	4	\$117,645	\$141,220	\$164,680	\$188,255	\$211,715	\$235,290	\$258,865	\$282,325	\$305,900	\$329,475	\$352,935	\$376,510		
4.375%	1	\$70,560	\$84,700	\$98,770	\$112,910	\$126,980	\$141,120	\$155,260	\$169,330	\$183,470	\$197,540	\$211,680	\$225,820		
	2	\$85,680	\$102,850	\$119,935	\$137,105	\$154,190	\$171,360	\$188,530	\$205,615	\$222,785	\$239,870	\$257,040	\$274,210		
	3	\$100,800	\$121,000	\$141,100	\$161,300	\$181,400	\$201,600	\$221,800	\$241,900	\$262,100	\$282,200	\$302,400	\$322,600		
	4	\$115,920	\$139,150	\$162,265	\$185,495	\$208,610	\$231,840	\$255,070	\$278,185	\$301,415	\$324,530	\$347,760	\$370,990		
4.500%	1	\$69,580	\$83,440	\$97,370	\$111,230	\$125,160	\$139,020	\$152,950	\$166,880	\$180,810	\$194,670	\$208,600	\$222,530		
	2	\$84,490	\$101,320	\$118,235	\$135,065	\$151,980	\$168,810	\$185,725	\$202,640	\$219,555	\$236,385	\$253,300	\$270,215		
	3	\$99,400	\$119,200	\$139,100	\$158,900	\$178,800	\$198,600	\$218,500	\$238,400	\$258,300	\$278,100	\$298,000	\$317,900		
	4	\$114,310	\$137,080	\$159,965	\$182,735	\$205,620	\$228,390	\$251,275	\$274,160	\$297,045	\$319,815	\$342,700	\$365,585		
4.625%	1	\$68,530	\$82,250	\$95,970	\$109,620	\$123,340	\$137,060	\$150,780	\$164,430	\$178,150	\$191,870	\$205,590	\$219,310		
	2	\$83,215	\$99,875	\$116,535	\$133,110	\$149,770	\$166,430	\$183,090	\$199,665	\$216,325	\$232,985	\$249,645	\$266,305		
	3	\$97,900	\$117,500	\$137,100	\$156,600	\$176,200	\$195,800	\$215,400	\$234,900	\$254,500	\$274,100	\$293,700	\$313,300		
	4	\$112,585	\$135,125	\$157,665	\$180,090	\$202,630	\$225,170	\$247,710	\$270,135	\$292,675	\$315,215	\$337,755	\$360,295		
4.750%	1	\$67,550	\$80,990	\$94,570	\$108,080	\$121,590	\$135,100	\$148,540	\$162,120	\$175,560	\$189,140	\$202,580	\$216,090		
	2	\$82,025	\$98,345	\$114,835	\$131,240	\$147,645	\$164,050	\$180,370	\$196,860	\$213,180	\$229,670	\$245,990	\$262,395		
	3	\$96,500	\$115,700	\$135,100	\$154,400	\$173,700	\$193,000	\$212,200	\$231,600	\$250,800	\$270,200	\$289,400	\$308,700		
