



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

2012
AFFORDABLE SALES PRICE GUIDELINES

MAUI (EXCEPT HANA)
SINGLE FAMILY

Effective: **January 1, 2012**

Prevailing Int. Rate	No. of Bedrooms	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%	
		\$38,550	\$46,260	\$53,970	\$61,680	\$69,390	\$77,100	\$84,810	\$92,520	\$100,230	\$107,940	\$115,650	\$123,360	
3.500%	1	\$158,130	\$189,770	\$221,410	\$253,050	\$284,690	\$316,260	\$347,900	\$379,540	\$411,180	\$442,820	\$474,460	\$506,030	
	2	\$192,015	\$230,435	\$268,855	\$307,275	\$345,695	\$384,030	\$422,450	\$460,870	\$499,290	\$537,710	\$576,130	\$614,465	
	3	\$225,900	\$271,100	\$316,300	\$361,500	\$406,700	\$451,800	\$497,000	\$542,200	\$587,400	\$632,600	\$677,800	\$722,900	
	4	\$259,785	\$311,765	\$363,745	\$415,725	\$467,705	\$519,570	\$571,550	\$623,530	\$675,510	\$727,490	\$779,470	\$831,335	
3.625%	1	\$155,680	\$186,830	\$217,980	\$249,130	\$280,280	\$311,430	\$342,580	\$373,730	\$404,880	\$436,030	\$467,110	\$498,260	
	2	\$189,040	\$226,865	\$264,690	\$302,515	\$340,340	\$378,165	\$415,990	\$453,815	\$491,640	\$529,465	\$567,205	\$605,030	
	3	\$222,400	\$266,900	\$311,400	\$355,900	\$400,400	\$444,900	\$489,400	\$533,900	\$578,400	\$622,900	\$667,300	\$711,800	
	4	\$255,760	\$306,935	\$358,110	\$409,285	\$460,460	\$511,635	\$562,810	\$613,985	\$665,160	\$716,335	\$767,395	\$818,570	
3.750%	1	\$153,370	\$184,030	\$214,690	\$245,350	\$276,010	\$306,670	\$337,330	\$367,990	\$398,650	\$429,380	\$460,040	\$490,700	
	2	\$186,235	\$223,465	\$260,695	\$297,925	\$335,155	\$372,385	\$409,615	\$446,845	\$484,075	\$521,390	\$558,620	\$595,850	
	3	\$219,100	\$262,900	\$306,700	\$350,500	\$394,300	\$438,100	\$481,900	\$525,700	\$569,500	\$613,400	\$657,200	\$701,000	
	4	\$251,965	\$302,335	\$352,705	\$403,075	\$453,445	\$503,815	\$554,185	\$604,555	\$654,925	\$705,410	\$755,780	\$806,150	
3.875%	1	\$150,990	\$181,230	\$211,400	\$241,640	\$271,810	\$302,050	\$332,220	\$362,460	\$392,630	\$422,870	\$453,040	\$483,280	
	2	\$183,345	\$220,065	\$256,700	\$293,420	\$330,055	\$366,775	\$403,410	\$440,130	\$476,765	\$513,485	\$550,120	\$586,840	
	3	\$215,700	\$258,900	\$302,000	\$345,200	\$388,300	\$431,500	\$474,600	\$517,800	\$560,900	\$604,100	\$647,200	\$690,400	
	4	\$248,055	\$297,735	\$347,300	\$396,980	\$446,545	\$496,225	\$545,790	\$595,470	\$645,035	\$694,715	\$744,280	\$793,960	
4.000%	1	\$148,750	\$178,500	\$208,250	\$238,000	\$267,750	\$297,500	\$327,250	\$357,000	\$386,750	\$416,500	\$446,250	\$476,000	
	2	\$180,625	\$216,750	\$252,875	\$289,000	\$325,125	\$361,250	\$397,375	\$433,500	\$469,625	\$505,750	\$541,875	\$578,000	
	3	\$212,500	\$255,000	\$297,500	\$340,000	\$382,500	\$425,000	\$467,500	\$510,000	\$552,500	\$595,000	\$637,500	\$680,000	
	4	\$244,375	\$293,250	\$342,125	\$391,000	\$439,875	\$488,750	\$537,625	\$586,500	\$635,375	\$684,250	\$733,125	\$782,000	
4.125%	1	\$146,510	\$175,840	\$205,100	\$234,430	\$263,760	\$293,020	\$322,350	\$351,680	\$380,940	\$410,270	\$439,600	\$468,860	
	2	\$177,905	\$213,520	\$249,050	\$284,665	\$320,280	\$355,810	\$391,425	\$427,040	\$462,570	\$498,185	\$533,800	\$569,330	
	3	\$209,300	\$251,200	\$293,000	\$334,900	\$376,800	\$418,600	\$460,500	\$502,400	\$544,200	\$586,100	\$628,000	\$669,800	
	4	\$240,695	\$288,880	\$336,950	\$385,135	\$433,320	\$481,390	\$529,575	\$577,760	\$625,830	\$674,015	\$722,200	\$770,270	
4.250%	1	\$144,340	\$173,250	\$202,090	\$231,000	\$259,840	\$288,680	\$317,590	\$346,430	\$375,340	\$404,180	\$433,090	\$461,930	
	2	\$175,270	\$210,375	\$245,395	\$280,500	\$315,520	\$350,540	\$385,645	\$420,665	\$455,770	\$490,790	\$525,895	\$560,915	
	3	\$206,200	\$247,500	\$288,700	\$330,000	\$371,200	\$412,400	\$453,700	\$494,900	\$536,200	\$577,400	\$618,700	\$659,900	
	4	\$237,130	\$284,625	\$332,005	\$379,500	\$426,880	\$474,260	\$521,755	\$569,135	\$616,630	\$664,010	\$711,505	\$758,885	
4.375%	1	\$142,240	\$170,660	\$199,150	\$227,570	\$255,990	\$284,480	\$312,900	\$341,320	\$369,810	\$398,230	\$426,720	\$455,140	
	2	\$172,720	\$207,230	\$241,825	\$276,335	\$310,845	\$345,440	\$379,950	\$414,460	\$449,055	\$483,565	\$518,160	\$552,670	
	3	\$203,200	\$243,800	\$284,500	\$325,100	\$365,700	\$406,400	\$447,000	\$487,600	\$528,300	\$568,900	\$609,600	\$650,200	
	4	\$233,680	\$280,370	\$327,175	\$373,865	\$420,555	\$467,360	\$514,050	\$560,740	\$607,545	\$654,235	\$701,040	\$747,730	
4.500%	1	\$140,140	\$168,210	\$196,210	\$224,210	\$252,280	\$280,280	\$308,350	\$336,350	\$364,420	\$392,420	\$420,490	\$448,490	
	2	\$170,170	\$204,255	\$238,255	\$272,255	\$306,340	\$340,340	\$374,425	\$408,425	\$442,510	\$476,510	\$510,595	\$544,595	
	3	\$200,200	\$240,300	\$280,300	\$320,300	\$360,400	\$400,400	\$440,500	\$480,500	\$520,600	\$560,600	\$600,700	\$640,700	
	4	\$230,230	\$276,345	\$322,345	\$368,345	\$414,460	\$460,460	\$506,575	\$552,575	\$598,690	\$644,690	\$690,805	\$736,805	
4.625%	1	\$138,110	\$165,760	\$193,340	\$220,990	\$248,640	\$276,220	\$303,870	\$331,520	\$359,100	\$386,750	\$414,330	\$441,980	
	2	\$167,705	\$201,280	\$234,770	\$268,345	\$301,920	\$335,410	\$368,985	\$402,560	\$436,050	\$469,625	\$503,115	\$536,690	
	3	\$197,300	\$236,800	\$276,200	\$315,700	\$355,200	\$394,600	\$434,100	\$473,600	\$513,000	\$552,500	\$591,900	\$631,400	
	4	\$226,895	\$272,320	\$317,630	\$363,055	\$408,480	\$453,790	\$499,215	\$544,640	\$589,950	\$635,375	\$680,685	\$726,110	
4.750%	1	\$136,150	\$163,380	\$190,610	\$217,840	\$245,070	\$272,300	\$299,460	\$326,690	\$353,920	\$381,150	\$408,380	\$435,610	
	2	\$165,325	\$198,390	\$231,455	\$264,520	\$297,585	\$330,650	\$363,630	\$396,695	\$429,760	\$462,825	\$495,890	\$528,955	
	3	\$194,500	\$233,400	\$272,300	\$311,200	\$350,100	\$389,000	\$427,800	\$466,700	\$505,600	\$544,500	\$583,400	\$622,300	
	4	\$223,675	\$268,410	\$313,145	\$357,880	\$402,615	\$447,350	\$491,970	\$536,705	\$581,440	\$626,175	\$670,910	\$715,645	



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Effective: **January 1, 2012**

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%		
		\$38,550	\$46,260	\$53,970	\$61,680	\$69,390	\$77,100	\$84,810	\$92,520	\$100,230	\$107,940	\$115,650	\$123,360		
4.875%	1	\$134,190	\$161,000	\$187,880	\$214,690	\$241,570	\$268,380	\$295,190	\$322,070	\$348,880	\$375,760	\$402,570	\$429,380		
	2	\$162,945	\$195,500	\$228,140	\$260,695	\$293,335	\$325,890	\$358,445	\$391,085	\$423,640	\$456,280	\$488,835	\$521,390		
	3	\$191,700	\$230,000	\$268,400	\$306,700	\$345,100	\$383,400	\$421,700	\$460,100	\$498,400	\$536,800	\$575,100	\$613,400		
	4	\$220,455	\$264,500	\$308,660	\$352,705	\$396,865	\$440,910	\$484,955	\$529,115	\$573,160	\$617,320	\$661,365	\$705,410		
5.000%	1	\$132,300	\$158,760	\$185,220	\$211,680	\$238,140	\$264,600	\$291,060	\$317,450	\$343,910	\$370,370	\$396,830	\$423,290		
	2	\$160,650	\$192,780	\$224,910	\$257,040	\$289,170	\$321,300	\$353,430	\$385,475	\$417,605	\$449,735	\$481,865	\$513,995		
	3	\$189,000	\$226,800	\$264,600	\$302,400	\$340,200	\$378,000	\$415,800	\$453,500	\$491,300	\$529,100	\$566,900	\$604,700		
	4	\$217,350	\$260,820	\$304,290	\$347,760	\$391,230	\$434,700	\$478,170	\$521,525	\$564,995	\$608,465	\$651,935	\$695,405		
5.125%	1	\$130,410	\$156,520	\$182,560	\$208,670	\$234,780	\$260,820	\$286,930	\$313,040	\$339,080	\$365,190	\$391,300	\$417,340		
	2	\$158,355	\$190,060	\$221,680	\$253,385	\$285,090	\$316,710	\$348,415	\$380,120	\$411,740	\$443,445	\$475,150	\$506,770		
	3	\$186,300	\$223,600	\$260,800	\$298,100	\$335,400	\$372,600	\$409,900	\$447,200	\$484,400	\$521,700	\$559,000	\$596,200		
	4	\$214,245	\$257,140	\$299,920	\$342,815	\$385,710	\$428,490	\$471,385	\$514,280	\$557,060	\$599,955	\$642,850	\$685,630		
5.250%	1	\$128,590	\$154,350	\$180,040	\$205,730	\$231,490	\$257,180	\$282,940	\$308,630	\$334,390	\$360,080	\$385,770	\$411,530		
	2	\$156,145	\$187,425	\$218,620	\$249,815	\$281,095	\$312,290	\$343,570	\$374,765	\$406,045	\$437,240	\$468,435	\$499,715		
	3	\$183,700	\$220,500	\$257,200	\$293,900	\$330,700	\$367,400	\$404,200	\$440,900	\$477,700	\$514,400	\$551,100	\$587,900		
	4	\$211,255	\$253,575	\$295,780	\$337,985	\$380,305	\$422,510	\$464,830	\$507,035	\$549,355	\$591,560	\$633,765	\$676,085		
5.375%	1	\$126,840	\$152,180	\$177,520	\$202,930	\$228,270	\$253,610	\$279,020	\$304,360	\$329,700	\$355,110	\$380,450	\$405,790		
	2	\$154,020	\$184,790	\$215,560	\$246,415	\$277,185	\$307,955	\$338,810	\$369,580	\$400,350	\$431,205	\$461,975	\$492,745		
	3	\$181,200	\$217,400	\$253,600	\$289,900	\$326,100	\$362,300	\$398,600	\$434,800	\$471,000	\$507,300	\$543,500	\$579,700		
	4	\$208,380	\$250,010	\$291,640	\$333,385	\$375,015	\$416,645	\$458,390	\$500,020	\$541,650	\$583,395	\$625,025	\$666,655		
5.500%	1	\$125,090	\$150,080	\$175,070	\$200,130	\$225,120	\$250,110	\$275,170	\$300,160	\$325,150	\$350,210	\$375,200	\$400,190		
	2	\$151,895	\$182,240	\$212,585	\$243,015	\$273,360	\$303,705	\$334,135	\$364,480	\$394,825	\$425,255	\$455,600	\$485,945		
	3	\$178,700	\$214,400	\$250,100	\$285,900	\$321,600	\$357,300	\$393,100	\$428,800	\$464,500	\$500,300	\$536,000	\$571,700		
	4	\$205,505	\$246,560	\$287,615	\$328,785	\$369,840	\$410,895	\$452,065	\$493,120	\$534,175	\$575,345	\$616,400	\$657,455		
5.625%	1	\$123,340	\$148,050	\$172,690	\$197,400	\$222,040	\$246,750	\$271,390	\$296,030	\$320,740	\$345,380	\$370,090	\$394,730		
	2	\$149,770	\$179,775	\$209,695	\$239,700	\$269,620	\$299,625	\$329,545	\$359,465	\$389,470	\$419,390	\$449,395	\$479,315		
	3	\$176,200	\$211,500	\$246,700	\$282,000	\$317,200	\$352,500	\$387,700	\$422,900	\$458,200	\$493,400	\$528,700	\$563,900		
	4	\$202,630	\$243,225	\$283,705	\$324,300	\$364,780	\$405,375	\$445,855	\$486,335	\$526,930	\$567,410	\$608,005	\$648,485		
5.750%	1	\$121,660	\$146,020	\$170,380	\$194,670	\$219,030	\$243,390	\$267,680	\$292,040	\$316,400	\$340,690	\$365,050	\$389,410		
	2	\$147,730	\$177,310	\$206,890	\$236,385	\$265,965	\$295,545	\$325,040	\$354,620	\$384,200	\$413,695	\$443,275	\$472,855		
	3	\$173,800	\$208,600	\$243,400	\$278,100	\$312,900	\$347,700	\$382,400	\$417,200	\$452,000	\$486,700	\$521,500	\$556,300		
	4	\$199,870	\$239,890	\$279,910	\$319,815	\$359,835	\$399,855	\$439,760	\$479,780	\$519,800	\$559,705	\$599,725	\$639,745		
5.875%	1	\$120,050	\$144,060	\$168,070	\$192,080	\$216,090	\$240,100	\$264,110	\$288,120	\$312,130	\$336,140	\$360,150	\$384,160		
	2	\$145,775	\$174,930	\$204,085	\$233,240	\$262,395	\$291,550	\$320,705	\$349,860	\$379,015	\$408,170	\$437,325	\$466,480		
	3	\$171,500	\$205,800	\$240,100	\$274,400	\$308,700	\$343,000	\$377,300	\$411,600	\$445,900	\$480,200	\$514,500	\$548,800		
	4	\$197,225	\$236,670	\$276,115	\$315,560	\$355,005	\$394,450	\$433,895	\$473,340	\$512,785	\$552,230	\$591,675	\$631,120		
6.000%	1	\$118,440	\$142,100	\$165,830	\$189,490	\$213,220	\$236,880	\$260,610	\$284,270	\$307,930	\$331,660	\$355,320	\$379,050		
	2	\$143,820	\$172,550	\$201,365	\$230,095	\$258,910	\$287,640	\$316,455	\$345,185	\$373,915	\$402,730	\$431,460	\$460,275		
	3	\$169,200	\$203,000	\$236,900	\$270,700	\$304,600	\$338,400	\$372,300	\$406,100	\$439,900	\$473,800	\$507,600	\$541,500		
	4	\$194,580	\$233,450	\$272,435	\$311,305	\$350,290	\$389,160	\$428,145	\$467,015	\$505,885	\$544,870	\$583,740	\$622,725		
6.125%	1	\$116,900	\$140,280	\$163,590	\$186,970	\$210,350	\$233,730	\$257,110	\$280,490	\$303,870	\$327,250	\$350,630	\$374,010		
	2	\$141,950	\$170,340	\$198,645	\$227,035	\$255,425	\$283,815	\$312,205	\$340,595	\$368,985	\$397,375	\$425,765	\$454,155		
	3	\$167,000	\$200,400	\$233,700	\$267,100	\$300,500	\$333,900	\$367,300	\$400,700	\$434,100	\$467,500	\$500,900	\$534,300		
	4	\$192,050	\$230,460	\$268,755	\$307,165	\$345,575	\$383,985	\$422,395	\$460,805	\$499,215	\$537,625	\$576,035	\$614,445		



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		50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%		
		\$38,550	\$46,260	\$53,970	\$61,680	\$69,390	\$77,100	\$84,810	\$92,520	\$100,230	\$107,940	\$115,650	\$123,360		
6.250%	1	\$115,360	\$138,390	\$161,490	\$184,520	\$207,620	\$230,650	\$253,750	\$276,780	\$299,880	\$322,910	\$346,010	\$369,040		
	2	\$140,080	\$168,045	\$196,095	\$224,060	\$252,110	\$280,075	\$308,125	\$336,090	\$364,140	\$392,105	\$420,155	\$448,120		
	3	\$164,800	\$197,700	\$230,700	\$263,600	\$296,600	\$329,500	\$362,500	\$395,400	\$428,400	\$461,300	\$494,300	\$527,200		
	4	\$189,520	\$227,355	\$265,305	\$303,140	\$341,090	\$378,925	\$416,875	\$454,710	\$492,660	\$530,495	\$568,445	\$606,280		
6.375%	1	\$113,820	\$136,570	\$159,390	\$182,140	\$204,890	\$227,640	\$250,390	\$273,210	\$295,960	\$318,710	\$341,460	\$364,280		
	2	\$138,210	\$165,835	\$193,545	\$221,170	\$248,795	\$276,420	\$304,045	\$331,755	\$359,380	\$387,005	\$414,630	\$442,340		
	3	\$162,600	\$195,100	\$227,700	\$260,200	\$292,700	\$325,200	\$357,700	\$390,300	\$422,800	\$455,300	\$487,800	\$520,400		
	4	\$186,990	\$224,365	\$261,855	\$299,230	\$336,605	\$373,980	\$411,355	\$448,845	\$486,220	\$523,595	\$560,970	\$598,460		
6.500%	1	\$112,350	\$134,820	\$157,290	\$179,760	\$202,230	\$224,700	\$247,170	\$269,640	\$292,110	\$314,580	\$337,050	\$359,520		
	2	\$136,425	\$163,710	\$190,995	\$218,280	\$245,565	\$272,850	\$300,135	\$327,420	\$354,705	\$381,990	\$409,275	\$436,560		
	3	\$160,500	\$192,600	\$224,700	\$256,800	\$288,900	\$321,000	\$353,100	\$385,200	\$417,300	\$449,400	\$481,500	\$513,600		
	4	\$184,575	\$221,490	\$258,405	\$295,320	\$332,235	\$369,150	\$406,065	\$442,980	\$479,895	\$516,810	\$553,725	\$590,640		
6.625%	1	\$110,880	\$133,070	\$155,260	\$177,450	\$199,640	\$221,830	\$244,020	\$266,140	\$288,330	\$310,520	\$332,710	\$354,900		
	2	\$134,640	\$161,585	\$188,530	\$215,475	\$242,420	\$269,365	\$296,310	\$323,170	\$350,115	\$377,060	\$404,005	\$430,950		
	3	\$158,400	\$190,100	\$221,800	\$253,500	\$285,200	\$316,900	\$348,600	\$380,200	\$411,900	\$443,600	\$475,300	\$507,000		
	4	\$182,160	\$218,615	\$255,070	\$291,525	\$327,980	\$364,435	\$400,890	\$437,230	\$473,685	\$510,140	\$546,595	\$583,050		
6.750%	1	\$109,480	\$131,390	\$153,300	\$175,210	\$197,050	\$218,960	\$240,870	\$262,780	\$284,690	\$306,530	\$328,440	\$350,350		
	2	\$132,940	\$159,545	\$186,150	\$212,755	\$239,275	\$265,880	\$292,485	\$319,090	\$345,695	\$372,215	\$398,820	\$425,425		
	3	\$156,400	\$187,700	\$219,000	\$250,300	\$281,500	\$312,800	\$344,100	\$375,400	\$406,700	\$437,900	\$469,200	\$500,500		
	4	\$179,860	\$215,855	\$251,850	\$287,845	\$323,725	\$359,720	\$395,715	\$431,710	\$467,705	\$503,585	\$539,580	\$575,575		
6.875%	1	\$108,080	\$129,710	\$151,340	\$172,970	\$194,600	\$216,230	\$237,790	\$259,420	\$281,050	\$302,680	\$324,310	\$345,940		
	2	\$131,240	\$157,505	\$183,770	\$210,035	\$236,300	\$262,565	\$288,745	\$315,010	\$341,275	\$367,540	\$393,805	\$420,070		
	3	\$154,400	\$185,300	\$216,200	\$247,100	\$278,000	\$308,900	\$339,700	\$370,600	\$401,500	\$432,400	\$463,300	\$494,200		
	4	\$177,560	\$213,095	\$248,630	\$284,165	\$319,700	\$355,235	\$390,655	\$426,190	\$461,725	\$497,260	\$532,795	\$568,330		
7.000%	1	\$106,750	\$128,100	\$149,450	\$170,800	\$192,150	\$213,500	\$234,850	\$256,200	\$277,550	\$298,900	\$320,180	\$341,530		
	2	\$129,625	\$155,550	\$181,475	\$207,400	\$233,325	\$259,250	\$285,175	\$311,100	\$337,025	\$362,950	\$388,790	\$414,715		
	3	\$152,500	\$183,000	\$213,500	\$244,000	\$274,500	\$305,000	\$335,500	\$366,000	\$396,500	\$427,000	\$457,400	\$487,900		
	4	\$175,375	\$210,450	\$245,525	\$280,600	\$315,675	\$350,750	\$385,825	\$420,900	\$455,975	\$491,050	\$526,010	\$561,085		
7.125%	1	\$105,420	\$126,490	\$147,560	\$168,630	\$189,700	\$210,840	\$231,910	\$252,980	\$274,050	\$295,120	\$316,190	\$337,330		
	2	\$128,010	\$153,595	\$179,180	\$204,765	\$230,350	\$255,935	\$281,520	\$307,105	\$332,690	\$358,275	\$383,860	\$409,445		
	3	\$150,600	\$180,700	\$210,800	\$240,900	\$271,000	\$301,200	\$331,300	\$361,400	\$391,500	\$421,600	\$451,700	\$481,900		
	4	\$173,190	\$207,805	\$242,420	\$277,035	\$311,650	\$346,265	\$380,880	\$415,495	\$450,110	\$484,725	\$519,340	\$553,955		
7.250%	1	\$104,090	\$124,950	\$145,740	\$166,530	\$187,390	\$208,180	\$229,040	\$249,830	\$270,620	\$291,480	\$312,270	\$333,130		
	2	\$126,395	\$151,725	\$176,970	\$202,215	\$227,545	\$252,790	\$278,120	\$303,365	\$328,610	\$353,940	\$379,185	\$404,515		
	3	\$148,700	\$178,500	\$208,200	\$237,900	\$267,700	\$297,400	\$327,200	\$356,900	\$386,600	\$416,400	\$446,100	\$475,900		
	4	\$171,005	\$205,275	\$239,430	\$273,585	\$307,755	\$341,920	\$376,085	\$410,250	\$444,520	\$478,785	\$513,050	\$547,285		
7.375%	1	\$102,830	\$123,410	\$143,920	\$164,500	\$185,080	\$205,660	\$226,170	\$246,750	\$267,330	\$287,910	\$308,420	\$329,000		
	2	\$124,865	\$149,855	\$174,760	\$199,750	\$224,740	\$249,730	\$274,635	\$299,625	\$324,615	\$349,605	\$374,510	\$399,500		
	3	\$146,900	\$176,300	\$205,600	\$235,000	\$264,400	\$293,800	\$323,100	\$352,500	\$381,900	\$411,300	\$440,600	\$470,000		
	4	\$168,935	\$202,745	\$236,440	\$270,250	\$304,060	\$337,870	\$371,565	\$405,260	\$438,955	\$472,650	\$506,345	\$540,040		
7.500%	1	\$101,570	\$121,870	\$142,170	\$162,470	\$182,840	\$203,140	\$223,440	\$243,740	\$264,040	\$284,340	\$304,610	\$325,010		
	2	\$123,335	\$147,985	\$172,635	\$197,285	\$222,020	\$246,670	\$271,320	\$295,970	\$320,620	\$345,270	\$370,005	\$394,655		
	3	\$145,100	\$174,100	\$203,100	\$232,100	\$261,200	\$290,200	\$319,200	\$348,200	\$377,200	\$406,200	\$435,300	\$464,300		
	4	\$166,865	\$200,215	\$233,565	\$266,915	\$300,265	\$333,615	\$366,965	\$400,315	\$433,665	\$467,015	\$500,365	\$533,715		



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

2012
AFFORDABLE SALES PRICE GUIDELINES
MAUI (EXCEPT HANA)
SINGLE FAMILY

Effective: **January 1, 2012**

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%
		\$38,550	\$46,260	\$53,970	\$61,680	\$69,390	\$77,100	\$84,810	\$92,520	\$100,230	\$107,940	\$115,650	\$123,360
7.625%	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
7.750%	1	\$99,120	\$118,930	\$138,740	\$158,620	\$178,430	\$198,240	\$218,050	\$237,930	\$257,740	\$277,550	\$297,360	\$317,170
	2	\$120,360	\$144,415	\$168,470	\$192,610	\$216,665	\$240,720	\$264,775	\$288,915	\$312,970	\$337,025	\$361,080	\$385,135
	3	\$141,600	\$169,900	\$198,200	\$226,600	\$254,900	\$283,200	\$311,500	\$339,900	\$368,200	\$396,500	\$424,800	\$453,100
	4	\$162,840	\$195,385	\$227,930	\$260,590	\$293,135	\$325,680	\$358,225	\$390,885	\$423,430	\$455,975	\$488,520	\$521,065
7.875%	1	\$97,930	\$117,530	\$137,130	\$156,730	\$176,260	\$195,860	\$215,460	\$235,060	\$254,660	\$274,260	\$293,790	\$313,390
	2	\$118,915	\$142,715	\$166,515	\$190,315	\$214,030	\$237,830	\$261,630	\$285,430	\$309,230	\$333,030	\$356,745	\$380,545
	3	\$139,900	\$167,900	\$195,900	\$223,900	\$251,800	\$279,800	\$307,800	\$335,800	\$363,800	\$391,800	\$419,700	\$447,700
	4	\$160,885	\$193,085	\$225,285	\$257,485	\$289,570	\$321,770	\$353,970	\$386,170	\$418,370	\$450,570	\$482,655	\$514,855
8.000%	1	\$96,810	\$116,130	\$135,520	\$154,840	\$174,230	\$193,550	\$212,940	\$232,260	\$251,650	\$270,970	\$290,360	\$309,680
	2	\$117,555	\$141,015	\$164,560	\$188,020	\$211,565	\$235,025	\$258,570	\$282,030	\$305,575	\$329,035	\$352,580	\$376,040
	3	\$138,300	\$165,900	\$193,600	\$221,200	\$248,900	\$276,500	\$304,200	\$331,800	\$359,500	\$387,100	\$414,800	\$442,400
	4	\$159,045	\$190,785	\$222,640	\$254,380	\$286,235	\$317,975	\$349,830	\$381,570	\$413,425	\$445,165	\$477,020	\$508,760
8.125%	1	\$95,620	\$114,800	\$133,910	\$153,020	\$172,130	\$191,310	\$210,420	\$229,530	\$248,640	\$267,820	\$286,930	\$306,040
	2	\$116,110	\$139,400	\$162,605	\$185,810	\$209,015	\$232,305	\$255,510	\$278,715	\$301,920	\$325,210	\$348,415	\$371,620
	3	\$136,600	\$164,000	\$191,300	\$218,600	\$245,900	\$273,300	\$300,600	\$327,900	\$355,200	\$382,600	\$409,900	\$437,200
	4	\$157,090	\$188,600	\$219,995	\$251,390	\$282,785	\$314,295	\$345,690	\$377,085	\$408,480	\$439,990	\$471,385	\$502,780
8.250%	1	\$94,500	\$113,400	\$132,300	\$151,270	\$170,170	\$189,070	\$207,970	\$226,870	\$245,770	\$264,670	\$283,570	\$302,470
	2	\$114,750	\$137,700	\$160,650	\$183,685	\$206,635	\$229,585	\$252,535	\$275,485	\$298,435	\$321,385	\$344,335	\$367,285
	3	\$135,000	\$162,000	\$189,000	\$216,100	\$243,100	\$270,100	\$297,100	\$324,100	\$351,100	\$378,100	\$405,100	\$432,100
	4	\$155,250	\$186,300	\$217,350	\$248,515	\$279,565	\$310,615	\$341,665	\$372,715	\$403,765	\$434,815	\$465,865	\$496,915

Maximum affordable sales price is based on the following factors:

- \$77,100** Median family income as established by the U.S. Department of Housing and Urban Development (HUD).
- 30** Number of years for a fixed-rate mortgage loan with no discount points
- 30%** Percentage of gross monthly income for housing expenses (principle and interest payment only)
- 5%** Percentage of the purchase price for downpayment.



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

2012
AFFORDABLE SALES PRICE GUIDELINES

MAUI (EXCEPT HANA)
MULTI-FAMILY

Effective: **January 1, 2012**

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%		
		\$38,550	\$46,260	\$53,970	\$61,680	\$69,390	\$77,100	\$84,810	\$92,520	\$100,230	\$107,940	\$115,650	\$123,360		
3.500%	1	\$142,310	\$170,800	\$199,290	\$227,780	\$256,200	\$284,620	\$313,110	\$341,600	\$370,090	\$398,510	\$427,000	\$455,420		
	2	\$172,805	\$207,400	\$241,995	\$276,590	\$311,100	\$345,610	\$380,205	\$414,800	\$449,395	\$483,905	\$518,500	\$553,010		
	3	\$203,300	\$244,000	\$284,700	\$325,400	\$366,000	\$406,600	\$447,300	\$488,000	\$528,700	\$569,300	\$610,000	\$650,600		
	4	\$233,795	\$280,600	\$327,405	\$374,210	\$420,900	\$467,590	\$514,395	\$561,200	\$608,005	\$654,695	\$701,500	\$748,190		
3.625%	1	\$140,140	\$168,140	\$196,210	\$224,210	\$252,280	\$280,280	\$308,350	\$336,350	\$364,420	\$392,420	\$420,420	\$448,420		
	2	\$170,170	\$204,170	\$238,255	\$272,255	\$306,340	\$340,340	\$374,425	\$408,425	\$442,510	\$476,510	\$510,510	\$544,510		
	3	\$200,200	\$240,200	\$280,300	\$320,300	\$360,400	\$400,400	\$440,500	\$480,500	\$520,600	\$560,600	\$600,600	\$640,600		
	4	\$230,230	\$276,230	\$322,345	\$368,345	\$414,460	\$460,460	\$506,575	\$552,575	\$598,690	\$644,690	\$690,690	\$736,690		
3.750%	1	\$138,040	\$165,620	\$193,200	\$220,850	\$248,430	\$276,010	\$303,590	\$331,170	\$358,820	\$386,470	\$414,050	\$441,630		
	2	\$167,620	\$201,110	\$234,600	\$268,175	\$301,665	\$335,155	\$368,645	\$402,135	\$435,710	\$469,285	\$502,775	\$536,265		
	3	\$197,200	\$236,600	\$276,000	\$315,500	\$354,900	\$394,300	\$433,700	\$473,100	\$512,600	\$552,100	\$591,500	\$630,900		
	4	\$226,780	\$272,090	\$317,400	\$362,825	\$408,135	\$453,445	\$498,755	\$544,065	\$589,490	\$634,915	\$680,225	\$725,535		
3.875%	1	\$135,870	\$163,100	\$190,260	\$217,490	\$244,650	\$271,880	\$298,970	\$326,200	\$353,360	\$380,590	\$407,750	\$434,980		
	2	\$164,985	\$198,050	\$231,030	\$264,095	\$297,075	\$330,140	\$363,035	\$396,100	\$429,080	\$462,145	\$495,125	\$528,190		
	3	\$194,100	\$233,000	\$271,800	\$310,700	\$349,500	\$388,400	\$427,100	\$466,000	\$504,800	\$543,700	\$582,500	\$621,400		
	4	\$223,215	\$267,950	\$312,570	\$357,305	\$401,925	\$446,660	\$491,165	\$535,900	\$580,520	\$625,255	\$669,875	\$714,610		
4.000%	1	\$133,910	\$160,650	\$187,460	\$214,200	\$241,010	\$267,750	\$294,560	\$321,300	\$348,110	\$374,850	\$401,660	\$428,400		
	2	\$162,605	\$195,075	\$227,630	\$260,100	\$292,655	\$325,125	\$357,680	\$390,150	\$422,705	\$455,175	\$487,730	\$520,200		
	3	\$191,300	\$229,500	\$267,800	\$306,000	\$344,300	\$382,500	\$420,800	\$459,000	\$497,300	\$535,500	\$573,800	\$612,000		
	4	\$219,995	\$263,925	\$307,970	\$351,900	\$395,945	\$439,875	\$483,920	\$527,850	\$571,895	\$615,825	\$659,870	\$703,800		
4.125%	1	\$131,880	\$158,270	\$184,590	\$210,980	\$237,370	\$263,690	\$290,150	\$316,540	\$342,860	\$369,250	\$395,640	\$421,960		
	2	\$160,140	\$192,185	\$224,145	\$256,190	\$288,235	\$320,195	\$352,325	\$384,370	\$416,330	\$448,375	\$480,420	\$512,380		
	3	\$188,400	\$226,100	\$263,700	\$301,400	\$339,100	\$376,700	\$414,500	\$452,200	\$489,800	\$527,500	\$565,200	\$602,800		
	4	\$216,660	\$260,015	\$303,255	\$346,610	\$389,965	\$433,205	\$476,675	\$520,030	\$563,270	\$606,625	\$649,980	\$693,220		
4.250%	1	\$129,920	\$155,960	\$181,860	\$207,900	\$233,870	\$259,840	\$285,810	\$311,780	\$337,820	\$363,790	\$389,760	\$415,730		
	2	\$157,760	\$189,380	\$220,830	\$252,450	\$283,985	\$315,520	\$347,055	\$378,590	\$410,210	\$441,745	\$473,280	\$504,815		
	3	\$185,600	\$222,800	\$259,800	\$297,000	\$334,100	\$371,200	\$408,300	\$445,400	\$482,600	\$519,700	\$556,800	\$593,900		
	4	\$213,440	\$256,220	\$298,770	\$341,550	\$384,215	\$426,880	\$469,545	\$512,210	\$554,990	\$597,655	\$640,320	\$682,985		
4.375%	1	\$128,030	\$153,580	\$179,270	\$204,820	\$230,370	\$256,060	\$281,610	\$307,160	\$332,850	\$358,400	\$384,020	\$409,640		
	2	\$155,465	\$186,490	\$217,685	\$248,710	\$279,735	\$310,930	\$341,955	\$372,980	\$404,175	\$435,200	\$466,310	\$497,420		
	3	\$182,900	\$219,400	\$256,100	\$292,600	\$329,100	\$365,800	\$402,300	\$438,800	\$475,500	\$512,000	\$548,600	\$585,200		
	4	\$210,335	\$252,310	\$294,515	\$336,490	\$378,465	\$420,670	\$462,645	\$504,620	\$546,825	\$588,800	\$630,890	\$672,980		
4.500%	1	\$126,140	\$151,410	\$176,610	\$201,810	\$227,080	\$252,280	\$277,550	\$302,750	\$327,950	\$353,150	\$378,420	\$403,620		
	2	\$153,170	\$183,855	\$214,455	\$245,055	\$275,740	\$306,340	\$337,025	\$367,625	\$398,225	\$428,825	\$459,510	\$490,110		
	3	\$180,200	\$216,300	\$252,300	\$288,300	\$324,400	\$360,400	\$396,500	\$432,500	\$468,500	\$504,500	\$540,600	\$576,600		
	4	\$207,230	\$248,745	\$290,145	\$331,545	\$373,060	\$414,460	\$455,975	\$497,375	\$538,775	\$580,175	\$621,690	\$663,090		
4.625%	1	\$124,320	\$149,170	\$174,020	\$198,870	\$223,790	\$248,570	\$273,490	\$298,340	\$323,190	\$348,110	\$372,890	\$397,810		
	2	\$150,960	\$181,135	\$211,310	\$241,485	\$271,745	\$301,835	\$332,095	\$362,270	\$392,445	\$422,705	\$452,795	\$483,055		
	3	\$177,600	\$213,100	\$248,600	\$284,100	\$319,700	\$355,100	\$390,700	\$426,200	\$461,700	\$497,300	\$532,700	\$568,300		
	4	\$204,240	\$245,065	\$285,890	\$326,715	\$367,655	\$408,365	\$449,305	\$490,130	\$530,955	\$571,895	\$612,605	\$653,545		
4.750%	1	\$122,570	\$147,070	\$171,570	\$196,070	\$220,570	\$245,070	\$269,500	\$294,000	\$318,500	\$343,070	\$367,570	\$392,070		
	2	\$148,835	\$178,585	\$208,335	\$238,085	\$267,835	\$297,585	\$327,250	\$357,000	\$386,750	\$416,585	\$446,335	\$476,085		
	3	\$175,100	\$210,100	\$245,100	\$280,100	\$315,100	\$350,100	\$385,000	\$420,000	\$455,000	\$490,100	\$525,100	\$560,100		
	4	\$201,365	\$241,615	\$281,865	\$322,115	\$362,365	\$402,615	\$442,750	\$483,000	\$523,250	\$563,615	\$603,865	\$644,115		



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COUNTY OF MAUI

2012
AFFORDABLE SALES PRICE GUIDELINES

MAUI (EXCEPT HANA)
MULTI-FAMILY

Effective: **January 1, 2012**

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%		
		\$38,550	\$46,260	\$53,970	\$61,680	\$69,390	\$77,100	\$84,810	\$92,520	\$100,230	\$107,940	\$115,650	\$123,360		
4.875%	1	\$120,750	\$144,900	\$169,120	\$193,200	\$217,420	\$241,570	\$265,650	\$289,870	\$314,020	\$338,170	\$362,320	\$386,470		
	2	\$146,625	\$175,950	\$205,360	\$234,600	\$264,010	\$293,335	\$322,575	\$351,985	\$381,310	\$410,635	\$439,960	\$469,285		
	3	\$172,500	\$207,000	\$241,600	\$276,000	\$310,600	\$345,100	\$379,500	\$414,100	\$448,600	\$483,100	\$517,600	\$552,100		
	4	\$198,375	\$238,050	\$277,840	\$317,400	\$357,190	\$396,865	\$436,425	\$476,215	\$515,890	\$555,565	\$595,240	\$634,915		
5.000%	1	\$119,070	\$142,870	\$166,670	\$190,540	\$214,340	\$238,140	\$261,940	\$285,740	\$309,540	\$333,340	\$357,140	\$380,940		
	2	\$144,585	\$173,485	\$202,385	\$231,370	\$260,270	\$289,170	\$318,070	\$346,970	\$375,870	\$404,770	\$433,670	\$462,570		
	3	\$170,100	\$204,100	\$238,100	\$272,200	\$306,200	\$340,200	\$374,200	\$408,200	\$442,200	\$476,200	\$510,200	\$544,200		
	4	\$195,615	\$234,715	\$273,815	\$313,030	\$352,130	\$391,230	\$430,330	\$469,430	\$508,530	\$547,630	\$586,730	\$625,830		
5.125%	1	\$117,390	\$140,840	\$164,290	\$187,810	\$211,330	\$234,710	\$258,230	\$281,750	\$305,200	\$328,650	\$352,170	\$375,620		
	2	\$142,545	\$171,020	\$199,495	\$228,055	\$256,615	\$285,005	\$313,565	\$342,125	\$370,600	\$399,075	\$427,635	\$456,110		
	3	\$167,700	\$201,200	\$234,700	\$268,300	\$301,900	\$335,300	\$368,900	\$402,500	\$436,000	\$469,500	\$503,100	\$536,600		
	4	\$192,855	\$231,380	\$269,905	\$308,545	\$347,185	\$385,595	\$424,235	\$462,875	\$501,400	\$539,925	\$578,565	\$617,090		
5.250%	1	\$115,710	\$138,950	\$162,050	\$185,150	\$208,320	\$231,490	\$254,660	\$277,760	\$300,930	\$324,100	\$347,200	\$370,370		
	2	\$140,505	\$168,725	\$196,775	\$224,825	\$252,960	\$281,095	\$309,230	\$337,280	\$365,415	\$393,550	\$421,600	\$449,735		
	3	\$165,300	\$198,500	\$231,500	\$264,500	\$297,600	\$330,700	\$363,800	\$396,800	\$429,900	\$463,000	\$496,000	\$529,100		
	4	\$190,095	\$228,275	\$266,225	\$304,175	\$342,240	\$380,305	\$418,370	\$456,320	\$494,385	\$532,450	\$570,400	\$608,465		
5.375%	1	\$114,170	\$136,990	\$159,740	\$182,630	\$205,450	\$228,270	\$251,090	\$273,910	\$296,730	\$319,620	\$342,440	\$365,190		
	2	\$138,635	\$166,345	\$193,970	\$221,765	\$249,475	\$277,185	\$304,895	\$332,605	\$360,315	\$388,110	\$415,820	\$443,445		
	3	\$163,100	\$195,700	\$228,200	\$260,900	\$293,500	\$326,100	\$358,700	\$391,300	\$423,900	\$456,600	\$489,200	\$521,700		
	4	\$187,565	\$225,055	\$262,430	\$300,035	\$337,525	\$375,015	\$412,505	\$449,995	\$487,485	\$525,090	\$562,580	\$599,955		
5.500%	1	\$112,560	\$135,100	\$157,570	\$180,110	\$202,580	\$225,120	\$247,660	\$270,130	\$292,670	\$315,210	\$337,680	\$360,150		
	2	\$136,680	\$164,050	\$191,335	\$218,705	\$245,990	\$273,360	\$300,730	\$328,015	\$355,385	\$382,755	\$410,040	\$437,325		
	3	\$160,800	\$193,000	\$225,100	\$257,300	\$289,400	\$321,600	\$353,800	\$385,900	\$418,100	\$450,300	\$482,400	\$514,500		
	4	\$184,920	\$221,950	\$258,865	\$295,895	\$332,810	\$369,840	\$406,870	\$443,785	\$480,815	\$517,845	\$554,760	\$591,675		
5.625%	1	\$111,020	\$133,280	\$155,400	\$177,660	\$199,850	\$222,110	\$244,230	\$266,420	\$288,680	\$310,870	\$333,060	\$355,250		
	2	\$134,810	\$161,840	\$188,700	\$215,730	\$242,675	\$269,705	\$296,565	\$323,510	\$350,540	\$377,485	\$404,430	\$431,375		
	3	\$158,600	\$190,400	\$222,000	\$253,800	\$285,500	\$317,300	\$348,900	\$380,600	\$412,400	\$444,100	\$475,800	\$507,500		
	4	\$182,390	\$218,960	\$255,300	\$291,870	\$328,325	\$364,895	\$401,235	\$437,690	\$474,260	\$510,715	\$547,170	\$583,625		
5.750%	1	\$109,480	\$131,390	\$153,370	\$175,210	\$197,120	\$219,030	\$240,940	\$262,850	\$284,760	\$306,600	\$328,580	\$350,490		
	2	\$132,940	\$159,545	\$186,235	\$212,755	\$239,360	\$265,965	\$292,570	\$319,175	\$345,780	\$372,300	\$398,990	\$425,595		
	3	\$156,400	\$187,700	\$219,100	\$250,300	\$281,600	\$312,900	\$344,200	\$375,500	\$406,800	\$438,000	\$469,400	\$500,700		
	4	\$179,860	\$215,855	\$251,965	\$287,845	\$323,840	\$359,835	\$395,830	\$431,825	\$467,820	\$503,700	\$539,810	\$575,805		
5.875%	1	\$108,080	\$129,640	\$151,270	\$172,900	\$194,460	\$216,090	\$237,720	\$259,280	\$280,910	\$302,540	\$324,170	\$345,730		
	2	\$131,240	\$157,420	\$183,685	\$209,950	\$236,130	\$262,395	\$288,660	\$314,840	\$341,105	\$367,370	\$393,635	\$419,815		
	3	\$154,400	\$185,200	\$216,100	\$247,000	\$277,800	\$308,700	\$339,600	\$370,400	\$401,300	\$432,200	\$463,100	\$493,900		
	4	\$177,560	\$212,980	\$248,515	\$284,050	\$319,470	\$355,005	\$390,540	\$425,960	\$461,495	\$497,030	\$532,565	\$567,985		
6.000%	1	\$106,610	\$127,890	\$149,240	\$170,520	\$191,870	\$213,220	\$234,570	\$255,850	\$277,130	\$298,480	\$319,760	\$341,180		
	2	\$129,455	\$155,295	\$181,220	\$207,060	\$232,985	\$258,910	\$284,835	\$310,675	\$336,515	\$362,440	\$388,280	\$414,290		
	3	\$152,300	\$182,700	\$213,200	\$243,600	\$274,100	\$304,600	\$335,100	\$365,500	\$395,900	\$426,400	\$456,800	\$487,400		
	4	\$175,145	\$210,105	\$245,180	\$280,140	\$315,215	\$350,290	\$385,365	\$420,325	\$455,285	\$490,360	\$525,320	\$560,510		
6.125%	1	\$105,210	\$126,280	\$147,210	\$168,280	\$189,350	\$210,350	\$231,420	\$252,420	\$273,490	\$294,560	\$315,560	\$336,630		
	2	\$127,755	\$153,340	\$178,755	\$204,340	\$229,925	\$255,425	\$281,010	\$306,510	\$332,095	\$357,680	\$383,180	\$408,765		
	3	\$150,300	\$180,400	\$210,300	\$240,400	\$270,500	\$300,500	\$330,600	\$360,600	\$390,700	\$420,800	\$450,800	\$480,900		
	4	\$172,845	\$207,460	\$241,845	\$276,460	\$311,075	\$345,575	\$380,190	\$414,690	\$449,305	\$483,920	\$518,420	\$553,035		