	4	\$110,975	\$133,055	\$155,365	\$177,560	\$199,755	\$221,950	\$244,030	\$266,340	\$288,420	\$310,730	\$332,810	\$355,005		
4.875%	1	\$66,570	\$79,870	\$93,170	\$106,540	\$119,840	\$133,140	\$146,510	\$159,740	\$173,040	\$186,410	\$199,710	\$213,010		
	2	\$80,835	\$96,985	\$113,135	\$129,370	\$145,520	\$161,670	\$177,905	\$193,970	\$210,120	\$226,355	\$242,505	\$258,655		
	3	\$95,100	\$114,100	\$133,100	\$152,200	\$171,200	\$190,200	\$209,300	\$228,200	\$247,200	\$266,300	\$285,300	\$304,300		
	4	\$109,365	\$131,215	\$153,065	\$175,030	\$196,880	\$218,730	\$240,695	\$262,430	\$284,280	\$306,245	\$328,095	\$349,945		
5.000%	1	\$67,771	\$81,281	\$94,792	\$108,375	\$121,958	\$135,469	\$149,052	\$162,563	\$176,073	\$189,656	\$203,239	\$216,750		
	2	\$79,730	\$95,625	\$111,520	\$127,500	\$143,480	\$159,375	\$175,355	\$191,250	\$207,145	\$223,125	\$239,105	\$255,000		
	3	\$93,800	\$112,500	\$131,200	\$150,000	\$168,800	\$187,500	\$206,300	\$225,000	\$243,700	\$262,500	\$281,300	\$300,000		
	4	\$107,870	\$129,375	\$150,880	\$172,500	\$194,120	\$215,625	\$237,245	\$258,750	\$280,255	\$301,875	\$323,495	\$345,000		
5.125%	1	\$64,680	\$77,630	\$90,580	\$103,530	\$116,480	\$129,430	\$142,310	\$155,330	\$168,210	\$181,160	\$194,110	\$207,060		
	2	\$78,540	\$94,265	\$109,990	\$125,715	\$141,440	\$157,165	\$172,805	\$188,615	\$204,255	\$219,980	\$235,705	\$251,430		
	3	\$92,400	\$110,900	\$129,400	\$147,900	\$166,400	\$184,900	\$203,300	\$221,900	\$240,300	\$258,800	\$277,300	\$295,800		
	4	\$106,260	\$127,535	\$148,810	\$170,085	\$191,360	\$212,635	\$233,795	\$255,185	\$276,345	\$297,620	\$318,895	\$340,170		
5.250%	1	\$63,840	\$76,580	\$89,320	\$102,060	\$114,870	\$127,610	\$140,350	\$153,090	\$165,900	\$178,640	\$191,380	\$204,190		
	2	\$77,520	\$92,990	\$108,460	\$123,930	\$139,485	\$154,955	\$170,425	\$185,895	\$201,450	\$216,920	\$232,390	\$247,945		
	3	\$91,200	\$109,400	\$127,600	\$145,800	\$164,100	\$182,300	\$200,500	\$218,700	\$237,000	\$255,200	\$273,400	\$291,700		
	4	\$104,880	\$125,810	\$146,740	\$167,670	\$188,715	\$209,645	\$230,575	\$251,505	\$272,550	\$293,480	\$314,410	\$335,455		