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COUNTY OF MAUI

2012
AFFORDABLE SALES PRICE GUIDELINES

MAUI (EXCEPT HANA)
MULTI-FAMILY

Effective: **January 1, 2012**

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%		
		\$38,550	\$46,260	\$53,970	\$61,680	\$69,390	\$77,100	\$84,810	\$92,520	\$100,230	\$107,940	\$115,650	\$123,360		
6.250%	1	\$103,810	\$124,530	\$145,320	\$166,040	\$186,830	\$207,620	\$228,410	\$249,130	\$269,920	\$290,640	\$311,430	\$332,150		
	2	\$126,055	\$151,215	\$176,460	\$201,620	\$226,865	\$252,110	\$277,355	\$302,515	\$327,760	\$352,920	\$378,165	\$403,325		
	3	\$148,300	\$177,900	\$207,600	\$237,200	\$266,900	\$296,600	\$326,300	\$355,900	\$385,600	\$415,200	\$444,900	\$474,500		
	4	\$170,545	\$204,585	\$238,740	\$272,780	\$306,935	\$341,090	\$375,245	\$409,285	\$443,440	\$477,480	\$511,635	\$545,675		
6.375%	1	\$102,410	\$122,920	\$143,430	\$163,940	\$184,380	\$204,890	\$225,330	\$245,910	\$266,350	\$286,860	\$307,300	\$327,880		
	2	\$124,355	\$149,260	\$174,165	\$199,070	\$223,890	\$248,795	\$273,615	\$298,605	\$323,425	\$348,330	\$373,150	\$398,140		
	3	\$146,300	\$175,600	\$204,900	\$234,200	\$263,400	\$292,700	\$321,900	\$351,300	\$380,500	\$409,800	\$439,000	\$468,400		
	4	\$168,245	\$201,940	\$235,635	\$269,330	\$302,910	\$336,605	\$370,185	\$403,995	\$437,575	\$471,270	\$504,850	\$538,660		
6.500%	1	\$101,150	\$121,310	\$141,540	\$161,770	\$182,000	\$202,230	\$222,460	\$242,690	\$262,920	\$283,150	\$303,380	\$323,540		
	2	\$122,825	\$147,305	\$171,870	\$196,435	\$221,000	\$245,565	\$270,130	\$294,695	\$319,260	\$343,825	\$368,390	\$392,870		
	3	\$144,500	\$173,300	\$202,200	\$231,100	\$260,000	\$288,900	\$317,800	\$346,700	\$375,600	\$404,500	\$433,400	\$462,200		
	4	\$166,175	\$199,295	\$232,530	\$265,765	\$299,000	\$332,235	\$365,470	\$398,705	\$431,940	\$465,175	\$498,410	\$531,530		
6.625%	1	\$99,820	\$119,770	\$139,720	\$159,740	\$179,690	\$199,640	\$219,590	\$239,540	\$259,490	\$279,440	\$299,460	\$319,410		
	2	\$121,210	\$145,435	\$169,660	\$193,970	\$218,195	\$242,420	\$266,645	\$290,870	\$315,095	\$339,320	\$363,630	\$387,855		
	3	\$142,600	\$171,100	\$199,600	\$228,200	\$256,700	\$285,200	\$313,700	\$342,200	\$370,700	\$399,200	\$427,800	\$456,300		
	4	\$163,990	\$196,765	\$229,540	\$262,430	\$295,205	\$327,980	\$360,755	\$393,530	\$426,305	\$459,080	\$491,970	\$524,745		
6.750%	1	\$98,560	\$118,230	\$137,970	\$157,710	\$177,380	\$197,050	\$216,790	\$236,530	\$256,200	\$275,870	\$295,610	\$315,350		
	2	\$119,680	\$143,565	\$167,535	\$191,505	\$215,390	\$239,275	\$263,245	\$287,215	\$311,100	\$334,985	\$358,955	\$382,925		
	3	\$140,800	\$168,900	\$197,100	\$225,300	\$253,400	\$281,500	\$309,700	\$337,900	\$366,000	\$394,100	\$422,300	\$450,500		
	4	\$161,920	\$194,235	\$226,665	\$259,095	\$291,410	\$323,725	\$356,155	\$388,585	\$420,900	\$453,215	\$485,645	\$518,075		
6.875%	1	\$97,300	\$116,760	\$136,220	\$155,680	\$175,140	\$194,600	\$213,990	\$233,450	\$252,980	\$272,440	\$291,900	\$311,360		
	2	\$118,150	\$141,780	\$165,410	\$189,040	\$212,670	\$236,300	\$259,845	\$283,475	\$307,190	\$330,820	\$354,450	\$378,080		
	3	\$139,000	\$166,800	\$194,600	\$222,400	\$250,200	\$278,000	\$305,700	\$333,500	\$361,400	\$389,200	\$417,000	\$444,800		
	4	\$159,850	\$191,820	\$223,790	\$255,760	\$287,730	\$319,700	\$351,555	\$383,525	\$415,610	\$447,580	\$479,550	\$511,520		
7.000%	1	\$96,110	\$115,290	\$134,540	\$153,720	\$172,970	\$192,150	\$211,400	\$230,580	\$249,830	\$269,010	\$288,190	\$307,370		
	2	\$116,705	\$139,995	\$163,370	\$186,660	\$210,035	\$233,325	\$256,700	\$279,990	\$303,365	\$326,655	\$349,945	\$373,235		
	3	\$137,300	\$164,700	\$192,200	\$219,600	\$247,100	\$274,500	\$302,000	\$329,400	\$356,900	\$384,300	\$411,700	\$439,100		
	4	\$157,895	\$189,405	\$221,030	\$252,540	\$284,165	\$315,675	\$347,300	\$378,810	\$410,435	\$441,945	\$473,455	\$504,965		
7.125%	1	\$94,850	\$113,820	\$132,790	\$151,760	\$170,730	\$189,770	\$208,740	\$227,710	\$246,680	\$265,580	\$284,550	\$303,590		
	2	\$115,175	\$138,210	\$161,245	\$184,280	\$207,315	\$230,435	\$253,470	\$276,505	\$299,540	\$322,490	\$345,525	\$368,645		
	3	\$135,500	\$162,600	\$189,700	\$216,800	\$243,900	\$271,100	\$298,200	\$325,300	\$352,400	\$379,400	\$406,500	\$433,700		
	4	\$155,825	\$186,990	\$218,155	\$249,320	\$280,485	\$311,765	\$342,930	\$374,095	\$405,260	\$436,310	\$467,475	\$498,755		
7.250%	1	\$93,660	\$112,490	\$131,180	\$149,870	\$168,630	\$187,390	\$206,150	\$224,840	\$243,530	\$262,360	\$281,050	\$299,810		
	2	\$113,730	\$136,595	\$159,290	\$181,985	\$204,765	\$227,545	\$250,325	\$273,020	\$295,715	\$318,580	\$341,275	\$364,055		
	3	\$133,800	\$160,700	\$187,400	\$214,100	\$240,900	\$267,700	\$294,500	\$321,200	\$347,900	\$374,800	\$401,500	\$428,300		
	4	\$153,870	\$184,805	\$215,510	\$246,215	\$277,035	\$307,855	\$338,675	\$369,380	\$400,085	\$431,020	\$461,725	\$492,545		
7.375%	1	\$92,540	\$111,090	\$129,500	\$148,050	\$166,600	\$185,080	\$203,560	\$222,110	\$240,590	\$259,140	\$277,550	\$296,100		
	2	\$112,370	\$134,895	\$157,250	\$179,775	\$202,300	\$224,740	\$247,180	\$269,705	\$292,145	\$314,670	\$337,025	\$359,550		
	3	\$132,200	\$158,700	\$185,000	\$211,500	\$238,000	\$264,400	\$290,800	\$317,300	\$343,700	\$370,200	\$396,500	\$423,000		
	4	\$152,030	\$182,505	\$212,750	\$243,225	\$273,700	\$304,060	\$334,420	\$364,895	\$395,255	\$425,730	\$455,975	\$486,450		
7.500%	1	\$91,420	\$109,690	\$127,960	\$146,230	\$164,570	\$182,840	\$201,110	\$219,380	\$237,650	\$255,920	\$274,260	\$292,530		
	2	\$111,010	\$133,195	\$155,380	\$177,565	\$199,835	\$222,020	\$244,205	\$266,390	\$288,575	\$310,760	\$333,030	\$355,215		
	3	\$130,600	\$156,700	\$182,800	\$208,900	\$235,100	\$261,200	\$287,300	\$313,400	\$339,500	\$365,600	\$391,800	\$417,900		
	4	\$150,190	\$180,205	\$210,220	\$240,235	\$270,265	\$300,280	\$330,295	\$360,310	\$390,325	\$420,340	\$450,350	\$480,365		



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

2012
 AFFORDABLE SALES PRICE GUIDELINES

MAUI (EXCEPT HANA)
MULTI-FAMILY

Effective: **January 1, 2012**

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%
		\$38,550	\$46,260	\$53,970	\$61,680	\$69,390	\$77,100	\$84,810	\$92,520	\$100,230	\$107,940	\$115,650	\$123,360
7.625%	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
7.750%	1	\$89,180	\$107,030	\$124,880	\$142,730	\$160,580	\$178,430	\$196,280	\$214,130	\$231,980	\$249,830	\$267,610	\$285,460
	2	\$108,290	\$129,965	\$151,640	\$173,315	\$194,990	\$216,665	\$238,340	\$260,015	\$281,690	\$303,365	\$324,955	\$346,630
	3	\$127,400	\$152,900	\$178,400	\$203,900	\$229,400	\$254,900	\$280,400	\$305,900	\$331,400	\$356,900	\$382,300	\$407,800
	4	\$146,510	\$175,835	\$205,160	\$234,485	\$263,810	\$293,135	\$322,460	\$351,785	\$381,110	\$410,435	\$439,645	\$468,970
7.875%	1	\$88,130	\$105,770	\$123,410	\$141,050	\$158,620	\$176,260	\$193,900	\$211,540	\$229,180	\$246,820	\$264,390	\$282,030
	2	\$107,015	\$128,435	\$149,855	\$171,275	\$192,610	\$214,030	\$235,450	\$256,870	\$278,290	\$299,710	\$321,045	\$342,465
	3	\$125,900	\$151,100	\$176,300	\$201,500	\$226,600	\$251,800	\$277,000	\$302,200	\$327,400	\$352,600	\$377,700	\$402,900
	4	\$144,785	\$173,765	\$202,745	\$231,725	\$260,590	\$289,570	\$318,550	\$347,530	\$376,510	\$405,490	\$434,355	\$463,335
8.000%	1	\$87,150	\$104,510	\$121,940	\$139,370	\$156,800	\$174,230	\$191,660	\$209,020	\$226,520	\$243,880	\$261,310	\$278,740
	2	\$105,825	\$126,905	\$148,070	\$169,235	\$190,400	\$211,565	\$232,730	\$253,810	\$275,060	\$296,140	\$317,305	\$338,470
	3	\$124,500	\$149,300	\$174,200	\$199,100	\$224,000	\$248,900	\$273,800	\$298,600	\$323,600	\$348,400	\$373,300	\$398,200
	4	\$143,175	\$171,695	\$200,330	\$228,965	\$257,600	\$286,235	\$314,870	\$343,390	\$372,140	\$400,660	\$429,295	\$457,930
8.125%	1	\$86,030	\$103,320	\$120,540	\$137,690	\$154,910	\$172,200	\$189,350	\$206,570	\$223,790	\$241,010	\$258,230	\$275,450
	2	\$104,465	\$125,460	\$146,370	\$167,195	\$188,105	\$209,100	\$229,925	\$250,835	\$271,745	\$292,655	\$313,565	\$334,475
	3	\$122,900	\$147,600	\$172,200	\$196,700	\$221,300	\$246,000	\$270,500	\$295,100	\$319,700	\$344,300	\$368,900	\$393,500
	4	\$141,335	\$169,740	\$198,030	\$226,205	\$254,495	\$282,900	\$311,075	\$339,365	\$367,655	\$395,945	\$424,235	\$452,525
8.250%	1	\$85,050	\$102,060	\$119,070	\$136,150	\$153,160	\$170,170	\$187,180	\$204,190	\$221,200	\$238,210	\$255,220	\$272,230
	2	\$103,275	\$123,930	\$144,585	\$165,325	\$185,980	\$206,635	\$227,290	\$247,945	\$268,600	\$289,255	\$309,910	\$330,565
	3	\$121,500	\$145,800	\$170,100	\$194,500	\$218,800	\$243,100	\$267,400	\$291,700	\$316,000	\$340,300	\$364,600	\$388,900
	4	\$139,725	\$167,670	\$195,615	\$223,675	\$251,620	\$279,565	\$307,510	\$335,455	\$363,400	\$391,345	\$419,290	\$447,235

Maximum affordable sales price is based on the following factors:

- \$77,100** Median family income as established by the U.S. Department of Housing and Urban Development (HUD).
- 30** Number of years for a fixed-rate mortgage loan with no discount points
- 30%** Percentage of gross monthly income for housing expenses (principle and interest payment only)
- 5%** Percentage of the purchase price for downpayment.



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COUNTY OF MAUI

Effective: **January 1, 2012**

2012
INCOME LIMITS & AFFORDABLE RENT GUIDELINES
MAUI (EXCEPT HANA)

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

% of Median	1 PERSON 0.7	2 PERSON 0.8	3 PERSON 0.9	4 PERSON 1.0	5 PERSON 1.08	6 PERSON 1.16	7 PERSON 1.24	8 PERSON 1.32
10%	\$5,400	\$6,170	\$6,940	\$7,710	\$8,330	\$8,940	\$9,560	\$10,180
20%	\$10,790	\$12,340	\$13,880	\$15,420	\$16,650	\$17,890	\$19,120	\$20,350
30%	\$16,190	\$18,500	\$20,820	\$23,130	\$24,980	\$26,830	\$28,680	\$30,530
40%	\$21,590	\$24,670	\$27,760	\$30,840	\$33,310	\$35,770	\$38,240	\$40,710
50%	\$26,990	\$30,840	\$34,700	\$38,550	\$41,630	\$44,720	\$47,800	\$50,890
60%	\$32,380	\$37,010	\$41,630	\$46,260	\$49,960	\$53,660	\$57,360	\$61,060
70%	\$37,780	\$43,180	\$48,570	\$53,970	\$58,290	\$62,610	\$66,920	\$71,240
80%	\$43,180	\$49,340	\$55,510	\$61,680	\$66,610	\$71,550	\$76,480	\$81,420
90%	\$48,570	\$55,510	\$62,450	\$69,390	\$74,940	\$80,490	\$86,040	\$91,590
100%	\$53,970	\$61,680	\$69,390	\$77,100	\$83,270	\$89,440	\$95,600	\$101,770
110%	\$59,370	\$67,850	\$76,330	\$84,810	\$91,590	\$98,380	\$105,160	\$111,950
120%	\$64,760	\$74,020	\$83,270	\$92,520	\$99,920	\$107,320	\$114,720	\$122,130
130%	\$70,160	\$80,180	\$90,210	\$100,230	\$108,250	\$116,270	\$124,290	\$132,300
140%	\$75,560	\$86,350	\$97,150	\$107,940	\$116,580	\$125,210	\$133,850	\$142,480

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%	\$135	\$145	\$174	\$201	\$224	\$247
20%	\$270	\$289	\$347	\$401	\$447	\$493
30%	\$405	\$434	\$521	\$601	\$671	\$740
40%	\$540	\$578	\$694	\$802	\$894	\$987
50%	\$675	\$723	\$868	\$1,002	\$1,118	\$1,234
60%	\$810	\$867	\$1,041	\$1,203	\$1,342	\$1,480
70%	\$945	\$1,012	\$1,214	\$1,403	\$1,565	\$1,727
80%	\$1,080	\$1,157	\$1,388	\$1,604	\$1,789	\$1,974
90%	\$1,214	\$1,301	\$1,561	\$1,804	\$2,012	\$2,220
100%	\$1,349	\$1,446	\$1,735	\$2,005	\$2,236	\$2,467
110%	\$1,484	\$1,590	\$1,908	\$2,205	\$2,460	\$2,714
120%	\$1,619	\$1,735	\$2,082	\$2,406	\$2,683	\$2,961
130%	\$1,754	\$1,879	\$2,255	\$2,606	\$2,907	\$3,207
140%	\$1,889	\$2,024	\$2,429	\$2,807	\$3,130	\$3,454

Note: Affordable rents are based on 30% of gross monthly income. Affordable rents do not include utilities.



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

Effective: **January 1, 2012**

2012
 AFFORDABLE SALES PRICE GUIDELINES

HANA
METHODOLOGY

For Calculating Median Family Income

Factors used in calculation:

HUD's 2012 median family income for the County of Maui	\$77,100
HUD's 2000 median family income for the County of Maui	\$56,500
Census Bureau's 2000 median family income for Hana (based on 2000 Census)	\$48,650

Estimated 2012 median family income for Hana:

$$\begin{array}{r}
 \$77,100 \\
 - \quad \$56,500 \\
 \hline
 \$20,600
 \end{array}
 \qquad
 \begin{array}{r}
 \underline{\quad \$20,600} \\
 \quad \quad \$56,500
 \end{array}
 = 36.46\% \text{ (rate of increase from 2000 to 2012 for County of Maui)}$$

$$\begin{array}{r}
 \$48,650 \\
 \times \quad 36.46\% \\
 \hline
 \$17,738
 \end{array}
 \qquad
 + \quad
 \begin{array}{r}
 \$48,650 \\
 \hline
 \$66,388 \text{ (Est. 2012 Hana median family income)}
 \end{array}$$

Est. 2012 Hana median family income **\$66,390**
 (Rounded to the nearest \$10)



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2012
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HANA
SINGLE FAMILY

Effective: **January 1, 2012**

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%
		\$33,195	\$39,834	\$46,473	\$53,112	\$59,751	\$66,390	\$73,029	\$79,668	\$86,307	\$92,946	\$99,585	\$106,224
3.500%	1	\$136,150	\$163,380	\$190,680	\$217,910	\$245,140	\$272,370	\$299,600	\$326,830	\$354,060	\$381,290	\$408,520	\$435,750
	2	\$165,325	\$198,390	\$231,540	\$264,605	\$297,670	\$330,735	\$363,800	\$396,865	\$429,930	\$462,995	\$496,060	\$529,125
	3	\$194,500	\$233,400	\$272,400	\$311,300	\$350,200	\$389,100	\$428,000	\$466,900	\$505,800	\$544,700	\$583,600	\$622,500
	4	\$223,675	\$268,410	\$313,260	\$357,995	\$402,730	\$447,465	\$492,200	\$536,935	\$581,670	\$626,405	\$671,140	\$715,875
3.625%	1	\$134,050	\$160,930	\$187,740	\$214,550	\$241,360	\$268,170	\$294,980	\$321,790	\$348,600	\$375,410	\$402,220	\$429,100
	2	\$162,775	\$195,415	\$227,970	\$260,525	\$293,080	\$325,635	\$358,190	\$390,745	\$423,300	\$455,855	\$488,410	\$521,050
	3	\$191,500	\$229,900	\$268,200	\$306,500	\$344,800	\$383,100	\$421,400	\$459,700	\$498,000	\$536,300	\$574,600	\$613,000
	4	\$220,225	\$264,385	\$308,430	\$352,475	\$396,520	\$440,565	\$484,610	\$528,655	\$572,700	\$616,745	\$660,790	\$704,950
3.750%	1	\$132,020	\$158,480	\$184,870	\$211,260	\$237,650	\$264,110	\$290,500	\$316,890	\$343,280	\$369,740	\$396,130	\$422,520
	2	\$160,310	\$192,440	\$224,485	\$256,530	\$288,575	\$320,705	\$352,750	\$384,795	\$416,840	\$448,970	\$481,015	\$513,060
	3	\$188,600	\$226,400	\$264,100	\$301,800	\$339,500	\$377,300	\$415,000	\$452,700	\$490,400	\$528,200	\$565,900	\$603,600
	4	\$216,890	\$260,360	\$303,715	\$347,070	\$390,425	\$433,895	\$477,250	\$520,605	\$563,960	\$607,430	\$650,785	\$694,140
3.875%	1	\$130,060	\$156,030	\$182,070	\$208,040	\$234,080	\$260,050	\$286,090	\$312,060	\$338,100	\$364,140	\$390,110	\$416,150
	2	\$157,930	\$189,465	\$221,085	\$252,620	\$284,240	\$315,775	\$347,395	\$378,930	\$410,550	\$442,170	\$473,705	\$505,325
	3	\$185,800	\$222,900	\$260,100	\$297,200	\$334,400	\$371,500	\$408,700	\$445,800	\$483,000	\$520,200	\$557,300	\$594,500
	4	\$213,670	\$256,335	\$299,115	\$341,780	\$384,560	\$427,225	\$470,005	\$512,670	\$555,450	\$598,230	\$640,895	\$683,675
4.000%	1	\$128,100	\$153,720	\$179,340	\$204,960	\$230,580	\$256,200	\$281,750	\$307,370	\$332,990	\$358,610	\$384,230	\$409,850
	2	\$155,550	\$186,660	\$217,770	\$248,880	\$279,990	\$311,100	\$342,125	\$373,235	\$404,345	\$435,455	\$466,565	\$497,675
	3	\$183,000	\$219,600	\$256,200	\$292,800	\$329,400	\$366,000	\$402,500	\$439,100	\$475,700	\$512,300	\$548,900	\$585,500
	4	\$210,450	\$252,540	\$294,630	\$336,720	\$378,810	\$420,900	\$462,875	\$504,965	\$547,055	\$589,145	\$631,235	\$673,325
4.125%	1	\$126,140	\$151,410	\$176,610	\$201,880	\$227,080	\$252,350	\$277,550	\$302,820	\$328,020	\$353,290	\$378,490	\$403,760
	2	\$153,170	\$183,855	\$214,455	\$245,140	\$275,740	\$306,425	\$337,025	\$367,710	\$398,310	\$428,995	\$459,595	\$490,280
	3	\$180,200	\$216,300	\$252,300	\$288,400	\$324,400	\$360,500	\$396,500	\$432,600	\$468,600	\$504,700	\$540,700	\$576,800
	4	\$207,230	\$248,745	\$290,145	\$331,660	\$373,060	\$414,575	\$455,975	\$497,490	\$538,890	\$580,405	\$621,805	\$663,320
4.250%	1	\$124,320	\$149,170	\$174,020	\$198,870	\$223,720	\$248,570	\$273,490	\$298,340	\$323,190	\$348,040	\$372,890	\$397,740
	2	\$150,960	\$181,135	\$211,310	\$241,485	\$271,660	\$301,835	\$332,095	\$362,270	\$392,445	\$422,620	\$452,795	\$482,970
	3	\$177,600	\$213,100	\$248,600	\$284,100	\$319,600	\$355,100	\$390,700	\$426,200	\$461,700	\$497,200	\$532,700	\$568,200
	4	\$204,240	\$245,065	\$285,890	\$326,715	\$367,540	\$408,365	\$449,305	\$490,130	\$530,955	\$571,780	\$612,605	\$653,430
4.375%	1	\$122,500	\$147,000	\$171,430	\$195,930	\$220,430	\$244,930	\$269,430	\$293,930	\$318,430	\$342,930	\$367,430	\$391,930
	2	\$148,750	\$178,500	\$208,165	\$237,915	\$267,665	\$297,415	\$327,165	\$356,915	\$386,665	\$416,415	\$446,165	\$475,915
	3	\$175,000	\$210,000	\$244,900	\$279,900	\$314,900	\$349,900	\$384,900	\$419,900	\$454,900	\$489,900	\$524,900	\$559,900
	4	\$201,250	\$241,500	\$281,635	\$321,885	\$362,135	\$402,385	\$442,635	\$482,885	\$523,135	\$563,385	\$603,635	\$643,885
4.500%	1	\$120,680	\$144,830	\$168,980	\$193,060	\$217,210	\$241,360	\$265,510	\$289,660	\$313,810	\$337,890	\$362,040	\$386,190
	2	\$146,540	\$175,865	\$205,190	\$234,430	\$263,755	\$293,080	\$322,405	\$351,730	\$381,055	\$410,295	\$439,620	\$468,945
	3	\$172,400	\$206,900	\$241,400	\$275,800	\$310,300	\$344,800	\$379,300	\$413,800	\$448,300	\$482,700	\$517,200	\$551,700
	4	\$198,260	\$237,935	\$277,610	\$317,170	\$356,845	\$396,520	\$436,195	\$475,870	\$515,545	\$555,105	\$594,780	\$634,455
4.625%	1	\$118,930	\$142,730	\$166,530	\$190,260	\$214,060	\$237,860	\$261,660	\$285,460	\$309,260	\$332,990	\$356,790	\$380,590
	2	\$144,415	\$173,315	\$202,215	\$231,030	\$259,930	\$288,830	\$317,730	\$346,630	\$375,530	\$404,345	\$433,245	\$462,145
	3	\$169,900	\$203,900	\$237,900	\$271,800	\$305,800	\$339,800	\$373,800	\$407,800	\$441,800	\$475,700	\$509,700	\$543,700
	4	\$195,385	\$234,485	\$273,585	\$312,570	\$351,670	\$390,770	\$429,870	\$468,970	\$508,070	\$547,055	\$586,155	\$625,255
4.750%	1	\$117,250	\$140,700	\$164,080	\$187,530	\$210,980	\$234,430	\$257,880	\$281,330	\$304,780	\$328,230	\$351,680	\$375,130
	2	\$142,375	\$170,850	\$199,240	\$227,715	\$256,190	\$284,665	\$313,140	\$341,615	\$370,090	\$398,565	\$427,040	\$455,515
	3	\$167,500	\$201,000	\$234,400	\$267,900	\$301,400	\$334,900	\$368,400	\$401,900	\$435,400	\$468,900	\$502,400	\$535,900
	4	\$192,625	\$231,150	\$269,560	\$308,085	\$346,610	\$385,135	\$423,660	\$462,185	\$500,710	\$539,235	\$577,760	\$616,285



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2012
AFFORDABLE SALES PRICE GUIDELINES