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

**2020**  
**AFFORDABLE SALES PRICE GUIDELINES**

**MOLOKA'I**  
**MULTI-FAMILY**

Effective: **May 1, 2020**

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%
		\$21,250	\$25,500	\$29,750	\$34,000	\$38,250	\$42,500	\$46,750	\$51,000	\$55,250	\$59,500	\$63,750	\$68,000				
5.375%	1	\$62,930	\$75,460	\$88,060	\$100,660	\$113,260	\$125,790	\$138,390	\$150,990	\$163,520	\$176,120	\$188,720	\$201,320				
	2	\$76,415	\$91,630	\$106,930	\$122,230	\$137,530	\$152,745	\$168,045	\$183,345	\$198,560	\$213,860	\$229,160	\$244,460				
	3	\$89,900	\$107,800	\$125,800	\$143,800	\$161,800	\$179,700	\$197,700	\$215,700	\$233,600	\$251,600	\$269,600	\$287,600				
	4	\$103,385	\$123,970	\$144,670	\$165,370	\$186,070	\$206,655	\$227,355	\$248,055	\$268,640	\$289,340	\$310,040	\$330,740				
5.500%	1	\$64,086	\$76,874	\$89,662	\$102,451	\$115,311	\$128,099	\$140,888	\$153,748	\$166,536	\$179,325	\$192,185	\$204,973				
	2	\$75,395	\$90,440	\$105,485	\$120,530	\$135,660	\$150,705	\$165,750	\$180,880	\$195,925	\$210,970	\$226,100	\$241,145				
	3	\$88,700	\$106,400	\$124,100	\$141,800	\$159,600	\$177,300	\$195,000	\$212,800	\$230,500	\$248,200	\$266,000	\$283,700				
	4	\$102,005	\$122,360	\$142,715	\$163,070	\$183,540	\$203,895	\$224,250	\$244,720	\$265,075	\$285,430	\$305,900	\$326,255				
5.625%	1	\$61,180	\$73,430	\$85,680	\$97,930	\$110,180	\$122,430	\$134,610	\$146,860	\$159,110	\$171,360	\$183,610	\$195,860				
	2	\$74,290	\$89,165	\$104,040	\$118,915	\$133,790	\$148,665	\$163,455	\$178,330	\$193,205	\$208,080	\$222,955	\$237,830				
	3	\$87,400	\$104,900	\$122,400	\$139,900	\$157,400	\$174,900	\$192,300	\$209,800	\$227,300	\$244,800	\$262,300	\$279,800				
	4	\$100,510	\$120,635	\$140,760	\$160,885	\$181,010	\$201,135	\$221,145	\$241,270	\$261,395	\$281,520	\$301,645	\$321,770				
5.750%	1	\$60,340	\$72,450	\$84,560	\$96,600	\$108,710	\$120,750	\$132,790	\$144,900	\$156,940	\$169,050	\$181,160	\$193,130				
	2	\$73,270	\$87,975	\$102,680	\$117,300	\$132,005	\$146,625	\$161,245	\$175,950	\$190,570	\$205,275	\$219,980	\$234,515				
	3	\$86,200	\$103,500	\$120,800	\$138,000	\$155,300	\$172,500	\$189,700	\$207,000	\$224,200	\$241,500	\$258,800	\$275,900				
	4	\$99,130	\$119,025	\$138,920	\$158,700	\$178,595	\$198,375	\$218,155	\$238,050	\$257,830	\$277,725	\$297,620	\$317,285				
5.875%	1	\$59,570	\$71,470	\$83,370	\$95,340	\$107,240	\$119,140	\$131,040	\$142,940	\$154,840	\$166,740	\$178,640	\$190,610				
	2	\$72,335	\$86,785	\$101,235	\$115,770	\$130,220	\$144,670	\$159,120	\$173,570	\$188,020	\$202,470	\$216,920	\$231,455				
	3	\$85,100	\$102,100	\$119,100	\$136,200	\$153,200	\$170,200	\$187,200	\$204,200	\$221,200	\$238,200	\$255,200	\$272,300				
	4	\$97,865	\$117,415	\$136,965	\$156,630	\$176,180	\$195,730	\$215,280	\$234,830	\$254,380	\$273,930	\$293,480	\$313,145				
6.000%	1	\$58,800	\$70,490	\$82,250	\$94,010	\$105,770	\$117,530	\$129,290	\$141,050	\$152,810	\$164,570	\$176,260	\$188,090				
	2	\$71,400	\$85,595	\$99,875	\$114,155	\$128,435	\$142,715	\$156,995	\$171,275	\$185,555	\$199,835	\$214,030	\$228,395				
	3	\$84,000	\$100,700	\$117,500	\$134,300	\$151,100	\$167,900	\$184,700	\$201,500	\$218,300	\$235,100	\$251,800	\$268,700				
	4	\$96,600	\$115,805	\$135,125	\$154,445	\$173,765	\$193,085	\$212,405	\$231,725	\$251,045	\$270,365	\$289,570	\$309,005				
6.125%	1	\$57,960	\$69,580	\$81,130	\$92,820	\$104,370	\$115,990	\$127,610	\$139,160	\$150,780	\$162,330	\$173,950	\$185,570				
	2	\$70,380	\$84,490	\$98,515	\$112,710	\$126,735	\$140,845	\$154,955	\$168,980	\$183,090	\$197,115	\$211,225	\$225,335				
	3	\$82,800	\$99,400	\$115,900	\$132,600	\$149,100	\$165,700	\$182,300	\$198,800	\$215,400	\$231,900	\$248,500	\$265,100				
	4	\$95,220	\$114,310	\$133,285	\$152,490	\$171,465	\$190,555	\$209,645	\$228,620	\$247,710	\$266,685	\$285,775	\$304,865				
6.250%	1	\$57,190	\$68,670	\$80,150	\$91,560	\$103,040	\$114,380	\$125,860	\$137,340	\$148,750	\$160,230	\$171,710	\$183,050				
	2	\$69,445	\$83,385	\$97,325	\$111,180	\$125,120	\$138,890	\$152,830	\$166,770	\$180,625	\$194,565	\$208,505	\$222,275				
	3	\$81,700	\$98,100	\$114,500	\$130,800	\$147,200	\$163,400	\$179,800	\$196,200	\$212,500	\$228,900	\$245,300	\$261,500				
	4	\$93,955	\$112,815	\$131,675	\$150,420	\$169,280	\$187,910	\$206,770	\$225,630	\$244,375	\$263,235	\$282,095	\$300,725				
6.375%	1	\$56,420	\$67,760	\$79,100	\$90,370	\$101,640	\$112,980	\$124,250	\$135,520	\$146,860	\$158,130	\$169,400	\$180,670				
	2	\$68,510	\$82,280	\$96,050	\$109,735	\$123,420	\$137,190	\$150,875	\$164,560	\$178,330	\$192,015	\$205,700	\$219,385				
	3	\$80,600	\$96,800	\$113,000	\$129,100	\$145,200	\$161,400	\$177,500	\$193,600	\$209,800	\$225,900	\$242,000	\$258,100				
	4	\$92,690	\$111,320	\$129,950	\$148,465	\$166,980	\$185,610	\$204,125	\$222,640	\$241,270	\$259,785	\$278,300	\$296,815				
6.500%	1	\$55,790	\$66,920	\$78,050	\$89,180	\$100,380	\$111,440	\$122,570	\$133,770	\$144,900	\$156,030	\$167,230	\$178,360				
	2	\$67,745	\$81,260	\$94,775	\$108,290	\$121,890	\$135,320	\$148,835	\$162,435	\$175,950	\$189,465	\$203,065	\$216,580				
	3	\$79,700	\$95,600	\$111,500	\$127,400	\$143,400	\$159,200	\$175,100	\$191,100	\$207,000	\$222,900	\$238,900	\$254,800				
	4	\$91,655	\$109,940	\$128,225	\$146,510	\$164,910	\$183,080	\$201,365	\$219,765	\$238,050	\$256,335	\$274,735	\$293,020				
6.625%	1	\$55,020	\$66,010	\$77,070	\$87,990	\$99,050	\$110,040	\$121,030	\$132,020	\$143,080	\$154,070	\$165,060	\$176,120				
	2	\$66,810	\$80,155	\$93,585	\$106,845	\$120,275	\$133,620	\$146,965	\$160,310	\$173,740	\$187,085	\$200,430	\$213,860				
	3	\$78,600	\$94,300	\$110,100	\$125,700	\$141,500	\$157,200	\$172,900	\$188,600	\$204,400	\$220,100	\$235,800	\$251,600				
	4	\$90,390	\$108,445	\$126,615	\$144,555	\$162,725	\$180,780	\$198,835	\$216,890	\$235,060	\$253,115	\$271,170	\$289,340				