HANA
SINGLE FAMILY

Effective: **January 1, 2012**

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%
		\$33,195	\$39,834	\$46,473	\$53,112	\$59,751	\$66,390	\$73,029	\$79,668	\$86,307	\$92,946	\$99,585	\$106,224
4.875%	1	\$115,570	\$138,670	\$161,770	\$184,870	\$207,970	\$231,070	\$254,170	\$277,340	\$300,440	\$323,540	\$346,640	\$369,740
	2	\$140,335	\$168,385	\$196,435	\$224,485	\$252,535	\$280,585	\$308,635	\$336,770	\$364,820	\$392,870	\$420,920	\$448,970
	3	\$165,100	\$198,100	\$231,100	\$264,100	\$297,100	\$330,100	\$363,100	\$396,200	\$429,200	\$462,200	\$495,200	\$528,200
	4	\$189,865	\$227,815	\$265,765	\$303,715	\$341,665	\$379,615	\$417,565	\$455,630	\$493,580	\$531,530	\$569,480	\$607,430
5.000%	1	\$113,890	\$136,710	\$159,460	\$182,280	\$205,030	\$227,850	\$250,600	\$273,350	\$296,170	\$318,920	\$341,740	\$364,490
	2	\$138,295	\$166,005	\$193,630	\$221,340	\$248,965	\$276,675	\$304,300	\$331,925	\$359,635	\$387,260	\$414,970	\$442,595
	3	\$162,700	\$195,300	\$227,800	\$260,400	\$292,900	\$325,500	\$358,000	\$390,500	\$423,100	\$455,600	\$488,200	\$520,700
	4	\$187,105	\$224,595	\$261,970	\$299,460	\$336,835	\$374,325	\$411,700	\$449,075	\$486,565	\$523,940	\$561,430	\$598,805
5.125%	1	\$112,280	\$134,750	\$157,220	\$179,690	\$202,160	\$224,630	\$247,100	\$269,500	\$291,970	\$314,440	\$336,910	\$359,380
	2	\$136,340	\$163,625	\$190,910	\$218,195	\$245,480	\$272,765	\$300,050	\$327,250	\$354,535	\$381,820	\$409,105	\$436,390
	3	\$160,400	\$192,500	\$224,600	\$256,700	\$288,800	\$320,900	\$353,000	\$385,000	\$417,100	\$449,200	\$481,300	\$513,400
	4	\$184,460	\$221,375	\$258,290	\$295,205	\$332,120	\$369,035	\$405,950	\$442,750	\$479,665	\$516,580	\$553,495	\$590,410
5.250%	1	\$110,740	\$132,860	\$155,050	\$177,170	\$199,290	\$221,480	\$243,600	\$265,790	\$287,910	\$310,030	\$332,220	\$354,340
	2	\$134,470	\$161,330	\$188,275	\$215,135	\$241,995	\$268,940	\$295,800	\$322,745	\$349,605	\$376,465	\$403,410	\$430,270
	3	\$158,200	\$189,800	\$221,500	\$253,100	\$284,700	\$316,400	\$348,000	\$379,700	\$411,300	\$442,900	\$474,600	\$506,200
	4	\$181,930	\$218,270	\$254,725	\$291,065	\$327,405	\$363,860	\$400,200	\$436,655	\$472,995	\$509,335	\$545,790	\$582,130
5.375%	1	\$109,200	\$131,040	\$152,880	\$174,720	\$196,560	\$218,400	\$240,240	\$262,080	\$283,920	\$305,760	\$327,600	\$349,440
	2	\$132,600	\$159,120	\$185,640	\$212,160	\$238,680	\$265,200	\$291,720	\$318,240	\$344,760	\$371,280	\$397,800	\$424,320
	3	\$156,000	\$187,200	\$218,400	\$249,600	\$280,800	\$312,000	\$343,200	\$374,400	\$405,600	\$436,800	\$468,000	\$499,200
	4	\$179,400	\$215,280	\$251,160	\$287,040	\$322,920	\$358,800	\$394,680	\$430,560	\$466,440	\$502,320	\$538,200	\$574,080
5.500%	1	\$107,730	\$129,220	\$150,780	\$172,340	\$193,830	\$215,390	\$236,950	\$258,440	\$280,000	\$301,560	\$323,120	\$344,610
	2	\$130,815	\$156,910	\$183,090	\$209,270	\$235,365	\$261,545	\$287,725	\$313,820	\$340,000	\$366,180	\$392,360	\$418,455
	3	\$153,900	\$184,600	\$215,400	\$246,200	\$276,900	\$307,700	\$338,500	\$369,200	\$400,000	\$430,800	\$461,600	\$492,300
	4	\$176,985	\$212,290	\$247,710	\$283,130	\$318,435	\$353,855	\$389,275	\$424,580	\$460,000	\$495,420	\$530,840	\$566,145
5.625%	1	\$106,190	\$127,470	\$148,680	\$169,960	\$191,170	\$212,450	\$233,660	\$254,940	\$276,150	\$297,430	\$318,640	\$339,920
	2	\$128,945	\$154,785	\$180,540	\$206,380	\$232,135	\$257,975	\$283,730	\$309,570	\$335,325	\$361,165	\$386,920	\$412,760
	3	\$151,700	\$182,100	\$212,400	\$242,800	\$273,100	\$303,500	\$333,800	\$364,200	\$394,500	\$424,900	\$455,200	\$485,600
	4	\$174,455	\$209,415	\$244,260	\$279,220	\$314,065	\$349,025	\$383,870	\$418,830	\$453,675	\$488,635	\$523,480	\$558,440
5.750%	1	\$104,790	\$125,720	\$146,720	\$167,650	\$188,580	\$209,580	\$230,510	\$251,510	\$272,440	\$293,370	\$314,370	\$335,300
	2	\$127,245	\$152,660	\$178,160	\$203,575	\$228,990	\$254,490	\$279,905	\$305,405	\$330,820	\$356,235	\$381,735	\$407,150
	3	\$149,700	\$179,600	\$209,600	\$239,500	\$269,400	\$299,400	\$329,300	\$359,300	\$389,200	\$419,100	\$449,100	\$479,000
	4	\$172,155	\$206,540	\$241,040	\$275,425	\$309,810	\$344,310	\$378,695	\$413,195	\$447,580	\$481,965	\$516,465	\$550,850
5.875%	1	\$103,390	\$124,040	\$144,690	\$165,410	\$186,060	\$206,710	\$227,430	\$248,080	\$268,800	\$289,450	\$310,100	\$330,820
	2	\$125,545	\$150,620	\$175,695	\$200,855	\$225,930	\$251,005	\$276,165	\$301,240	\$326,400	\$351,475	\$376,550	\$401,710
	3	\$147,700	\$177,200	\$206,700	\$236,300	\$265,800	\$295,300	\$324,900	\$354,400	\$384,000	\$413,500	\$443,000	\$472,600
	4	\$169,855	\$203,780	\$237,705	\$271,745	\$305,670	\$339,595	\$373,635	\$407,560	\$441,600	\$475,525	\$509,450	\$543,490
6.000%	1	\$101,990	\$122,360	\$142,800	\$163,170	\$183,610	\$203,980	\$224,350	\$244,790	\$265,160	\$285,600	\$305,970	\$326,340
	2	\$123,845	\$148,580	\$173,400	\$198,135	\$222,955	\$247,690	\$272,425	\$297,245	\$321,980	\$346,800	\$371,535	\$396,270
	3	\$145,700	\$174,800	\$204,000	\$233,100	\$262,300	\$291,400	\$320,500	\$349,700	\$378,800	\$408,000	\$437,100	\$466,200
	4	\$167,555	\$201,020	\$234,600	\$268,065	\$301,645	\$335,110	\$368,575	\$402,155	\$435,620	\$469,200	\$502,665	\$536,130
6.125%	1	\$100,660	\$120,750	\$140,910	\$161,000	\$181,160	\$201,250	\$221,410	\$241,500	\$261,660	\$281,820	\$301,910	\$322,070
	2	\$122,230	\$146,625	\$171,105	\$195,500	\$219,980	\$244,375	\$268,855	\$293,250	\$317,730	\$342,210	\$366,605	\$391,085
	3	\$143,800	\$172,500	\$201,300	\$230,000	\$258,800	\$287,500	\$316,300	\$345,000	\$373,800	\$402,600	\$431,300	\$460,100
	4	\$165,370	\$198,375	\$231,495	\$264,500	\$297,620	\$330,625	\$363,745	\$396,750	\$429,870	\$462,990	\$495,995	\$529,115



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2012
AFFORDABLE SALES PRICE GUIDELINES

HANA
SINGLE FAMILY

Effective: **January 1, 2012**

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%
		\$33,195	\$39,834	\$46,473	\$53,112	\$59,751	\$66,390	\$73,029	\$79,668	\$86,307	\$92,946	\$99,585	\$106,224
6.250%	1	\$99,330	\$119,210	\$139,020	\$158,900	\$178,780	\$198,660	\$218,470	\$238,350	\$258,230	\$278,110	\$297,920	\$317,800
	2	\$120,615	\$144,755	\$168,810	\$192,950	\$217,090	\$241,230	\$265,285	\$289,425	\$313,565	\$337,705	\$361,760	\$385,900
	3	\$141,900	\$170,300	\$198,600	\$227,000	\$255,400	\$283,800	\$312,100	\$340,500	\$368,900	\$397,300	\$425,600	\$454,000
	4	\$163,185	\$195,845	\$228,390	\$261,050	\$293,710	\$326,370	\$358,915	\$391,575	\$424,235	\$456,895	\$489,440	\$522,100
6.375%	1	\$98,000	\$117,600	\$137,200	\$156,800	\$176,400	\$196,000	\$215,600	\$235,270	\$254,870	\$274,470	\$294,070	\$313,670
	2	\$119,000	\$142,800	\$166,600	\$190,400	\$214,200	\$238,000	\$261,800	\$285,685	\$309,485	\$333,285	\$357,085	\$380,885
	3	\$140,000	\$168,000	\$196,000	\$224,000	\$252,000	\$280,000	\$308,000	\$336,100	\$364,100	\$392,100	\$420,100	\$448,100
	4	\$161,000	\$193,200	\$225,400	\$257,600	\$289,800	\$322,000	\$354,200	\$386,515	\$418,715	\$450,915	\$483,115	\$515,315
6.500%	1	\$96,740	\$116,060	\$135,450	\$154,770	\$174,160	\$193,480	\$212,870	\$232,190	\$251,510	\$270,900	\$290,220	\$309,610
	2	\$117,470	\$140,930	\$164,475	\$187,935	\$211,480	\$234,940	\$258,485	\$281,945	\$305,405	\$328,950	\$352,410	\$375,955
	3	\$138,200	\$165,800	\$193,500	\$221,100	\$248,800	\$276,400	\$304,100	\$331,700	\$359,300	\$387,000	\$414,600	\$442,300
	4	\$158,930	\$190,670	\$222,525	\$254,265	\$286,120	\$317,860	\$349,715	\$381,455	\$413,195	\$445,050	\$476,790	\$508,645
6.625%	1	\$95,480	\$114,590	\$133,700	\$152,810	\$171,920	\$191,030	\$210,070	\$229,180	\$248,290	\$267,400	\$286,510	\$305,620
	2	\$115,940	\$139,145	\$162,350	\$185,555	\$208,760	\$231,965	\$255,085	\$278,290	\$301,495	\$324,700	\$347,905	\$371,110
	3	\$136,400	\$163,700	\$191,000	\$218,300	\$245,600	\$272,900	\$300,100	\$327,400	\$354,700	\$382,000	\$409,300	\$436,600
	4	\$156,860	\$188,255	\$219,650	\$251,045	\$282,440	\$313,835	\$345,115	\$376,510	\$407,905	\$439,300	\$470,695	\$502,090
6.750%	1	\$94,290	\$113,120	\$132,020	\$150,850	\$169,680	\$188,580	\$207,410	\$226,240	\$245,140	\$263,970	\$282,800	\$301,700
	2	\$114,495	\$137,360	\$160,310	\$183,175	\$206,040	\$228,990	\$251,855	\$274,720	\$297,670	\$320,535	\$343,400	\$366,350
	3	\$134,700	\$161,600	\$188,600	\$215,500	\$242,400	\$269,400	\$296,300	\$323,200	\$350,200	\$377,100	\$404,000	\$431,000
	4	\$154,905	\$185,840	\$216,890	\$247,825	\$278,760	\$309,810	\$340,745	\$371,680	\$402,730	\$433,665	\$464,600	\$495,650
6.875%	1	\$93,100	\$111,720	\$130,340	\$148,960	\$167,580	\$186,200	\$204,750	\$223,370	\$241,990	\$260,610	\$279,230	\$297,850
	2	\$113,050	\$135,660	\$158,270	\$180,880	\$203,490	\$226,100	\$248,625	\$271,235	\$293,845	\$316,455	\$339,065	\$361,675
	3	\$133,000	\$159,600	\$186,200	\$212,800	\$239,400	\$266,000	\$292,500	\$319,100	\$345,700	\$372,300	\$398,900	\$425,500
	4	\$152,950	\$183,540	\$214,130	\$244,720	\$275,310	\$305,900	\$336,375	\$366,965	\$397,555	\$428,145	\$458,735	\$489,325
7.000%	1	\$91,910	\$110,320	\$128,660	\$147,070	\$165,410	\$183,820	\$202,230	\$220,570	\$238,980	\$257,320	\$275,730	\$294,140
	2	\$111,605	\$133,960	\$156,230	\$178,585	\$200,855	\$223,210	\$245,565	\$267,835	\$290,190	\$312,460	\$334,815	\$357,170
	3	\$131,300	\$157,600	\$183,800	\$210,100	\$236,300	\$262,600	\$288,900	\$315,100	\$341,400	\$367,600	\$393,900	\$420,200
	4	\$150,995	\$181,240	\$211,370	\$241,615	\$271,745	\$301,990	\$332,235	\$362,365	\$392,610	\$422,740	\$452,985	\$483,230
7.125%	1	\$90,790	\$108,920	\$127,050	\$145,250	\$163,380	\$181,510	\$199,710	\$217,840	\$235,970	\$254,170	\$272,300	\$290,430
	2	\$110,245	\$132,260	\$154,275	\$176,375	\$198,390	\$220,405	\$242,505	\$264,520	\$286,535	\$308,635	\$330,650	\$352,665
	3	\$129,700	\$155,600	\$181,500	\$207,500	\$233,400	\$259,300	\$285,300	\$311,200	\$337,100	\$363,100	\$389,000	\$414,900
	4	\$149,155	\$178,940	\$208,725	\$238,625	\$268,410	\$298,195	\$328,095	\$357,880	\$387,665	\$417,565	\$447,350	\$477,135
7.250%	1	\$89,670	\$107,590	\$125,510	\$143,430	\$161,350	\$179,270	\$197,190	\$215,110	\$233,030	\$251,020	\$268,940	\$286,860
	2	\$108,885	\$130,645	\$152,405	\$174,165	\$195,925	\$217,685	\$239,445	\$261,205	\$282,965	\$304,810	\$326,570	\$348,330
	3	\$128,100	\$153,700	\$179,300	\$204,900	\$230,500	\$256,100	\$281,700	\$307,300	\$332,900	\$358,600	\$384,200	\$409,800
	4	\$147,315	\$176,755	\$206,195	\$235,635	\$265,075	\$294,515	\$323,955	\$353,395	\$382,835	\$412,390	\$441,830	\$471,270
7.375%	1	\$88,550	\$106,260	\$123,970	\$141,680	\$159,390	\$177,100	\$194,810	\$212,450	\$230,160	\$247,870	\$265,580	\$283,290
	2	\$107,525	\$129,030	\$150,535	\$172,040	\$193,545	\$215,050	\$236,555	\$257,975	\$279,480	\$300,985	\$322,490	\$343,995
	3	\$126,500	\$151,800	\$177,100	\$202,400	\$227,700	\$253,000	\$278,300	\$303,500	\$328,800	\$354,100	\$379,400	\$404,700
	4	\$145,475	\$174,570	\$203,665	\$232,760	\$261,855	\$290,950	\$320,045	\$349,025	\$378,120	\$407,215	\$436,310	\$465,405
7.500%	1	\$87,430	\$104,930	\$122,430	\$139,930	\$157,430	\$174,930	\$192,430	\$209,860	\$227,360	\$244,860	\$262,360	\$279,860
	2	\$106,165	\$127,415	\$148,665	\$169,915	\$191,165	\$212,415	\$233,665	\$254,830	\$276,080	\$297,330	\$318,580	\$339,830
	3	\$124,900	\$149,900	\$174,900	\$199,900	\$224,900	\$249,900	\$274,900	\$299,800	\$324,800	\$349,800	\$374,800	\$399,800
	4	\$143,635	\$172,385	\$201,135	\$229,885	\$258,635	\$287,385	\$316,135	\$344,770	\$373,520	\$402,270	\$431,020	\$459,770



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

2012
AFFORDABLE SALES PRICE GUIDELINES

HANA
SINGLE FAMILY

Effective: **January 1, 2012**

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%	
		\$33,195	\$39,834	\$46,473	\$53,112	\$59,751	\$66,390	\$73,029	\$79,668	\$86,307	\$92,946	\$99,585	\$106,224	
7.625%	1	\$86,380	\$103,670	\$120,960	\$138,250	\$155,540	\$172,760	\$190,050	\$207,340	\$224,630	\$241,920	\$259,210	\$276,430	
	2	\$104,890	\$125,885	\$146,880	\$167,875	\$188,870	\$209,780	\$230,775	\$251,770	\$272,765	\$293,760	\$314,755	\$335,665	
	3	\$123,400	\$148,100	\$172,800	\$197,500	\$222,200	\$246,800	\$271,500	\$296,200	\$320,900	\$345,600	\$370,300	\$394,900	
	4	\$141,910	\$170,315	\$198,720	\$227,125	\$255,530	\$283,820	\$312,225	\$340,630	\$369,035	\$397,440	\$425,845	\$454,135	
7.750%	1	\$85,330	\$102,410	\$119,490	\$136,570	\$153,650	\$170,730	\$187,810	\$204,820	\$221,900	\$238,980	\$256,060	\$273,140	
	2	\$103,615	\$124,355	\$145,095	\$165,835	\$186,575	\$207,315	\$228,055	\$248,710	\$269,450	\$290,190	\$310,930	\$331,670	
	3	\$121,900	\$146,300	\$170,700	\$195,100	\$219,500	\$243,900	\$268,300	\$292,600	\$317,000	\$341,400	\$365,800	\$390,200	
	4	\$140,185	\$168,245	\$196,305	\$224,365	\$252,425	\$280,485	\$308,545	\$336,490	\$364,550	\$392,610	\$420,670	\$448,730	
7.875%	1	\$84,350	\$101,220	\$118,090	\$134,960	\$151,830	\$168,700	\$185,570	\$202,370	\$219,240	\$236,110	\$252,980	\$269,850	
	2	\$102,425	\$122,910	\$143,395	\$163,880	\$184,365	\$204,850	\$225,335	\$245,735	\$266,220	\$286,705	\$307,190	\$327,675	
	3	\$120,500	\$144,600	\$168,700	\$192,800	\$216,900	\$241,000	\$265,100	\$289,100	\$313,200	\$337,300	\$361,400	\$385,500	
	4	\$138,575	\$166,290	\$194,005	\$221,720	\$249,435	\$277,150	\$304,865	\$332,465	\$360,180	\$387,895	\$415,610	\$443,325	
8.000%	1	\$83,370	\$100,030	\$116,690	\$133,350	\$150,010	\$166,670	\$183,330	\$199,990	\$216,650	\$233,310	\$250,040	\$266,700	
	2	\$101,235	\$121,465	\$141,695	\$161,925	\$182,155	\$202,385	\$222,615	\$242,845	\$263,075	\$283,305	\$303,620	\$323,850	
	3	\$119,100	\$142,900	\$166,700	\$190,500	\$214,300	\$238,100	\$261,900	\$285,700	\$309,500	\$333,300	\$357,200	\$381,000	
	4	\$136,965	\$164,335	\$191,705	\$219,075	\$246,445	\$273,815	\$301,185	\$328,555	\$355,925	\$383,295	\$410,780	\$438,150	
8.125%	1	\$82,390	\$98,840	\$115,290	\$131,740	\$148,260	\$164,710	\$181,160	\$197,680	\$214,130	\$230,580	\$247,100	\$263,550	
	2	\$100,045	\$120,020	\$139,995	\$159,970	\$180,030	\$200,005	\$219,980	\$240,040	\$260,015	\$279,990	\$300,050	\$320,025	
	3	\$117,700	\$141,200	\$164,700	\$188,200	\$211,800	\$235,300	\$258,800	\$282,400	\$305,900	\$329,400	\$353,000	\$376,500	
	4	\$135,355	\$162,380	\$189,405	\$216,430	\$243,570	\$270,595	\$297,620	\$324,760	\$351,785	\$378,810	\$405,950	\$432,975	
8.250%	1	\$81,410	\$97,650	\$113,960	\$130,200	\$146,510	\$162,820	\$179,060	\$195,370	\$211,610	\$227,920	\$244,160	\$260,470	
	2	\$98,855	\$118,575	\$138,380	\$158,100	\$177,905	\$197,710	\$217,430	\$237,235	\$256,955	\$276,760	\$296,480	\$316,285	
	3	\$116,300	\$139,500	\$162,800	\$186,000	\$209,300	\$232,600	\$255,800	\$279,100	\$302,300	\$325,600	\$348,800	\$372,100	
	4	\$133,745	\$160,425	\$187,220	\$213,900	\$240,695	\$267,490	\$294,170	\$320,965	\$347,645	\$374,440	\$401,120	\$427,915	

Maximum affordable sales price is based on the following factors:

- \$66,390** 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

2012
AFFORDABLE SALES PRICE GUIDELINES

HANA
MULTI-FAMILY

Effective: **January 1, 2012**

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%)	(51% to 80%)	(81% to 100%)	(81% to 100%)	(101% to 120%)	(101% to 120%)	(121% to 140%)	(121% to 140%)	(141% to 160%)	(141% to 160%)
		50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%
		\$33,195	\$39,834	\$46,473	\$53,112	\$59,751	\$66,390	\$73,029	\$79,668	\$86,307	\$92,946	\$99,585	\$106,224
3.500%	1	\$122,570	\$147,070	\$171,640	\$196,140	\$220,640	\$245,140	\$269,640	\$294,140	\$318,640	\$343,140	\$367,640	\$392,210
	2	\$148,835	\$178,585	\$208,420	\$238,170	\$267,920	\$297,670	\$327,420	\$357,170	\$386,920	\$416,670	\$446,420	\$476,255
	3	\$175,100	\$210,100	\$245,200	\$280,200	\$315,200	\$350,200	\$385,200	\$420,200	\$455,200	\$490,200	\$525,200	\$560,300
	4	\$201,365	\$241,615	\$281,980	\$322,230	\$362,480	\$402,730	\$442,980	\$483,230	\$523,480	\$563,730	\$603,980	\$644,345
3.625%	1	\$120,680	\$144,830	\$168,980	\$193,130	\$217,210	\$241,360	\$265,510	\$289,590	\$313,740	\$337,890	\$361,970	\$386,190
	2	\$146,540	\$175,865	\$205,190	\$234,515	\$263,755	\$293,080	\$322,405	\$351,645	\$380,970	\$410,295	\$439,535	\$468,945
	3	\$172,400	\$206,900	\$241,400	\$275,900	\$310,300	\$344,800	\$379,300	\$413,700	\$448,200	\$482,700	\$517,100	\$551,700
	4	\$198,260	\$237,935	\$277,610	\$317,285	\$356,845	\$396,520	\$436,195	\$475,755	\$515,430	\$555,105	\$594,665	\$634,455
3.750%	1	\$118,790	\$142,660	\$166,390	\$190,120	\$213,920	\$237,720	\$261,450	\$285,180	\$308,980	\$332,780	\$356,510	\$380,240
	2	\$144,245	\$173,230	\$202,045	\$230,860	\$259,760	\$288,660	\$317,475	\$346,290	\$375,190	\$404,090	\$432,905	\$461,720
	3	\$169,700	\$203,800	\$237,700	\$271,600	\$305,600	\$339,600	\$373,500	\$407,400	\$441,400	\$475,400	\$509,300	\$543,200
	4	\$195,155	\$234,370	\$273,355	\$312,340	\$351,440	\$390,540	\$429,525	\$468,510	\$507,610	\$546,710	\$585,695	\$624,680
3.875%	1	\$117,040	\$140,420	\$163,870	\$187,250	\$210,700	\$234,080	\$257,460	\$280,840	\$304,290	\$327,740	\$351,120	\$374,570
	2	\$142,120	\$170,510	\$198,985	\$227,375	\$255,850	\$284,240	\$312,630	\$341,020	\$369,495	\$397,970	\$426,360	\$454,835
	3	\$167,200	\$200,600	\$234,100	\$267,500	\$301,000	\$334,400	\$367,800	\$401,200	\$434,700	\$468,200	\$501,600	\$535,100
	4	\$192,280	\$230,690	\$269,215	\$307,625	\$346,150	\$384,560	\$422,970	\$461,380	\$499,905	\$538,430	\$576,840	\$615,365
4.000%	1	\$115,290	\$138,320	\$161,420	\$184,450	\$207,550	\$230,580	\$253,610	\$276,640	\$299,670	\$322,770	\$345,800	\$368,900
	2	\$139,995	\$167,960	\$196,010	\$223,975	\$252,025	\$279,990	\$307,955	\$335,920	\$363,885	\$391,935	\$419,900	\$447,950
	3	\$164,700	\$197,600	\$230,600	\$263,500	\$296,500	\$329,400	\$362,300	\$395,200	\$428,100	\$461,100	\$494,000	\$527,000
	4	\$189,405	\$227,240	\$265,190	\$303,025	\$340,975	\$378,810	\$416,645	\$454,480	\$492,315	\$530,265	\$568,100	\$606,050
4.125%	1	\$113,540	\$136,290	\$158,970	\$181,720	\$204,400	\$227,150	\$249,830	\$272,510	\$295,190	\$317,940	\$340,620	\$363,370
	2	\$137,870	\$165,495	\$193,035	\$220,660	\$248,200	\$275,825	\$303,365	\$330,905	\$358,445	\$386,070	\$413,610	\$441,235
	3	\$162,200	\$194,700	\$227,100	\$259,600	\$292,000	\$324,500	\$356,900	\$389,300	\$421,700	\$454,200	\$486,600	\$519,100
	4	\$186,530	\$223,905	\$261,165	\$298,540	\$335,800	\$373,175	\$410,435	\$447,695	\$484,955	\$522,330	\$559,590	\$596,965
4.250%	1	\$111,860	\$134,260	\$156,590	\$178,990	\$201,320	\$223,720	\$246,120	\$268,520	\$290,850	\$313,250	\$335,580	\$357,980
	2	\$135,830	\$163,030	\$190,145	\$217,345	\$244,460	\$271,660	\$298,860	\$326,060	\$353,175	\$380,375	\$407,490	\$434,690
	3	\$159,800	\$191,800	\$223,700	\$255,700	\$287,600	\$319,600	\$351,600	\$383,600	\$415,500	\$447,500	\$479,400	\$511,400
	4	\$183,770	\$220,570	\$257,255	\$294,055	\$330,740	\$367,540	\$404,340	\$441,140	\$477,825	\$514,625	\$551,310	\$588,110
4.375%	1	\$110,250	\$132,300	\$154,280	\$176,330	\$198,380	\$220,430	\$242,480	\$264,530	\$286,580	\$308,630	\$330,680	\$352,730
	2	\$133,875	\$160,650	\$187,340	\$214,115	\$240,890	\$267,665	\$294,440	\$321,215	\$347,990	\$374,765	\$401,540	\$428,315
	3	\$157,500	\$189,000	\$220,400	\$251,900	\$283,400	\$314,900	\$346,400	\$377,900	\$409,400	\$440,900	\$472,400	\$503,900
	4	\$181,125	\$217,350	\$253,460	\$289,685	\$325,910	\$362,135	\$398,360	\$434,585	\$470,810	\$507,035	\$543,260	\$579,485
4.500%	1	\$108,640	\$130,340	\$152,110	\$173,740	\$195,510	\$217,210	\$238,980	\$260,680	\$282,450	\$304,080	\$325,850	\$347,550
	2	\$131,920	\$158,270	\$184,705	\$210,970	\$237,405	\$263,755	\$290,190	\$316,540	\$342,975	\$369,240	\$395,675	\$422,025
	3	\$155,200	\$186,200	\$217,300	\$248,200	\$279,300	\$310,300	\$341,400	\$372,400	\$403,500	\$434,400	\$465,500	\$496,500
	4	\$178,480	\$214,130	\$249,895	\$285,430	\$321,195	\$356,845	\$392,610	\$428,260	\$464,025	\$499,560	\$535,325	\$570,975
4.625%	1	\$107,030	\$128,450	\$149,870	\$171,220	\$192,640	\$214,060	\$235,480	\$256,900	\$278,320	\$299,670	\$321,090	\$342,510
	2	\$129,965	\$155,975	\$181,985	\$207,910	\$233,920	\$259,930	\$285,940	\$311,950	\$337,960	\$363,885	\$389,895	\$415,905
	3	\$152,900	\$183,500	\$214,100	\$244,600	\$275,200	\$305,800	\$336,400	\$367,000	\$397,600	\$428,100	\$458,700	\$489,300
	4	\$175,835	\$211,025	\$246,215	\$281,290	\$316,480	\$351,670	\$386,860	\$422,050	\$457,240	\$492,315	\$527,505	\$562,695
4.750%	1	\$105,560	\$126,630	\$147,700	\$168,770	\$189,910	\$210,980	\$232,120	\$253,190	\$274,330	\$295,400	\$316,540	\$337,610
	2	\$128,180	\$153,765	\$179,350	\$204,935	\$230,605	\$256,190	\$281,860	\$307,445	\$333,115	\$358,700	\$384,370	\$409,955
	3	\$150,800	\$180,900	\$211,000	\$241,100	\$271,300	\$301,400	\$331,600	\$361,700	\$391,900	\$422,000	\$452,200	\$482,300
	4	\$173,420	\$208,035	\$242,650	\$277,265	\$311,995	\$346,610	\$381,340	\$415,955	\$450,685	\$485,300	\$520,030	\$554,645