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

2020  
 AFFORDABLE SALES PRICE GUIDELINES

**MOLOKA'I**  
**MULTI-FAMILY**

Effective: **May 1, 2020**

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%		
		\$21,250	\$25,500	\$29,750	\$34,000	\$38,250	\$42,500	\$46,750	\$51,000	\$55,250	\$59,500	\$63,750	\$68,000		
6.750%	1	\$54,320	\$65,240	\$76,020	\$86,870	\$97,790	\$108,640	\$119,490	\$130,340	\$141,260	\$152,110	\$162,960	\$173,810		
	2	\$65,960	\$79,220	\$92,310	\$105,485	\$118,745	\$131,920	\$145,095	\$158,270	\$171,530	\$184,705	\$197,880	\$211,055		
	3	\$77,600	\$93,200	\$108,600	\$124,100	\$139,700	\$155,200	\$170,700	\$186,200	\$201,800	\$217,300	\$232,800	\$248,300		
	4	\$89,240	\$107,180	\$124,890	\$142,715	\$160,655	\$178,480	\$196,305	\$214,130	\$232,070	\$249,895	\$267,720	\$285,545		
6.875%	1	\$53,620	\$64,330	\$75,110	\$85,820	\$96,530	\$107,240	\$118,020	\$128,730	\$139,440	\$150,150	\$160,930	\$171,640		
	2	\$65,110	\$78,115	\$91,205	\$104,210	\$117,215	\$130,220	\$143,310	\$156,315	\$169,320	\$182,325	\$195,415	\$208,420		
	3	\$76,600	\$91,900	\$107,300	\$122,600	\$137,900	\$153,200	\$168,600	\$183,900	\$199,200	\$214,500	\$229,900	\$245,200		
	4	\$88,090	\$105,685	\$123,395	\$140,990	\$158,585	\$176,180	\$193,890	\$211,485	\$229,080	\$246,675	\$264,385	\$281,980		
7.000%	1	\$52,990	\$63,560	\$74,130	\$84,770	\$95,340	\$105,910	\$116,480	\$127,050	\$137,690	\$148,330	\$158,900	\$169,470		
	2	\$64,345	\$77,180	\$90,015	\$102,935	\$115,770	\$128,605	\$141,440	\$154,275	\$167,195	\$180,115	\$192,950	\$205,785		
	3	\$75,700	\$90,800	\$105,900	\$121,100	\$136,200	\$151,300	\$166,400	\$181,500	\$196,700	\$211,900	\$227,000	\$242,100		
	4	\$87,055	\$104,420	\$121,785	\$139,265	\$156,630	\$173,995	\$191,360	\$208,725	\$226,205	\$243,685	\$261,050	\$278,415		
7.125%	1	\$52,290	\$62,720	\$73,220	\$83,650	\$94,150	\$104,580	\$115,010	\$125,510	\$135,940	\$146,440	\$156,870	\$167,300		
	2	\$63,495	\$76,160	\$88,910	\$101,575	\$114,325	\$126,990	\$139,655	\$152,405	\$165,070	\$177,820	\$190,485	\$203,150		
	3	\$74,700	\$89,600	\$104,600	\$119,500	\$134,500	\$149,400	\$164,300	\$179,300	\$194,200	\$209,200	\$224,100	\$239,000		
	4	\$85,905	\$103,040	\$120,290	\$137,425	\$154,675	\$171,810	\$188,945	\$206,195	\$223,330	\$240,580	\$257,715	\$274,850		
7.250%	1	\$51,660	\$62,020	\$72,310	\$82,670	\$92,960	\$103,250	\$113,610	\$123,900	\$134,260	\$144,620	\$154,910	\$165,270		
	2	\$62,730	\$75,310	\$87,805	\$100,385	\$112,880	\$125,375	\$137,955	\$150,450	\$163,030	\$175,610	\$188,105	\$200,685		
	3	\$73,800	\$88,600	\$103,300	\$118,100	\$132,800	\$147,500	\$162,300	\$177,000	\$191,800	\$206,600	\$221,300	\$236,100		