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

2012
AFFORDABLE SALES PRICE GUIDELINES

HANA
MULTI-FAMILY

Effective: **January 1, 2012**

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%		
		\$33,195	\$39,834	\$46,473	\$53,112	\$59,751	\$66,390	\$73,029	\$79,668	\$86,307	\$92,946	\$99,585	\$106,224		
4.875%	1	\$104,020	\$124,810	\$145,600	\$166,390	\$187,180	\$207,970	\$228,760	\$249,620	\$270,410	\$291,200	\$311,990	\$332,780		
	2	\$126,310	\$151,555	\$176,800	\$202,045	\$227,290	\$252,535	\$277,780	\$303,110	\$328,355	\$353,600	\$378,845	\$404,090		
	3	\$148,600	\$178,300	\$208,000	\$237,700	\$267,400	\$297,100	\$326,800	\$356,600	\$386,300	\$416,000	\$445,700	\$475,400		
	4	\$170,890	\$205,045	\$239,200	\$273,355	\$307,510	\$341,665	\$375,820	\$410,090	\$444,245	\$478,400	\$512,555	\$546,710		
5.000%	1	\$102,480	\$123,060	\$143,500	\$164,080	\$184,520	\$205,100	\$225,540	\$246,050	\$266,560	\$287,000	\$307,580	\$328,020		
	2	\$124,440	\$149,430	\$174,250	\$199,240	\$224,060	\$249,050	\$273,870	\$298,775	\$323,680	\$348,500	\$373,490	\$398,310		
	3	\$146,400	\$175,800	\$205,000	\$234,400	\$263,600	\$293,000	\$322,200	\$351,500	\$380,800	\$410,000	\$439,400	\$468,600		
	4	\$168,360	\$202,170	\$235,750	\$269,560	\$303,140	\$336,950	\$370,530	\$404,225	\$437,920	\$471,500	\$505,310	\$538,890		
5.125%	1	\$101,080	\$121,310	\$141,470	\$161,700	\$181,930	\$202,160	\$222,390	\$242,550	\$262,780	\$283,010	\$303,240	\$323,470		
	2	\$122,740	\$147,305	\$171,785	\$196,350	\$220,915	\$245,480	\$270,045	\$294,525	\$319,090	\$343,655	\$368,220	\$392,785		
	3	\$144,400	\$173,300	\$202,100	\$231,000	\$259,900	\$288,800	\$317,700	\$346,500	\$375,400	\$404,300	\$433,200	\$462,100		
	4	\$166,060	\$199,295	\$232,415	\$265,650	\$298,885	\$332,120	\$365,355	\$398,475	\$431,710	\$464,945	\$498,180	\$531,415		
5.250%	1	\$99,680	\$119,560	\$139,580	\$159,460	\$179,340	\$199,360	\$219,240	\$239,190	\$259,140	\$279,020	\$298,970	\$318,920		
	2	\$121,040	\$145,180	\$169,490	\$193,630	\$217,770	\$242,080	\$266,220	\$290,445	\$314,670	\$338,810	\$363,035	\$387,260		
	3	\$142,400	\$170,800	\$199,400	\$227,800	\$256,200	\$284,800	\$313,200	\$341,700	\$370,200	\$398,600	\$427,100	\$455,600		
	4	\$163,760	\$196,420	\$229,310	\$261,970	\$294,630	\$327,520	\$360,180	\$392,955	\$425,730	\$458,390	\$491,165	\$523,940		
5.375%	1	\$98,280	\$117,950	\$137,620	\$157,220	\$176,890	\$196,560	\$216,230	\$235,900	\$255,500	\$275,170	\$294,840	\$314,510		
	2	\$119,340	\$143,225	\$167,110	\$190,910	\$214,795	\$238,680	\$262,565	\$286,450	\$310,250	\$334,135	\$358,020	\$381,905		
	3	\$140,400	\$168,500	\$196,600	\$224,600	\$252,700	\$280,800	\$308,900	\$337,000	\$365,000	\$393,100	\$421,200	\$449,300		
	4	\$161,460	\$193,775	\$226,090	\$258,290	\$290,605	\$322,920	\$355,235	\$387,550	\$419,750	\$452,065	\$484,380	\$516,695		
5.500%	1	\$96,950	\$116,270	\$135,730	\$155,120	\$174,440	\$193,830	\$213,290	\$232,610	\$252,000	\$271,390	\$290,780	\$310,170		
	2	\$117,725	\$141,185	\$164,815	\$188,360	\$211,820	\$235,365	\$258,995	\$282,455	\$306,000	\$329,545	\$353,090	\$376,635		
	3	\$138,500	\$166,100	\$193,900	\$221,600	\$249,200	\$276,900	\$304,700	\$332,300	\$360,000	\$387,700	\$415,400	\$443,100		
	4	\$159,275	\$191,015	\$222,985	\$254,840	\$286,580	\$318,435	\$350,405	\$382,145	\$414,000	\$445,855	\$477,710	\$509,565		
5.625%	1	\$95,550	\$114,730	\$133,840	\$152,950	\$172,060	\$191,240	\$210,280	\$229,460	\$248,570	\$267,680	\$286,790	\$305,900		
	2	\$116,025	\$139,315	\$162,520	\$185,725	\$208,930	\$232,220	\$255,340	\$278,630	\$301,835	\$325,040	\$348,245	\$371,450		
	3	\$136,500	\$163,900	\$191,200	\$218,500	\$245,800	\$273,200	\$300,400	\$327,800	\$355,100	\$382,400	\$409,700	\$437,000		
	4	\$156,975	\$188,485	\$219,880	\$251,275	\$282,670	\$314,180	\$345,460	\$376,970	\$408,365	\$439,760	\$471,155	\$502,550		
5.750%	1	\$94,290	\$113,120	\$132,020	\$150,920	\$169,750	\$188,650	\$207,480	\$226,380	\$245,210	\$264,040	\$282,940	\$301,770		
	2	\$114,495	\$137,360	\$160,310	\$183,260	\$206,125	\$229,075	\$251,940	\$274,890	\$297,755	\$320,620	\$343,570	\$366,435		
	3	\$134,700	\$161,600	\$188,600	\$215,600	\$242,500	\$269,500	\$296,400	\$323,400	\$350,300	\$377,200	\$404,200	\$431,100		
	4	\$154,905	\$185,840	\$216,890	\$247,940	\$278,875	\$309,925	\$340,860	\$371,910	\$402,845	\$433,780	\$464,830	\$495,765		
5.875%	1	\$93,030	\$111,650	\$130,200	\$148,890	\$167,440	\$186,060	\$204,680	\$223,300	\$241,920	\$260,540	\$279,090	\$297,710		
	2	\$112,965	\$135,575	\$158,100	\$180,795	\$203,320	\$225,930	\$248,540	\$271,150	\$293,760	\$316,370	\$338,895	\$361,505		
	3	\$132,900	\$159,500	\$186,000	\$212,700	\$239,200	\$265,800	\$292,400	\$319,000	\$345,600	\$372,200	\$398,700	\$425,300		
	4	\$152,835	\$183,425	\$213,900	\$244,605	\$275,080	\$305,670	\$336,260	\$366,850	\$397,440	\$428,030	\$458,505	\$489,095		
6.000%	1	\$91,770	\$110,110	\$128,520	\$146,860	\$165,270	\$183,610	\$201,950	\$220,290	\$238,630	\$257,040	\$275,380	\$293,720		
	2	\$111,435	\$133,705	\$156,060	\$178,330	\$200,685	\$222,955	\$245,225	\$267,495	\$289,765	\$312,120	\$334,390	\$356,660		
	3	\$131,100	\$157,300	\$183,600	\$209,800	\$236,100	\$262,300	\$288,500	\$314,700	\$340,900	\$367,200	\$393,400	\$419,600		
	4	\$150,765	\$180,895	\$211,140	\$241,270	\$271,515	\$301,645	\$331,775	\$361,905	\$392,035	\$422,280	\$452,410	\$482,540		
6.125%	1	\$90,580	\$108,710	\$126,840	\$144,900	\$163,030	\$181,160	\$199,290	\$217,350	\$235,480	\$253,610	\$271,740	\$289,870		
	2	\$109,990	\$132,005	\$154,020	\$175,950	\$197,965	\$219,980	\$241,995	\$263,925	\$285,940	\$307,955	\$329,970	\$351,985		
	3	\$129,400	\$155,300	\$181,200	\$207,000	\$232,900	\$258,800	\$284,700	\$310,500	\$336,400	\$362,300	\$388,200	\$414,100		
	4	\$148,810	\$178,595	\$208,380	\$238,050	\$267,835	\$297,620	\$327,405	\$357,075	\$386,860	\$416,645	\$446,430	\$476,215		



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

2012
AFFORDABLE SALES PRICE GUIDELINES

HANA
MULTI-FAMILY

Effective: **January 1, 2012**

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%
		\$33,195	\$39,834	\$46,473	\$53,112	\$59,751	\$66,390	\$73,029	\$79,668	\$86,307	\$92,946	\$99,585	\$106,224
6.250%	1	\$89,390	\$107,310	\$125,090	\$143,010	\$160,930	\$178,780	\$196,630	\$214,550	\$232,400	\$250,320	\$268,100	\$286,020
	2	\$108,545	\$130,305	\$151,895	\$173,655	\$195,415	\$217,090	\$238,765	\$260,525	\$282,200	\$303,960	\$325,550	\$347,310
	3	\$127,700	\$153,300	\$178,700	\$204,300	\$229,900	\$255,400	\$280,900	\$306,500	\$332,000	\$357,600	\$383,000	\$408,600
	4	\$146,855	\$176,295	\$205,505	\$234,945	\$264,385	\$293,710	\$323,035	\$352,475	\$381,800	\$411,240	\$440,450	\$469,890
6.375%	1	\$88,200	\$105,840	\$123,480	\$141,120	\$158,760	\$176,400	\$194,040	\$211,750	\$229,390	\$247,030	\$264,670	\$282,310
	2	\$107,100	\$128,520	\$149,940	\$171,360	\$192,780	\$214,200	\$235,620	\$257,125	\$278,545	\$299,965	\$321,385	\$342,805
	3	\$126,000	\$151,200	\$176,400	\$201,600	\$226,800	\$252,000	\$277,200	\$302,500	\$327,700	\$352,900	\$378,100	\$403,300
	4	\$144,900	\$173,880	\$202,860	\$231,840	\$260,820	\$289,800	\$318,780	\$347,875	\$376,855	\$405,835	\$434,815	\$463,795
6.500%	1	\$87,080	\$104,440	\$121,940	\$139,300	\$156,730	\$174,160	\$191,590	\$208,950	\$226,380	\$243,810	\$261,170	\$278,670
	2	\$105,740	\$126,820	\$148,070	\$169,150	\$190,315	\$211,480	\$232,645	\$253,725	\$274,890	\$296,055	\$317,135	\$338,385
	3	\$124,400	\$149,200	\$174,200	\$199,000	\$223,900	\$248,800	\$273,700	\$298,500	\$323,400	\$348,300	\$373,100	\$398,100
	4	\$143,060	\$171,580	\$200,330	\$228,850	\$257,485	\$286,120	\$314,755	\$343,275	\$371,910	\$400,545	\$429,065	\$457,815
6.625%	1	\$85,960	\$103,110	\$120,330	\$137,550	\$154,700	\$171,920	\$189,070	\$206,290	\$223,440	\$240,660	\$257,880	\$275,030
	2	\$104,380	\$125,205	\$146,115	\$167,025	\$187,850	\$208,760	\$229,585	\$250,495	\$271,320	\$292,230	\$313,140	\$333,965
	3	\$122,800	\$147,300	\$171,900	\$196,500	\$221,000	\$245,600	\$270,100	\$294,700	\$319,200	\$343,800	\$368,400	\$392,900
	4	\$141,220	\$169,395	\$197,685	\$225,975	\$254,150	\$282,440	\$310,615	\$338,905	\$367,080	\$395,370	\$423,660	\$451,835
6.750%	1	\$84,840	\$101,780	\$118,790	\$135,800	\$152,740	\$169,750	\$186,690	\$203,630	\$220,640	\$237,580	\$254,520	\$271,530
	2	\$103,020	\$123,590	\$144,245	\$164,900	\$185,470	\$206,125	\$226,695	\$247,265	\$267,920	\$288,490	\$309,060	\$329,715
	3	\$121,200	\$145,400	\$169,700	\$194,000	\$218,200	\$242,500	\$266,700	\$290,900	\$315,200	\$339,400	\$363,600	\$387,900
	4	\$139,380	\$167,210	\$195,155	\$223,100	\$250,930	\$278,875	\$306,705	\$334,535	\$362,480	\$390,310	\$418,140	\$446,085
6.875%	1	\$83,790	\$100,520	\$117,320	\$134,050	\$150,850	\$167,580	\$184,310	\$201,040	\$217,770	\$234,570	\$251,300	\$268,100
	2	\$101,745	\$122,060	\$142,460	\$162,775	\$183,175	\$203,490	\$223,805	\$244,120	\$264,435	\$284,835	\$305,150	\$325,550
	3	\$119,700	\$143,600	\$167,600	\$191,500	\$215,500	\$239,400	\$263,300	\$287,200	\$311,100	\$335,100	\$359,000	\$383,000
	4	\$137,655	\$165,140	\$192,740	\$220,225	\$247,825	\$275,310	\$302,795	\$330,280	\$357,765	\$385,365	\$412,850	\$440,450
7.000%	1	\$82,740	\$99,260	\$115,780	\$132,370	\$148,890	\$165,410	\$182,000	\$198,520	\$215,110	\$231,560	\$248,150	\$264,740
	2	\$100,470	\$120,530	\$140,590	\$160,735	\$180,795	\$200,855	\$221,000	\$241,060	\$261,205	\$281,180	\$301,325	\$321,470
	3	\$118,200	\$141,800	\$165,400	\$189,100	\$212,700	\$236,300	\$260,000	\$283,600	\$307,300	\$330,800	\$354,500	\$378,200
	4	\$135,930	\$163,070	\$190,210	\$217,465	\$244,605	\$271,745	\$299,000	\$326,140	\$353,395	\$380,420	\$407,675	\$434,930
7.125%	1	\$81,690	\$98,000	\$114,380	\$130,760	\$147,070	\$163,380	\$179,760	\$196,070	\$212,380	\$228,760	\$245,070	\$261,380
	2	\$99,195	\$119,000	\$138,890	\$158,780	\$178,585	\$198,390	\$218,280	\$238,085	\$257,890	\$277,780	\$297,585	\$317,390
	3	\$116,700	\$140,000	\$163,400	\$186,800	\$210,100	\$233,400	\$256,800	\$280,100	\$303,400	\$326,800	\$350,100	\$373,400
	4	\$134,205	\$161,000	\$187,910	\$214,820	\$241,615	\$268,410	\$295,320	\$322,115	\$348,910	\$375,820	\$402,615	\$429,410
7.250%	1	\$80,710	\$96,810	\$112,980	\$129,080	\$145,250	\$161,350	\$177,450	\$193,620	\$209,720	\$225,890	\$242,060	\$258,160
	2	\$98,005	\$117,555	\$137,190	\$156,740	\$176,375	\$195,925	\$215,475	\$235,110	\$254,660	\$274,295	\$293,930	\$313,480
	3	\$115,300	\$138,300	\$161,400	\$184,400	\$207,500	\$230,500	\$253,500	\$276,600	\$299,600	\$322,700	\$345,800	\$368,800
	4	\$132,595	\$159,045	\$185,610	\$212,060	\$238,625	\$265,075	\$291,525	\$318,090	\$344,540	\$371,105	\$397,670	\$424,120
7.375%	1	\$79,730	\$95,620	\$111,580	\$127,540	\$143,430	\$159,390	\$175,350	\$191,240	\$207,130	\$223,090	\$239,050	\$254,940
	2	\$96,815	\$116,110	\$135,490	\$154,870	\$174,165	\$193,545	\$212,925	\$232,220	\$251,515	\$270,895	\$290,275	\$309,570
	3	\$113,900	\$136,600	\$159,400	\$182,200	\$204,900	\$227,700	\$250,500	\$273,200	\$295,900	\$318,700	\$341,500	\$364,200
	4	\$130,985	\$157,090	\$183,310	\$209,530	\$235,635	\$261,855	\$288,075	\$314,180	\$340,285	\$366,505	\$392,725	\$418,830
7.500%	1	\$78,680	\$94,430	\$110,180	\$125,930	\$141,680	\$157,430	\$173,180	\$188,860	\$204,610	\$220,360	\$236,110	\$251,860
	2	\$95,540	\$114,665	\$133,790	\$152,915	\$172,040	\$191,165	\$210,290	\$229,330	\$248,455	\$267,580	\$286,705	\$305,830
	3	\$112,400	\$134,900	\$157,400	\$179,900	\$202,400	\$224,900	\$247,400	\$269,800	\$292,300	\$314,800	\$337,300	\$359,800
	4	\$129,260	\$155,135	\$181,010	\$206,885	\$232,760	\$258,635	\$284,510	\$310,270	\$336,145	\$362,020	\$387,895	\$413,770



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

2012
AFFORDABLE SALES PRICE GUIDELINES

HANA
MULTI-FAMILY

Effective: **January 1, 2012**

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%
		\$33,195	\$39,834	\$46,473	\$53,112	\$59,751	\$66,390	\$73,029	\$79,668	\$86,307	\$92,946	\$99,585	\$106,224
7.625%	1	\$77,770	\$93,310	\$108,850	\$124,460	\$140,000	\$155,470	\$171,080	\$186,620	\$202,160	\$217,700	\$233,310	\$248,780
	2	\$94,435	\$113,305	\$132,175	\$151,130	\$170,000	\$188,785	\$207,740	\$226,610	\$245,480	\$264,350	\$283,305	\$302,090
	3	\$111,100	\$133,300	\$155,500	\$177,800	\$200,000	\$222,100	\$244,400	\$266,600	\$288,800	\$311,000	\$333,300	\$355,400
	4	\$127,765	\$153,295	\$178,825	\$204,470	\$230,000	\$255,415	\$281,060	\$306,590	\$332,120	\$357,650	\$383,295	\$408,710
7.750%	1	\$76,790	\$92,190	\$107,520	\$122,920	\$138,320	\$153,650	\$169,050	\$184,310	\$199,710	\$215,110	\$230,440	\$245,840
	2	\$93,245	\$111,945	\$130,560	\$149,260	\$167,960	\$186,575	\$205,275	\$223,805	\$242,505	\$261,205	\$279,820	\$298,520
	3	\$109,700	\$131,700	\$153,600	\$175,600	\$197,600	\$219,500	\$241,500	\$263,300	\$285,300	\$307,300	\$329,200	\$351,200
	4	\$126,155	\$151,455	\$176,640	\$201,940	\$227,240	\$252,425	\$277,725	\$302,795	\$328,095	\$353,395	\$378,580	\$403,880
7.875%	1	\$75,950	\$91,070	\$106,260	\$121,450	\$136,640	\$151,830	\$167,020	\$182,140	\$197,330	\$212,520	\$227,710	\$242,900
	2	\$92,225	\$110,585	\$129,030	\$147,475	\$165,920	\$184,365	\$202,810	\$221,170	\$239,615	\$258,060	\$276,505	\$294,950
	3	\$108,500	\$130,100	\$151,800	\$173,500	\$195,200	\$216,900	\$238,600	\$260,200	\$281,900	\$303,600	\$325,300	\$347,000
	4	\$124,775	\$149,615	\$174,570	\$199,525	\$224,480	\$249,435	\$274,390	\$299,230	\$324,185	\$349,140	\$374,095	\$399,050
8.000%	1	\$75,040	\$90,020	\$105,000	\$120,050	\$135,030	\$150,010	\$164,990	\$179,970	\$194,950	\$209,930	\$224,910	\$239,890
	2	\$91,120	\$109,310	\$127,500	\$145,775	\$163,965	\$182,155	\$200,345	\$218,535	\$236,725	\$254,915	\$273,105	\$291,295
	3	\$107,200	\$128,600	\$150,000	\$171,500	\$192,900	\$214,300	\$235,700	\$257,100	\$278,500	\$300,000	\$321,500	\$342,900
	4	\$123,280	\$147,890	\$172,500	\$197,225	\$221,835	\$246,445	\$271,055	\$295,665	\$320,275	\$344,885	\$369,495	\$394,105
8.125%	1	\$74,130	\$88,970	\$103,740	\$118,580	\$133,420	\$148,260	\$163,100	\$177,940	\$192,780	\$207,620	\$222,460	\$237,300
	2	\$90,015	\$108,035	\$125,970	\$143,990	\$162,010	\$180,030	\$197,965	\$216,070	\$234,005	\$252,025	\$270,045	\$288,065
	3	\$105,900	\$127,100	\$148,200	\$169,400	\$190,600	\$211,800	\$232,900	\$254,200	\$275,300	\$296,500	\$317,700	\$338,900
	4	\$121,785	\$146,165	\$170,430	\$194,810	\$219,190	\$243,570	\$267,835	\$292,330	\$316,595	\$340,975	\$365,355	\$389,735
8.250%	1	\$73,290	\$87,920	\$102,550	\$117,180	\$131,880	\$146,510	\$161,140	\$175,840	\$190,470	\$205,100	\$219,730	\$234,360
	2	\$88,995	\$106,760	\$124,525	\$142,290	\$160,140	\$177,905	\$195,670	\$213,520	\$231,285	\$249,050	\$266,815	\$284,665
	3	\$104,700	\$125,600	\$146,500	\$167,400	\$188,400	\$209,300	\$230,200	\$251,200	\$272,100	\$293,000	\$313,900	\$334,900
	4	\$120,405	\$144,440	\$168,475	\$192,510	\$216,660	\$240,695	\$264,730	\$288,880	\$312,915	\$336,950	\$360,985	\$385,135

Maximum affordable sales price is based on the following factors:

- \$66,390** 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: **January 1, 2012**

2012
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%	\$4,650	\$5,310	\$5,980	\$6,640	\$7,170	\$7,700	\$8,230	\$8,760
20%	\$9,290	\$10,620	\$11,950	\$13,280	\$14,340	\$15,400	\$16,460	\$17,530
30%	\$13,940	\$15,930	\$17,930	\$19,920	\$21,510	\$23,100	\$24,700	\$26,290
40%	\$18,590	\$21,240	\$23,900	\$26,560	\$28,680	\$30,800	\$32,930	\$35,050
50%	\$23,240	\$26,560	\$29,880	\$33,200	\$35,850	\$38,510	\$41,160	\$43,820
60%	\$27,880	\$31,870	\$35,850	\$39,830	\$43,020	\$46,210	\$49,390	\$52,580
70%	\$32,530	\$37,180	\$41,830	\$46,470	\$50,190	\$53,910	\$57,630	\$61,340
80%	\$37,180	\$42,490	\$47,800	\$53,110	\$57,360	\$61,610	\$65,860	\$70,110
90%	\$41,830	\$47,800	\$53,780	\$59,750	\$64,530	\$69,310	\$74,090	\$78,870
100%	\$46,470	\$53,110	\$59,750	\$66,390	\$71,700	\$77,010	\$82,320	\$87,630
110%	\$51,120	\$58,420	\$65,730	\$73,030	\$78,870	\$84,710	\$90,560	\$96,400
120%	\$55,770	\$63,730	\$71,700	\$79,670	\$86,040	\$92,410	\$98,790	\$105,160
130%	\$60,410	\$69,050	\$77,680	\$86,310	\$93,210	\$100,120	\$107,020	\$113,930
140%	\$65,060	\$74,360	\$83,650	\$92,950	\$100,380	\$107,820	\$115,250	\$122,690

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%	\$116	\$125	\$150	\$173	\$193	\$212
20%	\$232	\$249	\$299	\$345	\$385	\$425
30%	\$349	\$373	\$448	\$518	\$578	\$637
40%	\$465	\$498	\$598	\$691	\$770	\$850
50%	\$581	\$623	\$747	\$863	\$963	\$1,062
60%	\$697	\$747	\$896	\$1,036	\$1,155	\$1,275
70%	\$813	\$871	\$1,046	\$1,208	\$1,348	\$1,487
80%	\$930	\$996	\$1,195	\$1,381	\$1,540	\$1,700
90%	\$1,046	\$1,120	\$1,345	\$1,554	\$1,733	\$1,912
100%	\$1,162	\$1,245	\$1,494	\$1,726	\$1,925	\$2,124
110%	\$1,278	\$1,369	\$1,643	\$1,899	\$2,118	\$2,337
120%	\$1,394	\$1,494	\$1,793	\$2,071	\$2,310	\$2,549
130%	\$1,510	\$1,618	\$1,942	\$2,244	\$2,503	\$2,762
140%	\$1,627	\$1,743	\$2,091	\$2,417	\$2,696	\$2,974

Note: Affordable rents are based on 30% of gross monthly income. Affordable rents do not include utilities.



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

Effective: **January 1, 2012**

2012
 AFFORDABLE SALES PRICE GUIDELINES

LANA'I METHODOLOGY

For Calculating Median Family Income

Factors used in calculation:

HUD's 2012 median family income for the County of Maui	\$77,100
HUD's 2000 median family income for the County of Maui	\$56,500
Census Bureau's 2000 median family income for Lana'i (based on 2000 Census)	\$49,209

Estimated 2012 median family income for Lana'i:

$$\begin{array}{r}
 \$77,100 \\
 - \quad \$56,500 \\
 \hline
 \$20,600
 \end{array}
 \qquad
 \begin{array}{r}
 \$20,600 \\
 \hline
 \$56,500
 \end{array}
 = 36.46\% \text{ (rate of increase from 2000 to 2012 for County of Maui)}$$

$$\begin{array}{r}
 \$49,209 \\
 \times \quad 36.46\% \\
 \hline
 \$17,942
 \end{array}
 \qquad
 + \quad
 \begin{array}{r}
 \$49,209 \\
 + \quad \$17,942 \\
 \hline
 \mathbf{\$67,151} \text{ (Est. 2012 Lana'i median family income)}
 \end{array}$$

Est. 2012 Lanai'i median family income
 (Rounded to the nearest \$10)

\$67,150



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2012
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LANA'I
SINGLE FAMILY

Effective: **January 1, 2012**

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%	
3.500%	1	\$137,760	\$165,270	\$192,850	\$220,360	\$247,940	\$275,450	\$303,030	\$330,540	\$358,120	\$385,630	\$413,210	\$440,720	
	2	\$167,280	\$200,685	\$234,175	\$267,580	\$301,070	\$334,475	\$367,965	\$401,370	\$434,860	\$468,265	\$501,755	\$535,160	
	3	\$196,800	\$236,100	\$275,500	\$314,800	\$354,200	\$393,500	\$432,900	\$472,200	\$511,600	\$550,900	\$590,300	\$629,600	
	4	\$226,320	\$271,515	\$316,825	\$362,020	\$407,330	\$452,525	\$497,835	\$543,030	\$588,340	\$633,535	\$678,845	\$724,040	
3.625%	1	\$135,590	\$162,750	\$189,840	\$217,000	\$244,090	\$271,250	\$298,340	\$325,500	\$352,590	\$379,750	\$406,840	\$434,000	
	2	\$164,645	\$197,625	\$230,520	\$263,500	\$296,395	\$329,375	\$362,270	\$395,250	\$428,145	\$461,125	\$494,020	\$527,000	
	3	\$193,700	\$232,500	\$271,200	\$310,000	\$348,700	\$387,500	\$426,200	\$465,000	\$503,700	\$542,500	\$581,200	\$620,000	
	4	\$222,755	\$267,375	\$311,880	\$356,500	\$401,005	\$445,625	\$490,130	\$534,750	\$579,255	\$623,875	\$668,380	\$713,000	
3.750%	1	\$133,560	\$160,230	\$186,970	\$213,710	\$240,380	\$267,120	\$293,790	\$320,530	\$347,200	\$373,940	\$400,680	\$427,350	
	2	\$162,180	\$194,565	\$227,035	\$259,505	\$291,890	\$324,360	\$356,745	\$389,215	\$421,600	\$454,070	\$486,540	\$518,925	
	3	\$190,800	\$228,900	\$267,100	\$305,300	\$343,400	\$381,600	\$419,700	\$457,900	\$496,000	\$534,200	\$572,400	\$610,500	
	4	\$219,420	\$263,235	\$307,165	\$351,095	\$394,910	\$438,840	\$482,655	\$526,585	\$570,400	\$614,330	\$658,260	\$702,075	
3.875%	1	\$131,530	\$157,850	\$184,170	\$210,420	\$236,740	\$263,060	\$289,380	\$315,630	\$341,950	\$368,270	\$394,590	\$420,910	
	2	\$159,715	\$191,675	\$223,635	\$255,510	\$287,470	\$319,430	\$351,390	\$383,265	\$415,225	\$447,185	\$479,145	\$511,105	
	3	\$187,900	\$225,500	\$263,100	\$300,600	\$338,200	\$375,800	\$413,400	\$450,900	\$488,500	\$526,100	\$563,700	\$601,300	
	4	\$216,085	\$259,325	\$302,565	\$345,690	\$388,930	\$432,170	\$475,410	\$518,535	\$561,775	\$605,015	\$648,255	\$691,495	
4.000%	1	\$129,570	\$155,470	\$181,370	\$207,270	\$233,170	\$259,070	\$285,040	\$310,940	\$336,840	\$362,740	\$388,640	\$414,540	
	2	\$157,335	\$188,785	\$220,235	\$251,685	\$283,135	\$314,585	\$346,120	\$377,570	\$409,020	\$440,470	\$471,920	\$503,370	
	3	\$185,100	\$222,100	\$259,100	\$296,100	\$333,100	\$370,100	\$407,200	\$444,200	\$481,200	\$518,200	\$555,200	\$592,200	
	4	\$212,865	\$255,415	\$297,965	\$340,515	\$383,065	\$425,615	\$468,280	\$510,830	\$553,380	\$595,930	\$638,480	\$681,030	
4.125%	1	\$127,610	\$153,160	\$178,640	\$204,190	\$229,740	\$255,220	\$280,770	\$306,250	\$331,800	\$357,350	\$382,830	\$408,380	
	2	\$154,955	\$185,980	\$216,920	\$247,945	\$278,970	\$309,910	\$340,935	\$371,875	\$402,900	\$433,925	\$464,865	\$495,890	
	3	\$182,300	\$218,800	\$255,200	\$291,700	\$328,200	\$364,600	\$401,100	\$437,500	\$474,000	\$510,500	\$546,900	\$583,400	
	4	\$209,645	\$251,620	\$293,480	\$335,455	\$377,430	\$419,290	\$461,265	\$503,125	\$545,100	\$587,075	\$628,935	\$670,910	
4.250%	1	\$125,720	\$150,850	\$175,980	\$201,180	\$226,310	\$251,440	\$276,570	\$301,770	\$326,900	\$352,030	\$377,160	\$402,290	
	2	\$152,660	\$183,175	\$213,690	\$244,290	\$274,805	\$305,320	\$335,835	\$366,435	\$396,950	\$427,465	\$457,980	\$488,495	
	3	\$179,600	\$215,500	\$251,400	\$287,400	\$323,300	\$359,200	\$395,100	\$431,100	\$467,000	\$502,900	\$538,800	\$574,700	
	4	\$206,540	\$247,825	\$289,110	\$330,510	\$371,795	\$413,080	\$454,365	\$495,765	\$537,050	\$578,335	\$619,620	\$660,905	
4.375%	1	\$123,900	\$148,680	\$173,390	\$198,170	\$222,950	\$247,730	\$272,510	\$297,290	\$322,070	\$346,850	\$371,630	\$396,410	
	2	\$150,450	\$180,540	\$210,545	\$240,635	\$270,725	\$300,815	\$330,905	\$360,995	\$391,085	\$421,175	\$451,265	\$481,355	
	3	\$177,000	\$212,400	\$247,700	\$283,100	\$318,500	\$353,900	\$389,300	\$424,700	\$460,100	\$495,500	\$530,900	\$566,300	
	4	\$203,550	\$244,260	\$284,855	\$325,565	\$366,275	\$406,985	\$447,695	\$488,405	\$529,115	\$569,825	\$610,535	\$651,245	
4.500%	1	\$122,080	\$146,510	\$170,870	\$195,300	\$219,730	\$244,160	\$268,520	\$292,950	\$317,380	\$341,810	\$366,170	\$390,600	
	2	\$148,240	\$177,905	\$207,485	\$237,150	\$266,815	\$296,480	\$326,060	\$355,725	\$385,390	\$415,055	\$444,635	\$474,300	
	3	\$174,400	\$209,300	\$244,100	\$279,000	\$313,900	\$348,800	\$383,600	\$418,500	\$453,400	\$488,300	\$523,100	\$558,000	
	4	\$200,560	\$240,695	\$280,715	\$320,850	\$360,985	\$401,120	\$441,140	\$481,275	\$521,410	\$561,545	\$601,565	\$641,700	
4.625%	1	\$120,330	\$144,340	\$168,420	\$192,500	\$216,510	\$240,590	\$264,670	\$288,680	\$312,760	\$336,840	\$360,920	\$384,930	
	2	\$146,115	\$175,270	\$204,510	\$233,750	\$262,905	\$292,145	\$321,385	\$350,540	\$379,780	\$409,020	\$438,260	\$467,415	
	3	\$171,900	\$206,200	\$240,600	\$275,000	\$309,300	\$343,700	\$378,100	\$412,400	\$446,800	\$481,200	\$515,600	\$549,900	
	4	\$197,685	\$237,130	\$276,690	\$316,250	\$355,695	\$395,255	\$434,815	\$474,260	\$513,820	\$553,380	\$592,940	\$632,385	
4.750%	1	\$118,580	\$142,310	\$165,970	\$189,700	\$213,430	\$237,160	\$260,820	\$284,550	\$308,280	\$332,010	\$355,670	\$379,400	
	2	\$143,990	\$172,805	\$201,535	\$230,350	\$259,165	\$287,980	\$316,710	\$345,525	\$374,340	\$403,155	\$431,885	\$460,700	
	3	\$169,400	\$203,300	\$237,100	\$271,000	\$304,900	\$338,800	\$372,600	\$406,500	\$440,400	\$474,300	\$508,100	\$542,000	
	4	\$194,810	\$233,795	\$272,665	\$311,650	\$350,635	\$389,620	\$428,490	\$467,475	\$506,460	\$545,445	\$584,315	\$623,300	



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2012
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LANA'I
SINGLE FAMILY

Effective: **January 1, 2012**

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%		
		\$33,575	\$40,290	\$47,005	\$53,720	\$60,435	\$67,150	\$73,865	\$80,580	\$87,295	\$94,010	\$100,725	\$107,440		
4.875%	1	\$116,900	\$140,210	\$163,590	\$186,970	\$210,350	\$233,730	\$257,110	\$280,490	\$303,870	\$327,250	\$350,630	\$374,010		
	2	\$141,950	\$170,255	\$198,645	\$227,035	\$255,425	\$283,815	\$312,205	\$340,595	\$368,985	\$397,375	\$425,765	\$454,155		
	3	\$167,000	\$200,300	\$233,700	\$267,100	\$300,500	\$333,900	\$367,300	\$400,700	\$434,100	\$467,500	\$500,900	\$534,300		
	4	\$192,050	\$230,345	\$268,755	\$307,165	\$345,575	\$383,985	\$422,395	\$460,805	\$499,215	\$537,625	\$576,035	\$614,445		
5.000%	1	\$115,220	\$138,250	\$161,280	\$184,310	\$207,410	\$230,440	\$253,470	\$276,500	\$299,530	\$322,630	\$345,660	\$368,690		
	2	\$139,910	\$167,875	\$195,840	\$223,805	\$251,855	\$279,820	\$307,785	\$335,750	\$363,715	\$391,765	\$419,730	\$447,695		
	3	\$164,600	\$197,500	\$230,400	\$263,300	\$296,300	\$329,200	\$362,100	\$395,000	\$427,900	\$460,900	\$493,800	\$526,700		
	4	\$189,290	\$227,125	\$264,960	\$302,795	\$340,745	\$378,580	\$416,415	\$454,250	\$492,085	\$530,035	\$567,870	\$605,705		
5.125%	1	\$113,610	\$136,290	\$159,040	\$181,720	\$204,470	\$227,150	\$249,900	\$272,650	\$295,330	\$318,080	\$340,760	\$363,510		
	2	\$137,955	\$165,495	\$193,120	\$220,660	\$248,285	\$275,825	\$303,450	\$331,075	\$358,615	\$386,240	\$413,780	\$441,405		
	3	\$162,300	\$194,700	\$227,200	\$259,600	\$292,100	\$324,500	\$357,000	\$389,500	\$421,900	\$454,400	\$486,800	\$519,300		
	4	\$186,645	\$223,905	\$261,280	\$298,540	\$335,915	\$373,175	\$410,550	\$447,925	\$485,185	\$522,560	\$559,820	\$597,195		
5.250%	1	\$112,000	\$134,400	\$156,800	\$179,200	\$201,600	\$224,000	\$246,400	\$268,800	\$291,200	\$313,600	\$336,000	\$358,400		
	2	\$136,000	\$163,200	\$190,400	\$217,600	\$244,800	\$272,000	\$299,200	\$326,400	\$353,600	\$380,800	\$408,000	\$435,200		
	3	\$160,000	\$192,000	\$224,000	\$256,000	\$288,000	\$320,000	\$352,000	\$384,000	\$416,000	\$448,000	\$480,000	\$512,000		
	4	\$184,000	\$220,800	\$257,600	\$294,400	\$331,200	\$368,000	\$404,800	\$441,600	\$478,400	\$515,200	\$552,000	\$588,800		
5.375%	1	\$110,460	\$132,510	\$154,630	\$176,750	\$198,800	\$220,920	\$242,970	\$265,090	\$287,140	\$309,260	\$331,380	\$353,430		
	2	\$134,130	\$160,905	\$187,765	\$214,625	\$241,400	\$268,260	\$295,035	\$321,895	\$348,670	\$375,530	\$402,390	\$429,165		
	3	\$157,800	\$189,300	\$220,900	\$252,500	\$284,000	\$315,600	\$347,100	\$378,700	\$410,200	\$441,800	\$473,400	\$504,900		
	4	\$181,470	\$217,695	\$254,035	\$290,375	\$326,600	\$362,940	\$399,165	\$435,505	\$471,730	\$508,070	\$544,410	\$580,635		
5.500%	1	\$108,920	\$130,690	\$152,530	\$174,300	\$196,070	\$217,840	\$239,610	\$261,450	\$283,220	\$304,990	\$326,760	\$348,600		
	2	\$132,260	\$158,695	\$185,215	\$211,650	\$238,085	\$264,520	\$290,955	\$317,475	\$343,910	\$370,345	\$396,780	\$423,300		
	3	\$155,600	\$186,700	\$217,900	\$249,000	\$280,100	\$311,200	\$342,300	\$373,500	\$404,600	\$435,700	\$466,800	\$498,000		
	4	\$178,940	\$214,705	\$250,585	\$286,350	\$322,115	\$357,880	\$393,645	\$429,525	\$465,290	\$501,055	\$536,820	\$572,700		
5.625%	1	\$107,450	\$128,940	\$150,430	\$171,920	\$193,410	\$214,900	\$236,390	\$257,880	\$279,370	\$300,860	\$322,350	\$343,840		
	2	\$130,475	\$156,570	\$182,665	\$208,760	\$234,855	\$260,950	\$287,045	\$313,140	\$339,235	\$365,330	\$391,425	\$417,520		
	3	\$153,500	\$184,200	\$214,900	\$245,600	\$276,300	\$307,000	\$337,700	\$368,400	\$399,100	\$429,800	\$460,500	\$491,200		
	4	\$176,525	\$211,830	\$247,135	\$282,440	\$317,745	\$353,050	\$388,355	\$423,660	\$458,965	\$494,270	\$529,575	\$564,880		
5.750%	1	\$105,980	\$127,190	\$148,400	\$169,540	\$190,750	\$211,960	\$233,170	\$254,380	\$275,590	\$296,730	\$317,940	\$339,150		
	2	\$128,690	\$154,445	\$180,200	\$205,870	\$231,625	\$257,380	\$283,135	\$308,890	\$334,645	\$360,315	\$386,070	\$411,825		
	3	\$151,400	\$181,700	\$212,000	\$242,200	\$272,500	\$302,800	\$333,100	\$363,400	\$393,700	\$423,900	\$454,200	\$484,500		
	4	\$174,110	\$208,955	\$243,800	\$278,530	\$313,375	\$348,220	\$383,065	\$417,910	\$452,755	\$487,485	\$522,330	\$557,175		
5.875%	1	\$104,580	\$125,440	\$146,370	\$167,300	\$188,230	\$209,090	\$230,020	\$250,950	\$271,810	\$292,740	\$313,670	\$334,600		
	2	\$126,990	\$152,320	\$177,735	\$203,150	\$228,565	\$253,895	\$279,310	\$304,725	\$330,055	\$355,470	\$380,885	\$406,300		
	3	\$149,400	\$179,200	\$209,100	\$239,000	\$268,900	\$298,700	\$328,600	\$358,500	\$388,300	\$418,200	\$448,100	\$478,000		
	4	\$171,810	\$206,080	\$240,465	\$274,850	\$309,235	\$343,505	\$377,890	\$412,275	\$446,545	\$480,930	\$515,315	\$549,700		
6.000%	1	\$103,180	\$123,760	\$144,410	\$165,060	\$185,710	\$206,290	\$226,940	\$247,590	\$268,240	\$288,820	\$309,470	\$330,120		
	2	\$125,290	\$150,280	\$175,355	\$200,430	\$225,505	\$250,495	\$275,570	\$300,645	\$325,720	\$350,710	\$375,785	\$400,860		
	3	\$147,400	\$176,800	\$206,300	\$235,800	\$265,300	\$294,700	\$324,200	\$353,700	\$383,200	\$412,600	\$442,100	\$471,600		
	4	\$169,510	\$203,320	\$237,245	\$271,170	\$305,095	\$338,905	\$372,830	\$406,755	\$440,680	\$474,490	\$508,415	\$542,340		
6.125%	1	\$101,780	\$122,150	\$142,520	\$162,890	\$183,190	\$203,560	\$223,930	\$244,300	\$264,670	\$285,040	\$305,340	\$325,710		
	2	\$123,590	\$148,325	\$173,060	\$197,795	\$222,445	\$247,180	\$271,915	\$296,650	\$321,385	\$346,120	\$370,770	\$395,505		
	3	\$145,400	\$174,500	\$203,600	\$232,700	\$261,700	\$290,800	\$319,900	\$349,000	\$378,100	\$407,200	\$436,200	\$465,300		
	4	\$167,210	\$200,675	\$234,140	\$267,605	\$300,955	\$334,420	\$367,885	\$401,350	\$434,815	\$468,280	\$501,630	\$535,095		



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LANA'I
SINGLE FAMILY

Effective: **January 1, 2012**

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%	
		\$33,575	\$40,290	\$47,005	\$53,720	\$60,435	\$67,150	\$73,865	\$80,580	\$87,295	\$94,010	\$100,725	\$107,440	
6.250%	1	\$100,450	\$120,540	\$140,630	\$160,720	\$180,810	\$200,900	\$220,990	\$241,080	\$261,170	\$281,260	\$301,350	\$321,440	
	2	\$121,975	\$146,370	\$170,765	\$195,160	\$219,555	\$243,950	\$268,345	\$292,740	\$317,135	\$341,530	\$365,925	\$390,320	
	3	\$143,500	\$172,200	\$200,900	\$229,600	\$258,300	\$287,000	\$315,700	\$344,400	\$373,100	\$401,800	\$430,500	\$459,200	
	4	\$165,025	\$198,030	\$231,035	\$264,040	\$297,045	\$330,050	\$363,055	\$396,060	\$429,065	\$462,070	\$495,075	\$528,080	
6.375%	1	\$99,120	\$118,930	\$138,810	\$158,620	\$178,430	\$198,240	\$218,120	\$237,930	\$257,740	\$277,550	\$297,430	\$317,240	
	2	\$120,360	\$144,415	\$168,555	\$192,610	\$216,665	\$240,720	\$264,860	\$288,915	\$312,970	\$337,025	\$361,165	\$385,220	
	3	\$141,600	\$169,900	\$198,300	\$226,600	\$254,900	\$283,200	\$311,600	\$339,900	\$368,200	\$396,500	\$424,900	\$453,200	
	4	\$162,840	\$195,385	\$228,045	\$260,590	\$293,135	\$325,680	\$358,340	\$390,885	\$423,430	\$455,975	\$488,635	\$521,180	
6.500%	1	\$97,860	\$117,390	\$136,990	\$156,590	\$176,120	\$195,720	\$215,250	\$234,850	\$254,380	\$273,980	\$293,580	\$313,110	
	2	\$118,830	\$142,545	\$166,345	\$190,145	\$213,860	\$237,660	\$261,375	\$285,175	\$308,890	\$332,690	\$356,490	\$380,205	
	3	\$139,800	\$167,700	\$195,700	\$223,700	\$251,600	\$279,600	\$307,500	\$335,500	\$363,400	\$391,400	\$419,400	\$447,300	
	4	\$160,770	\$192,855	\$225,055	\$257,255	\$289,340	\$321,540	\$353,625	\$385,825	\$417,910	\$450,110	\$482,310	\$514,395	
6.625%	1	\$96,600	\$115,920	\$135,240	\$154,560	\$173,880	\$193,200	\$212,520	\$231,840	\$251,160	\$270,480	\$289,800	\$309,120	
	2	\$117,300	\$140,760	\$164,220	\$187,680	\$211,140	\$234,600	\$258,060	\$281,520	\$304,980	\$328,440	\$351,900	\$375,360	
	3	\$138,000	\$165,600	\$193,200	\$220,800	\$248,400	\$276,000	\$303,600	\$331,200	\$358,800	\$386,400	\$414,000	\$441,600	
	4	\$158,700	\$190,440	\$222,180	\$253,920	\$285,660	\$317,400	\$349,140	\$380,880	\$412,620	\$444,360	\$476,100	\$507,840	
6.750%	1	\$95,340	\$114,450	\$133,490	\$152,600	\$171,640	\$190,680	\$209,790	\$228,830	\$247,940	\$266,980	\$286,090	\$305,130	
	2	\$115,770	\$138,975	\$162,095	\$185,300	\$208,420	\$231,540	\$254,745	\$277,865	\$301,070	\$324,190	\$347,395	\$370,515	
	3	\$136,200	\$163,500	\$190,700	\$218,000	\$245,200	\$272,400	\$299,700	\$326,900	\$354,200	\$381,400	\$408,700	\$435,900	
	4	\$156,630	\$188,025	\$219,305	\$250,700	\$281,980	\$313,260	\$344,655	\$375,935	\$407,330	\$438,610	\$470,005	\$501,285	
6.875%	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	
7.000%	1	\$92,960	\$111,580	\$130,130	\$148,750	\$167,300	\$185,920	\$204,540	\$223,090	\$241,710	\$260,330	\$278,880	\$297,500	
	2	\$112,880	\$135,490	\$158,015	\$180,625	\$203,150	\$225,760	\$248,370	\$270,895	\$293,505	\$316,115	\$338,640	\$361,250	
	3	\$132,800	\$159,400	\$185,900	\$212,500	\$239,000	\$265,600	\$292,200	\$318,700	\$345,300	\$371,900	\$398,400	\$425,000	
	4	\$152,720	\$183,310	\$213,785	\$244,375	\$274,850	\$305,440	\$336,030	\$366,505	\$397,095	\$427,685	\$458,160	\$488,750	
7.125%	1	\$91,770	\$110,180	\$128,520	\$146,860	\$165,270	\$183,610	\$201,950	\$220,290	\$238,700	\$257,040	\$275,380	\$293,790	
	2	\$111,435	\$133,790	\$156,060	\$178,330	\$200,685	\$222,955	\$245,225	\$267,495	\$289,850	\$312,120	\$334,390	\$356,745	
	3	\$131,100	\$157,400	\$183,600	\$209,800	\$236,100	\$262,300	\$288,500	\$314,700	\$341,000	\$367,200	\$393,400	\$419,700	
	4	\$150,765	\$181,010	\$211,140	\$241,270	\$271,515	\$301,645	\$331,775	\$361,905	\$392,150	\$422,280	\$452,410	\$482,655	
7.250%	1	\$90,650	\$108,780	\$126,910	\$145,040	\$163,170	\$181,300	\$199,430	\$217,560	\$235,760	\$253,890	\$272,020	\$290,150	
	2	\$110,075	\$132,090	\$154,105	\$176,120	\$198,135	\$220,150	\$242,165	\$264,180	\$286,280	\$308,295	\$330,310	\$352,325	
	3	\$129,500	\$155,400	\$181,300	\$207,200	\$233,100	\$259,000	\$284,900	\$310,800	\$336,800	\$362,700	\$388,600	\$414,500	
	4	\$148,925	\$178,710	\$208,495	\$238,280	\$268,065	\$297,850	\$327,635	\$357,420	\$387,320	\$417,105	\$446,890	\$476,675	
7.375%	1	\$89,530	\$107,450	\$125,370	\$143,290	\$161,210	\$179,130	\$196,980	\$214,900	\$232,820	\$250,740	\$268,660	\$286,580	
	2	\$108,715	\$130,475	\$152,235	\$173,995	\$195,755	\$217,515	\$239,190	\$260,950	\$282,710	\$304,470	\$326,230	\$347,990	
	3	\$127,900	\$153,500	\$179,100	\$204,700	\$230,300	\$255,900	\$281,400	\$307,000	\$332,600	\$358,200	\$383,800	\$409,400	
	4	\$147,085	\$176,525	\$205,965	\$235,405	\$264,845	\$294,285	\$323,710	\$353,150	\$382,590	\$411,930	\$441,370	\$470,810	
7.500%	1	\$88,480	\$106,120	\$123,830	\$141,540	\$159,250	\$176,890	\$194,600	\$212,310	\$229,950	\$247,660	\$265,370	\$283,080	
	2	\$107,440	\$128,860	\$150,365	\$171,870	\$193,375	\$214,795	\$236,300	\$257,805	\$279,225	\$300,730	\$322,235	\$343,740	
	3	\$126,400	\$151,600	\$176,900	\$202,200	\$227,500	\$252,700	\$278,000	\$303,300	\$328,500	\$353,800	\$379,100	\$404,400	
	4	\$145,360	\$174,340	\$203,435	\$232,530	\$261,625	\$290,605	\$319,700	\$348,795	\$377,775	\$406,870	\$435,965	\$465,060	