	4	\$84,870	\$101,890	\$118,795	\$135,815	\$152,720	\$169,625	\$186,645	\$203,550	\$220,570	\$237,590	\$254,495	\$271,515		
7.375%	1	\$51,030	\$61,250	\$71,470	\$81,620	\$91,770	\$101,990	\$112,210	\$122,430	\$132,650	\$142,800	\$153,020	\$163,240		
	2	\$61,965	\$74,375	\$86,785	\$99,110	\$111,435	\$123,845	\$136,255	\$148,665	\$161,075	\$173,400	\$185,810	\$198,220		
	3	\$72,900	\$87,500	\$102,100	\$116,600	\$131,100	\$145,700	\$160,300	\$174,900	\$189,500	\$204,000	\$218,600	\$233,200		
	4	\$83,835	\$100,625	\$117,415	\$134,090	\$150,765	\$167,555	\$184,345	\$201,135	\$217,925	\$234,600	\$251,390	\$268,180		
7.500%	1	\$50,400	\$60,480	\$70,560	\$80,640	\$90,720	\$100,800	\$110,810	\$120,890	\$130,970	\$141,050	\$151,130	\$161,210		
	2	\$61,200	\$73,440	\$85,680	\$97,920	\$110,160	\$122,400	\$134,555	\$146,795	\$159,035	\$171,275	\$183,515	\$195,755		
	3	\$72,000	\$86,400	\$100,800	\$115,200	\$129,600	\$144,000	\$158,300	\$172,700	\$187,100	\$201,500	\$215,900	\$230,300		
	4	\$82,800	\$99,360	\$115,920	\$132,480	\$149,040	\$165,600	\$182,045	\$198,605	\$215,165	\$231,725	\$248,285	\$264,845		
7.625%	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		
7.750%	1	\$49,210	\$59,010	\$68,880	\$78,680	\$88,550	\$98,350	\$108,150	\$118,020	\$127,820	\$137,690	\$147,560	\$157,360		
	2	\$59,755	\$71,655	\$83,640	\$95,540	\$107,525	\$119,425	\$131,325	\$143,310	\$155,210	\$167,195	\$179,180	\$191,080		
	3	\$70,300	\$84,300	\$98,400	\$112,400	\$126,500	\$140,500	\$154,500	\$168,600	\$182,600	\$196,700	\$210,800	\$224,800		
	4	\$80,845	\$96,945	\$113,160	\$129,260	\$145,475	\$161,575	\$177,675	\$193,890	\$209,990	\$226,205	\$242,420	\$258,520		
7.875%	1	\$48,580	\$58,310	\$68,040	\$77,770	\$87,430	\$97,230	\$106,890	\$116,620	\$126,350	\$136,080	\$145,810	\$155,470		
	2	\$58,990	\$70,805	\$82,620	\$94,435	\$106,165	\$118,065	\$129,795	\$141,610	\$153,425	\$165,240	\$177,055	\$188,785		
	3	\$69,400	\$83,300	\$97,200	\$111,100	\$124,900	\$138,900	\$152,700	\$166,600	\$180,500	\$194,400	\$208,300	\$222,100		
	4	\$79,810	\$95,795	\$111,780	\$127,765	\$143,635	\$159,735	\$175,605	\$191,590	\$207,575	\$223,560	\$239,545	\$255,415		
8.000%	1	\$48,020	\$57,680	\$67,200	\$76,790	\$86,450	\$96,040	\$105,630	\$115,220	\$124,810	\$134,470	\$143,990	\$153,650		
	2	\$58,310	\$70,040	\$81,600	\$93,245	\$104,975	\$116,620	\$128,265	\$139,910	\$151,555	\$163,285	\$174,845	\$186,575		
	3	\$68,600	\$82,400	\$96,000	\$109,700	\$123,500	\$137,200	\$150,900	\$164,600	\$178,300	\$192,100	\$205,700	\$219,500		
	4	\$78,890	\$94,760	\$110,400	\$126,155	\$142,025	\$157,780	\$173,535	\$189,290	\$205,045	\$220,915	\$236,555	\$252,425		