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

2012
AFFORDABLE SALES PRICE GUIDELINES

LANA'I
SINGLE FAMILY

Effective: **January 1, 2012**

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%
		\$33,575	\$40,290	\$47,005	\$53,720	\$60,435	\$67,150	\$73,865	\$80,580	\$87,295	\$94,010	\$100,725	\$107,440
7.625%	1	\$87,360	\$104,860	\$122,360	\$139,790	\$157,290	\$174,790	\$192,220	\$209,720	\$227,220	\$244,650	\$262,150	\$279,650
	2	\$106,080	\$127,330	\$148,580	\$169,745	\$190,995	\$212,245	\$233,410	\$254,660	\$275,910	\$297,075	\$318,325	\$339,575
	3	\$124,800	\$149,800	\$174,800	\$199,700	\$224,700	\$249,700	\$274,600	\$299,600	\$324,600	\$349,500	\$374,500	\$399,500
	4	\$143,520	\$172,270	\$201,020	\$229,655	\$258,405	\$287,155	\$315,790	\$344,540	\$373,290	\$401,925	\$430,675	\$459,425
7.750%	1	\$86,310	\$103,600	\$120,890	\$138,110	\$155,400	\$172,690	\$189,910	\$207,200	\$224,490	\$241,710	\$259,000	\$276,290
	2	\$104,805	\$125,800	\$146,795	\$167,705	\$188,700	\$209,695	\$230,605	\$251,600	\$272,595	\$293,505	\$314,500	\$335,495
	3	\$123,300	\$148,000	\$172,700	\$197,300	\$222,000	\$246,700	\$271,300	\$296,000	\$320,700	\$345,300	\$370,000	\$394,700
	4	\$141,795	\$170,200	\$198,605	\$226,895	\$255,300	\$283,705	\$311,995	\$340,400	\$368,805	\$397,095	\$425,500	\$453,905
7.875%	1	\$85,330	\$102,340	\$119,420	\$136,500	\$153,510	\$170,590	\$187,670	\$204,750	\$221,760	\$238,840	\$255,920	\$272,930
	2	\$103,615	\$124,270	\$145,010	\$165,750	\$186,405	\$207,145	\$227,885	\$248,625	\$269,280	\$290,020	\$310,760	\$331,415
	3	\$121,900	\$146,200	\$170,600	\$195,000	\$219,300	\$243,700	\$268,100	\$292,500	\$316,800	\$341,200	\$365,600	\$389,900
	4	\$140,185	\$168,130	\$196,190	\$224,250	\$252,195	\$280,255	\$308,315	\$336,375	\$364,320	\$392,380	\$420,440	\$448,385
8.000%	1	\$84,280	\$101,150	\$118,020	\$134,890	\$151,690	\$168,560	\$185,430	\$202,300	\$219,170	\$236,040	\$252,840	\$269,710
	2	\$102,340	\$122,825	\$143,310	\$163,795	\$184,195	\$204,680	\$225,165	\$245,650	\$266,135	\$286,620	\$307,020	\$327,505
	3	\$120,400	\$144,500	\$168,600	\$192,700	\$216,700	\$240,800	\$264,900	\$289,000	\$313,100	\$337,200	\$361,200	\$385,300
	4	\$138,460	\$166,175	\$193,890	\$221,605	\$249,205	\$276,920	\$304,635	\$332,350	\$360,065	\$387,780	\$415,380	\$443,095
8.125%	1	\$83,300	\$99,960	\$116,620	\$133,280	\$149,940	\$166,600	\$183,260	\$199,920	\$216,580	\$233,240	\$249,900	\$266,560
	2	\$101,150	\$121,380	\$141,610	\$161,840	\$182,070	\$202,300	\$222,530	\$242,760	\$262,990	\$283,220	\$303,450	\$323,680
	3	\$119,000	\$142,800	\$166,600	\$190,400	\$214,200	\$238,000	\$261,800	\$285,600	\$309,400	\$333,200	\$357,000	\$380,800
	4	\$136,850	\$164,220	\$191,590	\$218,960	\$246,330	\$273,700	\$301,070	\$328,440	\$355,810	\$383,180	\$410,550	\$437,920
8.250%	1	\$82,320	\$98,770	\$115,290	\$131,740	\$148,190	\$164,640	\$181,090	\$197,610	\$214,060	\$230,510	\$246,960	\$263,410
	2	\$99,960	\$119,935	\$139,995	\$159,970	\$179,945	\$199,920	\$219,895	\$239,955	\$259,930	\$279,905	\$299,880	\$319,855
	3	\$117,600	\$141,100	\$164,700	\$188,200	\$211,700	\$235,200	\$258,700	\$282,300	\$305,800	\$329,300	\$352,800	\$376,300
	4	\$135,240	\$162,265	\$189,405	\$216,430	\$243,455	\$270,480	\$297,505	\$324,645	\$351,670	\$378,695	\$405,720	\$432,745

Maximum affordable sales price is based on the following factors:

- \$67,150** 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

2012
AFFORDABLE SALES PRICE GUIDELINES

LANA'I
MULTI-FAMILY

Effective: **January 1, 2012**

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%	
3.500%	1	\$123,970	\$148,750	\$173,600	\$198,310	\$223,160	\$247,940	\$272,720	\$297,500	\$322,280	\$347,060	\$371,910	\$396,620	
	2	\$150,535	\$180,625	\$210,800	\$240,805	\$270,980	\$301,070	\$331,160	\$361,250	\$391,340	\$421,430	\$451,605	\$481,610	
	3	\$177,100	\$212,500	\$248,000	\$283,300	\$318,800	\$354,200	\$389,600	\$425,000	\$460,400	\$495,800	\$531,300	\$566,600	
	4	\$203,665	\$244,375	\$285,200	\$325,795	\$366,620	\$407,330	\$448,040	\$488,750	\$529,460	\$570,170	\$610,995	\$651,590	
3.625%	1	\$122,010	\$146,510	\$170,870	\$195,300	\$219,660	\$244,160	\$268,520	\$292,950	\$317,310	\$341,810	\$366,170	\$390,600	
	2	\$148,155	\$177,905	\$207,485	\$237,150	\$266,730	\$296,480	\$326,060	\$355,725	\$385,305	\$415,055	\$444,635	\$474,300	
	3	\$174,300	\$209,300	\$244,100	\$279,000	\$313,800	\$348,800	\$383,600	\$418,500	\$453,300	\$488,300	\$523,100	\$558,000	
	4	\$200,445	\$240,695	\$280,715	\$320,850	\$360,870	\$401,120	\$441,140	\$481,275	\$521,295	\$561,545	\$601,565	\$641,700	
3.750%	1	\$120,190	\$144,200	\$168,280	\$192,360	\$216,370	\$240,380	\$264,390	\$288,470	\$312,480	\$336,560	\$360,640	\$384,650	
	2	\$145,945	\$175,100	\$204,340	\$233,580	\$262,735	\$291,890	\$321,045	\$350,285	\$379,440	\$408,680	\$437,920	\$467,075	
	3	\$171,700	\$206,000	\$240,400	\$274,800	\$309,100	\$343,400	\$377,700	\$412,100	\$446,400	\$480,800	\$515,200	\$549,500	
	4	\$197,455	\$236,900	\$276,460	\$316,020	\$355,465	\$394,910	\$434,355	\$473,915	\$513,360	\$552,920	\$592,480	\$631,925	
3.875%	1	\$118,370	\$142,100	\$165,760	\$189,350	\$213,080	\$236,740	\$260,470	\$284,060	\$307,790	\$331,450	\$355,110	\$378,840	
	2	\$143,735	\$172,550	\$201,280	\$229,925	\$258,740	\$287,470	\$316,285	\$344,930	\$373,745	\$402,475	\$431,205	\$460,020	
	3	\$169,100	\$203,000	\$236,800	\$270,500	\$304,400	\$338,200	\$372,100	\$405,800	\$439,700	\$473,500	\$507,300	\$541,200	
	4	\$194,465	\$233,450	\$272,320	\$311,075	\$350,060	\$388,930	\$427,915	\$466,670	\$505,655	\$544,525	\$583,395	\$622,380	
4.000%	1	\$116,620	\$139,930	\$163,240	\$186,550	\$209,860	\$233,170	\$256,550	\$279,860	\$303,170	\$326,480	\$349,790	\$373,100	
	2	\$141,610	\$169,915	\$198,220	\$226,525	\$254,830	\$283,135	\$311,525	\$339,830	\$368,135	\$396,440	\$424,745	\$453,050	
	3	\$166,600	\$199,900	\$233,200	\$266,500	\$299,800	\$333,100	\$366,500	\$399,800	\$433,100	\$466,400	\$499,700	\$533,000	
	4	\$191,590	\$229,885	\$268,180	\$306,475	\$344,770	\$383,065	\$421,475	\$459,770	\$498,065	\$536,360	\$574,655	\$612,950	
4.125%	1	\$118,562	\$142,260	\$165,958	\$189,656	\$213,427	\$237,052	\$260,823	\$284,521	\$308,219	\$331,989	\$355,615	\$379,385	
	2	\$139,485	\$167,365	\$195,245	\$223,125	\$251,090	\$278,885	\$306,850	\$334,730	\$362,610	\$390,575	\$418,370	\$446,335	
	3	\$164,100	\$196,900	\$229,700	\$262,500	\$295,400	\$328,100	\$361,000	\$393,800	\$426,600	\$459,500	\$492,200	\$525,100	
	4	\$188,715	\$226,435	\$264,155	\$301,875	\$339,710	\$377,315	\$415,150	\$452,870	\$490,590	\$528,425	\$566,030	\$603,865	
4.250%	1	\$113,120	\$135,800	\$158,410	\$181,090	\$203,700	\$226,310	\$248,920	\$271,600	\$294,210	\$316,820	\$339,430	\$362,040	
	2	\$137,360	\$164,900	\$192,355	\$219,895	\$247,350	\$274,805	\$302,260	\$329,800	\$357,255	\$384,710	\$412,165	\$439,620	
	3	\$161,600	\$194,000	\$226,300	\$258,700	\$291,000	\$323,300	\$355,600	\$388,000	\$420,300	\$452,600	\$484,900	\$517,200	
	4	\$185,840	\$223,100	\$260,245	\$297,505	\$334,650	\$371,795	\$408,940	\$446,200	\$483,345	\$520,490	\$557,635	\$594,780	
4.375%	1	\$111,510	\$133,840	\$156,030	\$178,360	\$200,690	\$222,950	\$245,280	\$267,540	\$289,870	\$312,200	\$334,460	\$356,790	
	2	\$135,405	\$162,520	\$189,465	\$216,580	\$243,695	\$270,725	\$297,840	\$324,870	\$351,985	\$379,100	\$406,130	\$433,245	
	3	\$159,300	\$191,200	\$222,900	\$254,800	\$286,700	\$318,500	\$350,400	\$382,200	\$414,100	\$446,000	\$477,800	\$509,700	
	4	\$183,195	\$219,880	\$256,335	\$293,020	\$329,705	\$366,275	\$402,960	\$439,530	\$476,215	\$512,900	\$549,470	\$586,155	
4.500%	1	\$109,900	\$131,880	\$153,790	\$175,770	\$197,750	\$219,730	\$241,640	\$263,690	\$285,670	\$307,650	\$329,560	\$351,540	
	2	\$133,450	\$160,140	\$186,745	\$213,435	\$240,125	\$266,815	\$293,420	\$320,195	\$346,885	\$373,575	\$400,180	\$426,870	
	3	\$157,000	\$188,400	\$219,700	\$251,100	\$282,500	\$313,900	\$345,200	\$376,700	\$408,100	\$439,500	\$470,800	\$502,200	
	4	\$180,550	\$216,660	\$252,655	\$288,765	\$324,875	\$360,985	\$396,980	\$433,205	\$469,315	\$505,425	\$541,420	\$577,530	
4.625%	1	\$108,290	\$129,920	\$151,550	\$173,250	\$194,880	\$216,510	\$238,210	\$259,840	\$281,470	\$303,170	\$324,800	\$346,430	
	2	\$131,495	\$157,760	\$184,025	\$210,375	\$236,640	\$262,905	\$289,255	\$315,520	\$341,785	\$368,135	\$394,400	\$420,665	
	3	\$154,700	\$185,600	\$216,500	\$247,500	\$278,400	\$309,300	\$340,300	\$371,200	\$402,100	\$433,100	\$464,000	\$494,900	
	4	\$177,905	\$213,440	\$248,975	\$284,625	\$320,160	\$355,695	\$391,345	\$426,880	\$462,415	\$498,065	\$533,600	\$569,135	
4.750%	1	\$106,750	\$128,100	\$149,380	\$170,730	\$192,080	\$213,430	\$234,710	\$256,130	\$277,480	\$298,830	\$320,110	\$341,460	
	2	\$129,625	\$155,550	\$181,390	\$207,315	\$233,240	\$259,165	\$285,005	\$311,015	\$336,940	\$362,865	\$388,705	\$414,630	
	3	\$152,500	\$183,000	\$213,400	\$243,900	\$274,400	\$304,900	\$335,300	\$365,900	\$396,400	\$426,900	\$457,300	\$487,800	



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2012
AFFORDABLE SALES PRICE GUIDELINES

LANA'I
MULTI-FAMILY

Effective: **January 1, 2012**

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%	
		\$33,575	\$40,290	\$47,005	\$53,720	\$60,435	\$67,150	\$73,865	\$80,580	\$87,295	\$94,010	\$100,725	\$107,440	
4.875%	1	\$105,210	\$126,210	\$147,210	\$168,280	\$189,350	\$210,350	\$231,420	\$252,420	\$273,490	\$294,560	\$315,560	\$336,630	
	2	\$127,755	\$153,255	\$178,755	\$204,340	\$229,925	\$255,425	\$281,010	\$306,510	\$332,095	\$357,680	\$383,180	\$408,765	
	3	\$150,300	\$180,300	\$210,300	\$240,400	\$270,500	\$300,500	\$330,600	\$360,600	\$390,700	\$420,800	\$450,800	\$480,900	
	4	\$172,845	\$207,345	\$241,845	\$276,460	\$311,075	\$345,575	\$380,190	\$414,690	\$449,305	\$483,920	\$518,420	\$553,035	
5.000%	1	\$103,670	\$124,460	\$145,180	\$165,900	\$186,690	\$207,410	\$228,130	\$248,850	\$269,570	\$290,360	\$311,080	\$331,800	
	2	\$125,885	\$151,130	\$176,290	\$201,450	\$226,695	\$251,855	\$277,015	\$302,175	\$327,335	\$352,580	\$377,740	\$402,900	
	3	\$148,100	\$177,800	\$207,400	\$237,000	\$266,700	\$296,300	\$325,900	\$355,500	\$385,100	\$414,800	\$444,400	\$474,000	
	4	\$170,315	\$204,470	\$238,510	\$272,550	\$306,705	\$340,745	\$374,785	\$408,825	\$442,865	\$477,020	\$511,060	\$545,100	
5.125%	1	\$102,270	\$122,640	\$143,150	\$163,520	\$184,030	\$204,470	\$224,910	\$245,420	\$265,790	\$286,300	\$306,670	\$327,180	
	2	\$124,185	\$148,920	\$173,825	\$198,560	\$223,465	\$248,285	\$273,105	\$298,010	\$322,745	\$347,650	\$372,385	\$397,290	
	3	\$146,100	\$175,200	\$204,500	\$233,600	\$262,900	\$292,100	\$321,300	\$350,600	\$379,700	\$409,000	\$438,100	\$467,400	
	4	\$168,015	\$201,480	\$235,175	\$268,640	\$302,335	\$335,915	\$369,495	\$403,190	\$436,655	\$470,350	\$503,815	\$537,510	
5.250%	1	\$100,800	\$120,960	\$141,120	\$161,280	\$181,440	\$201,600	\$221,760	\$241,920	\$262,080	\$282,240	\$302,400	\$322,560	
	2	\$122,400	\$146,880	\$171,360	\$195,840	\$220,320	\$244,800	\$269,280	\$293,760	\$318,240	\$342,720	\$367,200	\$391,680	
	3	\$144,000	\$172,800	\$201,600	\$230,400	\$259,200	\$288,000	\$316,800	\$345,600	\$374,400	\$403,200	\$432,000	\$460,800	
	4	\$165,600	\$198,720	\$231,840	\$264,960	\$298,080	\$331,200	\$364,320	\$397,440	\$430,560	\$463,680	\$496,800	\$529,920	
5.375%	1	\$99,400	\$119,280	\$139,160	\$159,110	\$178,920	\$198,800	\$218,680	\$238,560	\$258,440	\$278,320	\$298,270	\$318,080	
	2	\$120,700	\$144,840	\$168,980	\$193,205	\$217,260	\$241,400	\$265,540	\$289,680	\$313,820	\$337,960	\$362,185	\$386,240	
	3	\$142,000	\$170,400	\$198,800	\$227,300	\$255,600	\$284,000	\$312,400	\$340,800	\$369,200	\$397,600	\$426,100	\$454,400	
	4	\$163,300	\$195,960	\$228,620	\$261,395	\$293,940	\$326,600	\$359,260	\$391,920	\$424,580	\$457,240	\$490,015	\$522,560	
5.500%	1	\$98,000	\$117,600	\$137,270	\$156,870	\$176,470	\$196,070	\$215,670	\$235,340	\$254,870	\$274,470	\$294,070	\$313,740	
	2	\$119,000	\$142,800	\$166,685	\$190,485	\$214,285	\$238,085	\$261,885	\$285,770	\$309,485	\$333,285	\$357,085	\$380,970	
	3	\$140,000	\$168,000	\$196,100	\$224,100	\$252,100	\$280,100	\$308,100	\$336,200	\$364,100	\$392,100	\$420,100	\$448,200	
	4	\$161,000	\$193,200	\$225,515	\$257,715	\$289,915	\$322,115	\$354,315	\$386,630	\$418,715	\$450,915	\$483,115	\$515,430	
5.625%	1	\$96,740	\$116,060	\$135,380	\$154,700	\$174,090	\$193,410	\$212,730	\$232,120	\$251,440	\$270,760	\$290,150	\$309,470	
	2	\$117,470	\$140,930	\$164,390	\$187,850	\$211,395	\$234,855	\$258,315	\$281,860	\$305,320	\$328,780	\$352,325	\$375,785	
	3	\$138,200	\$165,800	\$193,400	\$221,000	\$248,700	\$276,300	\$303,900	\$331,600	\$359,200	\$386,800	\$414,500	\$442,100	
	4	\$158,930	\$190,670	\$222,410	\$254,150	\$286,005	\$317,745	\$349,485	\$381,340	\$413,080	\$444,820	\$476,675	\$508,415	
5.750%	1	\$95,410	\$114,450	\$133,560	\$152,600	\$171,710	\$190,750	\$209,860	\$228,970	\$248,010	\$267,050	\$286,160	\$305,270	
	2	\$115,855	\$138,975	\$162,180	\$185,300	\$208,505	\$231,625	\$254,830	\$278,035	\$301,155	\$324,275	\$347,480	\$370,685	
	3	\$136,300	\$163,500	\$190,800	\$218,000	\$245,300	\$272,500	\$299,800	\$327,100	\$354,300	\$381,500	\$408,800	\$436,100	
	4	\$156,745	\$188,025	\$219,420	\$250,700	\$282,095	\$313,375	\$344,770	\$376,165	\$407,445	\$438,725	\$470,120	\$501,515	
5.875%	1	\$94,150	\$112,910	\$131,740	\$150,570	\$169,400	\$188,160	\$206,990	\$225,890	\$244,650	\$263,480	\$282,310	\$301,140	
	2	\$114,325	\$137,105	\$159,970	\$182,835	\$205,700	\$228,480	\$251,345	\$274,295	\$297,075	\$319,940	\$342,805	\$365,670	
	3	\$134,500	\$161,300	\$188,200	\$215,100	\$242,000	\$268,800	\$295,700	\$322,700	\$349,500	\$376,400	\$403,300	\$430,200	
	4	\$154,675	\$185,495	\$216,430	\$247,365	\$278,300	\$309,120	\$340,055	\$371,105	\$401,925	\$432,860	\$463,795	\$494,730	
6.000%	1	\$92,890	\$111,370	\$129,990	\$148,540	\$167,160	\$185,640	\$204,260	\$222,810	\$241,430	\$259,910	\$278,530	\$297,080	
	2	\$112,795	\$135,235	\$157,845	\$180,370	\$202,980	\$225,420	\$248,030	\$270,555	\$293,165	\$315,605	\$338,215	\$360,740	
	3	\$132,700	\$159,100	\$185,700	\$212,200	\$238,800	\$265,200	\$291,800	\$318,300	\$344,900	\$371,300	\$397,900	\$424,400	
	4	\$152,605	\$182,965	\$213,555	\$244,030	\$274,620	\$304,980	\$335,570	\$366,045	\$396,635	\$426,995	\$457,585	\$488,060	
6.125%	1	\$91,630	\$109,970	\$128,240	\$146,580	\$164,850	\$183,190	\$201,530	\$219,870	\$238,210	\$256,550	\$274,820	\$293,160	
	2	\$111,265	\$133,535	\$155,720	\$177,990	\$200,175	\$222,445	\$244,715	\$266,985	\$289,255	\$311,525	\$333,710	\$355,980	
	3	\$130,900	\$157,100	\$183,200	\$209,400	\$235,500	\$261,700	\$287,900	\$314,100	\$340,300	\$366,500	\$392,600	\$418,800	
	4	\$150,535	\$180,665	\$210,680	\$240,810	\$270,825	\$300,955	\$331,085	\$361,215	\$391,345	\$421,475	\$451,490	\$481,620	