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

Effective: **May 1, 2020**

**2020**  
**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%		
		\$26,795	\$32,154	\$37,513	\$42,872	\$48,231	\$42,500	\$58,949	\$64,308	\$69,667	\$75,026	\$80,385	\$85,744		
8.125%	1	\$47,460	\$56,980	\$66,430	\$75,950	\$85,400	\$94,850	\$104,370	\$113,890	\$123,340	\$132,860	\$142,310	\$151,830		
	2	\$57,630	\$69,190	\$80,665	\$92,225	\$103,700	\$115,175	\$126,735	\$138,295	\$149,770	\$161,330	\$172,805	\$184,365		
	3	\$67,800	\$81,400	\$94,900	\$108,500	\$122,000	\$135,500	\$149,100	\$162,700	\$176,200	\$189,800	\$203,300	\$216,900		
	4	\$77,970	\$93,610	\$109,135	\$124,775	\$140,300	\$155,825	\$171,465	\$187,105	\$202,630	\$218,270	\$233,795	\$249,435		
8.250%	1	\$46,900	\$56,280	\$65,660	\$75,040	\$84,420	\$93,800	\$103,180	\$112,490	\$121,940	\$131,320	\$140,700	\$150,080		
	2	\$56,950	\$68,340	\$79,730	\$91,120	\$102,510	\$113,900	\$125,290	\$136,595	\$148,070	\$159,460	\$170,850	\$182,240		
	3	\$67,000	\$80,400	\$93,800	\$107,200	\$120,600	\$134,000	\$147,400	\$160,700	\$174,200	\$187,600	\$201,000	\$214,400		
	4	\$77,050	\$92,460	\$107,870	\$123,280	\$138,690	\$154,100	\$169,510	\$184,805	\$200,330	\$215,740	\$231,150	\$246,560		
8.375%	1	\$46,340	\$55,650	\$64,890	\$74,130	\$83,440	\$92,680	\$101,990	\$111,230	\$120,540	\$129,780	\$139,020	\$148,330		
	2	\$56,270	\$67,575	\$78,795	\$90,015	\$101,320	\$112,540	\$123,845	\$135,065	\$146,370	\$157,590	\$168,810	\$180,115		
	3	\$66,200	\$79,500	\$92,700	\$105,900	\$119,200	\$132,400	\$145,700	\$158,900	\$172,200	\$185,400	\$198,600	\$211,900		
	4	\$76,130	\$91,425	\$106,605	\$121,785	\$137,080	\$152,260	\$167,555	\$182,735	\$198,030	\$213,210	\$228,390	\$243,685		
8.500%	1	\$45,780	\$55,020	\$64,120	\$73,360	\$82,460	\$91,700	\$100,800	\$109,970	\$119,140	\$128,240	\$137,480	\$146,580		
	2	\$55,590	\$66,810	\$77,860	\$89,080	\$100,130	\$111,350	\$122,400	\$133,535	\$144,670	\$155,720	\$166,940	\$177,990		
	3	\$65,400	\$78,600	\$91,600	\$104,800	\$117,800	\$131,000	\$144,000	\$157,100	\$170,200	\$183,200	\$196,400	\$209,400		
	4	\$75,210	\$90,390	\$105,340	\$120,520	\$135,470	\$150,650	\$165,600	\$180,665	\$195,730	\$210,680	\$225,860	\$240,810		
8.625%	1	\$45,290	\$54,390	\$63,420	\$72,450	\$81,550	\$90,580	\$99,680	\$108,710	\$117,740	\$126,840	\$135,870	\$144,970		
	2	\$54,995	\$66,045	\$77,010	\$87,975	\$99,025	\$109,990	\$121,040	\$132,005	\$142,970	\$154,020	\$164,985	\$176,035		
	3	\$64,700	\$77,700	\$90,600	\$103,500	\$116,500	\$129,400	\$142,400	\$155,300	\$168,200	\$181,200	\$194,100	\$207,100		
	4	\$74,405	\$89,355	\$104,190	\$119,025	\$133,975	\$148,810	\$163,760	\$178,595	\$193,430	\$208,380	\$223,215	\$238,165		
8.750%	1	\$44,800	\$53,760	\$62,720	\$71,610	\$80,570	\$89,600	\$98,560	\$107,450	\$116,410	\$125,370	\$134,330	\$143,360		
	2	\$54,400	\$65,280	\$76,160	\$86,955	\$97,835	\$108,800	\$119,680	\$130,475	\$141,355	\$152,235	\$163,115	\$174,080		
	3	\$64,000	\$76,800	\$89,600	\$102,300	\$115,100	\$128,000	\$140,800	\$153,500	\$166,300	\$179,100	\$191,900	\$204,800		
	4	\$73,600	\$88,320	\$103,040	\$117,645	\$132,365	\$147,200	\$161,920	\$176,525	\$191,245	\$205,965	\$220,685	\$235,520		

Maximum affordable sales price is based on the following factors:

- \$42,500** 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, 2020**

**2020**  
**INCOME LIMITS & AFFORDABLE RENT GUIDELINES**  
**MOLOKA'I**

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

% of Median	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
	0.7	0.8	0.9	1.0	1.08	1.16	1.24	1.32
10%	\$2,980	\$3,400	\$3,830	\$4,250	\$4,590	\$4,930	\$5,270	\$5,610
20%	\$5,950	\$6,800	\$7,650	\$8,500	\$9,180	\$9,860	\$10,540	\$11,220
30%	\$8,930	\$10,200	\$11,480	\$12,750	\$13,770	\$14,790	\$15,810	\$16,830
40%	\$11,900	\$13,600	\$15,300	\$17,000	\$18,360	\$19,720	\$21,080	\$22,440
50%	\$14,880	\$17,000	\$19,130	\$21,250	\$22,950	\$24,650	\$26,350	\$28,050
60%	\$17,850	\$20,400	\$22,950	\$25,500	\$27,540	\$29,580	\$31,620	\$33,660
70%	\$20,830	\$23,800	\$26,780	\$29,750	\$32,130	\$34,510	\$36,890	\$39,270
80%	\$23,800	\$27,200	\$30,600	\$34,000	\$36,720	\$39,440	\$42,160	\$44,880
90%	\$26,780	\$30,600	\$34,430	\$38,250	\$41,310	\$44,370	\$47,430	\$50,490
100%	\$29,750	\$34,000	\$38,250	\$42,500	\$45,900	\$49,300	\$52,700	\$56,100
110%	\$32,730	\$37,400	\$42,080	\$46,750	\$50,490	\$54,230	\$57,970	\$61,710
120%	\$35,700	\$40,800	\$45,900	\$51,000	\$55,080	\$59,160	\$63,240	\$67,320
130%	\$38,680	\$44,200	\$49,730	\$55,250	\$59,670	\$64,090	\$68,510	\$72,930
140%	\$41,650	\$47,600	\$53,550	\$59,500	\$64,260	\$69,020	\$73,780	\$78,540

### 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%	\$75	\$80	\$96	\$111	\$123	\$136
20%	\$149	\$159	\$191	\$221	\$247	\$272
30%	\$223	\$239	\$287	\$332	\$370	\$408
40%	\$298	\$319	\$383	\$442	\$493	\$544
50%	\$372	\$399	\$478	\$553	\$616	\$680
60%	\$446	\$478	\$574	\$663	\$740	\$816
70%	\$521	\$558	\$670	\$774	\$863	\$952
80%	\$595	\$638	\$765	\$884	\$986	\$1,088
90%	\$670	\$717	\$861	\$995	\$1,109	\$1,224
100%	\$744	\$797	\$956	\$1,105	\$1,233	\$1,360
110%	\$818	\$877	\$1,052	\$1,216	\$1,356	\$1,496
120%	\$893	\$956	\$1,148	\$1,326	\$1,479	\$1,632
130%	\$967	\$1,036	\$1,243	\$1,437	\$1,602	\$1,768
140%	\$1,041	\$1,116	\$1,339	\$1,547	\$1,726	\$1,904

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