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

2012
AFFORDABLE SALES PRICE GUIDELINES

LANA'I
MULTI-FAMILY

Effective: **January 1, 2012**

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%
		\$33,575	\$40,290	\$47,005	\$53,720	\$60,435	\$67,150	\$73,865	\$80,580	\$87,295	\$94,010	\$100,725	\$107,440
6.250%	1	\$90,440	\$108,500	\$126,560	\$144,620	\$162,750	\$180,810	\$198,870	\$217,000	\$235,060	\$253,120	\$271,250	\$289,310
	2	\$109,820	\$131,750	\$153,680	\$175,610	\$197,625	\$219,555	\$241,485	\$263,500	\$285,430	\$307,360	\$329,375	\$351,305
	3	\$129,200	\$155,000	\$180,800	\$206,600	\$232,500	\$258,300	\$284,100	\$310,000	\$335,800	\$361,600	\$387,500	\$413,300
	4	\$148,580	\$178,250	\$207,920	\$237,590	\$267,375	\$297,045	\$326,715	\$356,500	\$386,170	\$415,840	\$445,625	\$475,295
6.375%	1	\$89,180	\$107,030	\$124,950	\$142,730	\$160,580	\$178,430	\$196,280	\$214,130	\$231,980	\$249,830	\$267,680	\$285,530
	2	\$108,290	\$129,965	\$151,725	\$173,315	\$194,990	\$216,665	\$238,340	\$260,015	\$281,690	\$303,365	\$325,040	\$346,715
	3	\$127,400	\$152,900	\$178,500	\$203,900	\$229,400	\$254,900	\$280,400	\$305,900	\$331,400	\$356,900	\$382,400	\$407,900
	4	\$146,510	\$175,835	\$205,275	\$234,485	\$263,810	\$293,135	\$322,460	\$351,785	\$381,110	\$410,435	\$439,760	\$469,085
6.500%	1	\$88,060	\$105,630	\$123,270	\$140,910	\$158,480	\$176,120	\$193,760	\$211,400	\$228,970	\$246,610	\$264,250	\$281,820
	2	\$106,930	\$128,265	\$149,685	\$171,105	\$192,440	\$213,860	\$235,280	\$256,700	\$278,035	\$299,455	\$320,875	\$342,210
	3	\$125,800	\$150,900	\$176,100	\$201,300	\$226,400	\$251,600	\$276,800	\$302,000	\$327,100	\$352,300	\$377,500	\$402,600
	4	\$144,670	\$173,535	\$202,515	\$231,495	\$260,360	\$289,340	\$318,320	\$347,300	\$376,165	\$405,145	\$434,125	\$462,990
6.625%	1	\$86,940	\$104,300	\$121,730	\$139,090	\$156,520	\$173,880	\$191,240	\$208,670	\$226,030	\$243,460	\$260,820	\$278,180
	2	\$105,570	\$126,650	\$147,815	\$168,895	\$190,060	\$211,140	\$232,220	\$253,385	\$274,465	\$295,630	\$316,710	\$337,790
	3	\$124,200	\$149,000	\$173,900	\$198,700	\$223,600	\$248,400	\$273,200	\$298,100	\$322,900	\$347,800	\$372,600	\$397,400
	4	\$142,830	\$171,350	\$199,985	\$228,505	\$257,140	\$285,660	\$314,180	\$342,815	\$371,335	\$399,970	\$428,490	\$457,010
6.750%	1	\$85,820	\$103,040	\$120,120	\$137,340	\$154,490	\$171,640	\$188,790	\$205,940	\$223,160	\$240,310	\$257,460	\$274,610
	2	\$104,210	\$125,120	\$145,860	\$166,770	\$187,595	\$208,420	\$229,245	\$250,070	\$270,980	\$291,805	\$312,630	\$333,455
	3	\$122,600	\$147,200	\$171,600	\$196,200	\$220,700	\$245,200	\$269,700	\$294,200	\$318,800	\$343,300	\$367,800	\$392,300
	4	\$140,990	\$169,280	\$197,340	\$225,630	\$253,805	\$281,980	\$310,155	\$338,330	\$366,620	\$394,795	\$422,970	\$451,145
6.875%	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
7.000%	1	\$83,650	\$100,450	\$117,110	\$133,910	\$150,570	\$167,300	\$184,100	\$200,760	\$217,560	\$234,290	\$251,020	\$267,750
	2	\$101,575	\$121,975	\$142,205	\$162,605	\$182,835	\$203,150	\$223,550	\$243,780	\$264,180	\$284,495	\$304,810	\$325,125
	3	\$119,500	\$143,500	\$167,300	\$191,300	\$215,100	\$239,000	\$263,000	\$286,800	\$310,800	\$334,700	\$358,600	\$382,500
	4	\$137,425	\$165,025	\$192,395	\$219,995	\$247,365	\$274,850	\$302,450	\$329,820	\$357,420	\$384,905	\$412,390	\$439,875
7.125%	1	\$82,600	\$99,190	\$115,640	\$132,160	\$148,750	\$165,270	\$181,790	\$198,240	\$214,830	\$231,350	\$247,870	\$264,390
	2	\$100,300	\$120,445	\$140,420	\$160,480	\$180,625	\$200,685	\$220,745	\$240,720	\$260,865	\$280,925	\$300,985	\$321,045
	3	\$118,000	\$141,700	\$165,200	\$188,800	\$212,500	\$236,100	\$259,700	\$283,200	\$306,900	\$330,500	\$354,100	\$377,700
	4	\$135,700	\$162,955	\$189,980	\$217,120	\$244,375	\$271,515	\$298,655	\$325,680	\$352,935	\$380,075	\$407,215	\$434,355
7.250%	1	\$81,620	\$97,930	\$114,240	\$130,550	\$146,860	\$163,170	\$179,480	\$195,790	\$212,170	\$228,480	\$244,790	\$261,170
	2	\$99,110	\$118,915	\$138,720	\$158,525	\$178,330	\$198,135	\$217,940	\$237,745	\$257,635	\$277,440	\$297,245	\$317,135
	3	\$116,600	\$139,900	\$163,200	\$186,500	\$209,800	\$233,100	\$256,400	\$279,700	\$303,100	\$326,400	\$349,700	\$373,100
	4	\$134,090	\$160,885	\$187,680	\$214,475	\$241,270	\$268,065	\$294,860	\$321,655	\$348,565	\$375,360	\$402,155	\$429,065
7.375%	1	\$80,570	\$96,740	\$112,840	\$128,940	\$145,110	\$161,210	\$177,310	\$193,410	\$209,510	\$225,680	\$241,780	\$257,950
	2	\$97,835	\$117,470	\$137,020	\$156,570	\$176,205	\$195,755	\$215,305	\$234,855	\$254,405	\$274,040	\$293,590	\$313,225
	3	\$115,100	\$138,200	\$161,200	\$184,200	\$207,300	\$230,300	\$253,300	\$276,300	\$299,300	\$322,400	\$345,400	\$368,500
	4	\$132,365	\$158,930	\$185,380	\$211,830	\$238,395	\$264,845	\$291,295	\$317,745	\$344,195	\$370,760	\$397,210	\$423,775
7.500%	1	\$79,660	\$95,480	\$111,440	\$127,400	\$143,360	\$159,180	\$175,140	\$191,100	\$206,990	\$222,880	\$238,840	\$254,800
	2	\$96,730	\$115,940	\$135,320	\$154,700	\$174,080	\$193,290	\$212,670	\$232,050	\$251,345	\$270,640	\$290,020	\$309,400
	3	\$113,800	\$136,400	\$159,200	\$182,000	\$204,800	\$227,400	\$250,200	\$273,000	\$295,700	\$318,400	\$341,200	\$364,000
	4	\$130,870	\$156,860	\$183,080	\$209,300	\$235,520	\$261,510	\$287,730	\$313,950	\$340,055	\$366,160	\$392,380	\$418,600



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

2012
AFFORDABLE SALES PRICE GUIDELINES

LANA'I
MULTI-FAMILY

Effective: **January 1, 2012**

Prevailing Int. Rate	No. of Bedroom	Percent of Median Income													
		Very Low		Low Income				Below Moderate		Moderate		Above Moderate		Gap Income	
		50% & Below	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%		
		\$33,575	\$40,290	\$47,005	\$53,720	\$60,435	\$67,150	\$73,865	\$80,580	\$87,295	\$94,010	\$100,725	\$107,440		
7.625%	1	\$78,610	\$94,360	\$110,110	\$125,790	\$141,540	\$157,290	\$172,970	\$188,720	\$204,470	\$220,220	\$235,970	\$251,720		
	2	\$95,455	\$114,580	\$133,705	\$152,745	\$171,870	\$190,995	\$210,035	\$229,160	\$248,285	\$267,410	\$286,535	\$305,660		
	3	\$112,300	\$134,800	\$157,300	\$179,700	\$202,200	\$224,700	\$247,100	\$269,600	\$292,100	\$314,600	\$337,100	\$359,600		
	4	\$129,145	\$155,020	\$180,895	\$206,655	\$232,530	\$258,405	\$284,165	\$310,040	\$335,915	\$361,790	\$387,665	\$413,540		
7.750%	1	\$77,700	\$93,240	\$108,780	\$124,320	\$139,860	\$155,400	\$170,940	\$186,480	\$202,020	\$217,560	\$233,100	\$248,640		
	2	\$94,350	\$113,220	\$132,090	\$150,960	\$169,830	\$188,700	\$207,570	\$226,440	\$245,310	\$264,180	\$283,050	\$301,920		
	3	\$111,000	\$133,200	\$155,400	\$177,600	\$199,800	\$222,000	\$244,200	\$266,400	\$288,600	\$310,800	\$333,000	\$355,200		
	4	\$127,650	\$153,180	\$178,710	\$204,240	\$229,770	\$255,300	\$280,830	\$306,360	\$331,890	\$357,420	\$382,950	\$408,480		
7.875%	1	\$76,790	\$92,120	\$107,450	\$122,850	\$138,180	\$153,510	\$168,910	\$184,310	\$199,570	\$214,970	\$230,300	\$245,630		
	2	\$93,245	\$111,860	\$130,475	\$149,175	\$167,790	\$186,405	\$205,105	\$223,805	\$242,335	\$261,035	\$279,650	\$298,265		
	3	\$109,700	\$131,600	\$153,500	\$175,500	\$197,400	\$219,300	\$241,300	\$263,300	\$285,100	\$307,100	\$329,000	\$350,900		
	4	\$126,155	\$151,340	\$176,525	\$201,825	\$227,010	\$252,195	\$277,495	\$302,795	\$327,865	\$353,165	\$378,350	\$403,535		
8.000%	1	\$75,880	\$91,070	\$106,190	\$121,380	\$136,500	\$151,690	\$166,880	\$182,070	\$197,260	\$212,450	\$227,570	\$242,760		
	2	\$92,140	\$110,585	\$128,945	\$147,390	\$165,750	\$184,195	\$202,640	\$221,085	\$239,530	\$257,975	\$276,335	\$294,780		
	3	\$108,400	\$130,100	\$151,700	\$173,400	\$195,000	\$216,700	\$238,400	\$260,100	\$281,800	\$303,500	\$325,100	\$346,800		
	4	\$124,660	\$149,615	\$174,455	\$199,410	\$224,250	\$249,205	\$274,160	\$299,115	\$324,070	\$349,025	\$373,865	\$398,820		
8.125%	1	\$74,970	\$89,950	\$104,930	\$119,980	\$134,960	\$149,940	\$164,920	\$179,900	\$194,950	\$209,930	\$224,910	\$239,890		
	2	\$91,035	\$109,225	\$127,415	\$145,690	\$163,880	\$182,070	\$200,260	\$218,450	\$236,725	\$254,915	\$273,105	\$291,295		
	3	\$107,100	\$128,500	\$149,900	\$171,400	\$192,800	\$214,200	\$235,600	\$257,000	\$278,500	\$299,900	\$321,300	\$342,700		
	4	\$123,165	\$147,775	\$172,385	\$197,110	\$221,720	\$246,330	\$270,940	\$295,550	\$320,275	\$344,885	\$369,495	\$394,105		
8.250%	1	\$74,060	\$88,900	\$103,740	\$118,580	\$133,350	\$148,190	\$162,960	\$177,870	\$192,640	\$207,480	\$222,250	\$237,090		
	2	\$89,930	\$107,950	\$125,970	\$143,990	\$161,925	\$179,945	\$197,880	\$215,985	\$233,920	\$251,940	\$269,875	\$287,895		
	3	\$105,800	\$127,000	\$148,200	\$169,400	\$190,500	\$211,700	\$232,800	\$254,100	\$275,200	\$296,400	\$317,500	\$338,700		
	4	\$121,670	\$146,050	\$170,430	\$194,810	\$219,075	\$243,455	\$267,720	\$292,215	\$316,480	\$340,860	\$365,125	\$389,505		

Maximum affordable sales price is based on the following factors:

- \$67,150** 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:
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DEPARTMENT OF HOUSING AND HUMAN CONCERNS (DHHC)
COUNTY OF MAUI

Effective: **January 1, 2012**

2012
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%	\$4,700	\$5,370	\$6,040	\$6,720	\$7,250	\$7,790	\$8,330	\$8,860
20%	\$9,400	\$10,740	\$12,090	\$13,430	\$14,500	\$15,580	\$16,650	\$17,730
30%	\$14,100	\$16,120	\$18,130	\$20,150	\$21,760	\$23,370	\$24,980	\$26,590
40%	\$18,800	\$21,490	\$24,170	\$26,860	\$29,010	\$31,160	\$33,310	\$35,460
50%	\$23,500	\$26,860	\$30,220	\$33,580	\$36,260	\$38,950	\$41,630	\$44,320
60%	\$28,200	\$32,230	\$36,260	\$40,290	\$43,510	\$46,740	\$49,960	\$53,180
70%	\$32,900	\$37,600	\$42,300	\$47,010	\$50,770	\$54,530	\$58,290	\$62,050
80%	\$37,600	\$42,980	\$48,350	\$53,720	\$58,020	\$62,320	\$66,610	\$70,910
90%	\$42,300	\$48,350	\$54,390	\$60,440	\$65,270	\$70,100	\$74,940	\$79,770
100%	\$47,010	\$53,720	\$60,440	\$67,150	\$72,520	\$77,890	\$83,270	\$88,640
110%	\$51,710	\$59,090	\$66,480	\$73,870	\$79,770	\$85,680	\$91,590	\$97,500
120%	\$56,410	\$64,460	\$72,520	\$80,580	\$87,030	\$93,470	\$99,920	\$106,370
130%	\$61,110	\$69,840	\$78,570	\$87,300	\$94,280	\$101,260	\$108,250	\$115,230
140%	\$65,810	\$75,210	\$84,610	\$94,010	\$101,530	\$109,050	\$116,570	\$124,090

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%	\$118	\$126	\$151	\$175	\$195	\$215
20%	\$235	\$252	\$302	\$349	\$390	\$430
30%	\$353	\$378	\$453	\$524	\$584	\$645
40%	\$470	\$504	\$604	\$698	\$779	\$860
50%	\$588	\$630	\$756	\$873	\$974	\$1,074
60%	\$705	\$755	\$907	\$1,048	\$1,169	\$1,289
70%	\$823	\$881	\$1,058	\$1,222	\$1,363	\$1,504
80%	\$940	\$1,007	\$1,209	\$1,397	\$1,558	\$1,719
90%	\$1,058	\$1,133	\$1,360	\$1,571	\$1,753	\$1,934
100%	\$1,175	\$1,259	\$1,511	\$1,746	\$1,947	\$2,149
110%	\$1,293	\$1,385	\$1,662	\$1,921	\$2,142	\$2,364
120%	\$1,410	\$1,511	\$1,813	\$2,095	\$2,337	\$2,579
130%	\$1,528	\$1,637	\$1,964	\$2,270	\$2,532	\$2,794
140%	\$1,645	\$1,763	\$2,115	\$2,444	\$2,726	\$3,008

Note: Affordable rents are based on 30% of gross monthly income. Affordable rents do not include utilities.



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

Effective: **January 1, 2012**

2012
 AFFORDABLE SALES PRICE GUIDELINES

MOLOKA'I
METHODOLOGY

For Calculating Median Family Income

Factors used in calculation:

Census bureau's 2000 population for Molokai	7,257	100%
Census bureau's 2000 population for West Molokai	2,569	35%
Census bureau's 2000 population for East Molokai	4,688	65%
Census bureau's 2000 median family income for West Molokai	\$34,907	
Census Bureau's 2000 median family income for East Molokai	\$39,038	
HUD's 2012 median family income for the County of Maui	\$77,100	
HUD's 2000 median family income for the County of Maui	\$56,500	

Estimated 2000 median family income for Molokai:

$$\$34,907 \times 35\% + \$39,038 \times 65\% = \$37,592$$

Estimated 2012 median family income for Molokai:

$$\begin{array}{r}
 \$77,100 \\
 - \quad \$56,500 \\
 \hline
 \$20,600
 \end{array}
 \quad
 \begin{array}{r}
 \$20,600 \\
 \hline
 \$56,500
 \end{array}
 = 36.46\% \text{ (rate of increase from 2000 to 2012 for County of Maui)}$$

$$\begin{array}{r}
 \$37,592 \\
 \times \quad 36.46\% \\
 \hline
 \$13,706
 \end{array}
 \quad
 + \quad
 \begin{array}{r}
 \$37,592 \\
 + \quad \$13,706 \\
 \hline
 \$51,298 \text{ (Est. 2012 Molokai median family income)}
 \end{array}$$

Est. 2012 Molokai median family income **\$51,300**
 (Rounded to nearest \$10)



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2012
AFFORDABLE SALES PRICE GUIDELINES

MOLOKA'I
SINGLE FAMILY

Effective: **January 1, 2012**

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%		
		\$25,650	\$30,780	\$35,910	\$41,040	\$46,170	\$51,300	\$56,430	\$61,560	\$66,690	\$71,820	\$76,950	\$82,080		
3.500%	1	\$105,210	\$126,280	\$147,280	\$168,350	\$189,420	\$210,420	\$231,490	\$252,560	\$273,560	\$294,630	\$315,700	\$336,700		
	2	\$127,755	\$153,340	\$178,840	\$204,425	\$230,010	\$255,510	\$281,095	\$306,680	\$332,180	\$357,765	\$383,350	\$408,850		
	3	\$150,300	\$180,400	\$210,400	\$240,500	\$270,600	\$300,600	\$330,700	\$360,800	\$390,800	\$420,900	\$451,000	\$481,000		
	4	\$172,845	\$207,460	\$241,960	\$276,575	\$311,190	\$345,690	\$380,305	\$414,920	\$449,420	\$484,035	\$518,650	\$553,150		
3.625%	1	\$103,600	\$124,320	\$145,040	\$165,760	\$186,480	\$207,200	\$227,920	\$248,640	\$269,360	\$290,080	\$310,800	\$331,520		
	2	\$125,800	\$150,960	\$176,120	\$201,280	\$226,440	\$251,600	\$276,760	\$301,920	\$327,080	\$352,240	\$377,400	\$402,560		
	3	\$148,000	\$177,600	\$207,200	\$236,800	\$266,400	\$296,000	\$325,600	\$355,200	\$384,800	\$414,400	\$444,000	\$473,600		
	4	\$170,200	\$204,240	\$238,280	\$272,320	\$306,360	\$340,400	\$374,440	\$408,480	\$442,520	\$476,560	\$510,600	\$544,640		
3.750%	1	\$102,060	\$122,430	\$142,870	\$163,240	\$183,680	\$204,050	\$224,490	\$244,860	\$265,300	\$285,670	\$306,110	\$326,480		
	2	\$123,930	\$148,665	\$173,485	\$198,220	\$223,040	\$247,775	\$272,595	\$297,330	\$322,150	\$346,885	\$371,705	\$396,440		
	3	\$145,800	\$174,900	\$204,100	\$233,200	\$262,400	\$291,500	\$320,700	\$349,800	\$379,000	\$408,100	\$437,300	\$466,400		
	4	\$167,670	\$201,135	\$234,715	\$268,180	\$301,760	\$335,225	\$368,805	\$402,270	\$435,850	\$469,315	\$502,895	\$536,360		
3.875%	1	\$100,450	\$120,610	\$140,700	\$160,790	\$180,880	\$200,970	\$221,060	\$241,150	\$261,240	\$281,330	\$301,420	\$321,510		
	2	\$121,975	\$146,455	\$170,850	\$195,245	\$219,640	\$244,035	\$268,430	\$292,825	\$317,220	\$341,615	\$366,010	\$390,405		
	3	\$143,500	\$172,300	\$201,000	\$229,700	\$258,400	\$287,100	\$315,800	\$344,500	\$373,200	\$401,900	\$430,600	\$459,300		
	4	\$165,025	\$198,145	\$231,150	\$264,155	\$297,160	\$330,165	\$363,170	\$396,175	\$429,180	\$462,185	\$495,190	\$528,195		
4.000%	1	\$98,980	\$118,790	\$138,530	\$158,340	\$178,150	\$197,960	\$217,700	\$237,510	\$257,320	\$277,130	\$296,940	\$316,680		
	2	\$120,190	\$144,245	\$168,215	\$192,270	\$216,325	\$240,380	\$264,350	\$288,405	\$312,460	\$336,515	\$360,570	\$384,540		
	3	\$141,400	\$169,700	\$197,900	\$226,200	\$254,500	\$282,800	\$311,000	\$339,300	\$367,600	\$395,900	\$424,200	\$452,400		
	4	\$162,610	\$195,155	\$227,585	\$260,130	\$292,675	\$325,220	\$357,650	\$390,195	\$422,740	\$455,285	\$487,830	\$520,260		
4.125%	1	\$97,510	\$116,970	\$136,500	\$155,960	\$175,490	\$195,020	\$214,480	\$234,010	\$253,470	\$273,000	\$292,460	\$311,990		
	2	\$118,405	\$142,035	\$165,750	\$189,380	\$213,095	\$236,810	\$260,440	\$284,155	\$307,785	\$331,500	\$355,130	\$378,845		
	3	\$139,300	\$167,100	\$195,000	\$222,800	\$250,700	\$278,600	\$306,400	\$334,300	\$362,100	\$390,000	\$417,800	\$445,700		
	4	\$160,195	\$192,165	\$224,250	\$256,220	\$288,305	\$320,390	\$352,360	\$384,445	\$416,415	\$448,500	\$480,470	\$512,555		
4.250%	1	\$96,040	\$115,290	\$134,470	\$153,650	\$172,900	\$192,080	\$211,330	\$230,510	\$249,760	\$268,940	\$288,120	\$307,370		
	2	\$116,620	\$139,995	\$163,285	\$186,575	\$209,950	\$233,240	\$256,615	\$279,905	\$303,280	\$326,570	\$349,860	\$373,235		
	3	\$137,200	\$164,700	\$192,100	\$219,500	\$247,000	\$274,400	\$301,900	\$329,300	\$356,800	\$384,200	\$411,600	\$439,100		
	4	\$157,780	\$189,405	\$220,915	\$252,425	\$284,050	\$315,560	\$347,185	\$378,695	\$410,320	\$441,830	\$473,340	\$504,965		
4.375%	1	\$94,640	\$113,540	\$132,510	\$151,410	\$170,310	\$189,280	\$208,180	\$227,150	\$246,050	\$264,950	\$283,920	\$302,820		
	2	\$114,920	\$137,870	\$160,905	\$183,855	\$206,805	\$229,840	\$252,790	\$275,825	\$298,775	\$321,725	\$344,760	\$367,710		
	3	\$135,200	\$162,200	\$189,300	\$216,300	\$243,300	\$270,400	\$297,400	\$324,500	\$351,500	\$378,500	\$405,600	\$432,600		
	4	\$155,480	\$186,530	\$217,695	\$248,745	\$279,795	\$310,960	\$342,010	\$373,175	\$404,225	\$435,275	\$466,440	\$497,490		
4.500%	1	\$93,240	\$111,930	\$130,550	\$149,240	\$167,860	\$186,480	\$205,170	\$223,790	\$242,480	\$261,100	\$279,790	\$298,410		
	2	\$113,220	\$135,915	\$158,525	\$181,220	\$203,830	\$226,440	\$249,135	\$271,745	\$294,440	\$317,050	\$339,745	\$362,355		
	3	\$133,200	\$159,900	\$186,500	\$213,200	\$239,800	\$266,400	\$293,100	\$319,700	\$346,400	\$373,000	\$399,700	\$426,300		
	4	\$153,180	\$183,885	\$214,475	\$245,180	\$275,770	\$306,360	\$337,065	\$367,655	\$398,360	\$428,950	\$459,655	\$490,245		
4.625%	1	\$91,910	\$110,250	\$128,660	\$147,070	\$165,410	\$183,820	\$202,160	\$220,570	\$238,910	\$257,320	\$275,730	\$294,070		
	2	\$111,605	\$133,875	\$156,230	\$178,585	\$200,855	\$223,210	\$245,480	\$267,835	\$290,105	\$312,460	\$334,815	\$357,085		
	3	\$131,300	\$157,500	\$183,800	\$210,100	\$236,300	\$262,600	\$288,800	\$315,100	\$341,300	\$367,600	\$393,900	\$420,100		
	4	\$150,995	\$181,125	\$211,370	\$241,615	\$271,745	\$301,990	\$332,120	\$362,365	\$392,495	\$422,740	\$452,985	\$483,115		
4.750%	1	\$90,580	\$108,710	\$126,840	\$144,900	\$163,030	\$181,160	\$199,290	\$217,420	\$235,480	\$253,610	\$271,740	\$289,870		
	2	\$109,990	\$132,005	\$154,020	\$175,950	\$197,965	\$219,980	\$241,995	\$264,010	\$285,940	\$307,955	\$329,970	\$351,985		
	3	\$129,400	\$155,300	\$181,200	\$207,000	\$232,900	\$258,800	\$284,700	\$310,600	\$336,400	\$362,300	\$388,200	\$414,100		
	4	\$148,810	\$178,595	\$208,380	\$238,050	\$267,835	\$297,620	\$327,405	\$357,190	\$386,860	\$416,645	\$446,430	\$476,215		



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COUNTY OF MAUI

2012
AFFORDABLE SALES PRICE GUIDELINES

MOLOKA'I
SINGLE FAMILY

Effective: **January 1, 2012**

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%		
		\$25,650	\$30,780	\$35,910	\$41,040	\$46,170	\$51,300	\$56,430	\$61,560	\$66,690	\$71,820	\$76,950	\$82,080		
4.875%	1	\$89,250	\$107,170	\$125,020	\$142,870	\$160,720	\$178,570	\$196,420	\$214,270	\$232,120	\$249,970	\$267,820	\$285,740		
	2	\$108,375	\$130,135	\$151,810	\$173,485	\$195,160	\$216,835	\$238,510	\$260,185	\$281,860	\$303,535	\$325,210	\$346,970		
	3	\$127,500	\$153,100	\$178,600	\$204,100	\$229,600	\$255,100	\$280,600	\$306,100	\$331,600	\$357,100	\$382,600	\$408,200		
	4	\$146,625	\$176,065	\$205,390	\$234,715	\$264,040	\$293,365	\$322,690	\$352,015	\$381,340	\$410,665	\$439,990	\$469,430		
5.000%	1	\$87,990	\$105,630	\$123,200	\$140,840	\$158,410	\$176,050	\$193,620	\$211,260	\$228,830	\$246,470	\$264,040	\$281,680		
	2	\$106,845	\$128,265	\$149,600	\$171,020	\$192,355	\$213,775	\$235,110	\$256,530	\$277,865	\$299,285	\$320,620	\$342,040		
	3	\$125,700	\$150,900	\$176,000	\$201,200	\$226,300	\$251,500	\$276,600	\$301,800	\$326,900	\$352,100	\$377,200	\$402,400		
	4	\$144,555	\$173,535	\$202,400	\$231,380	\$260,245	\$289,225	\$318,090	\$347,070	\$375,935	\$404,915	\$433,780	\$462,760		
5.125%	1	\$86,800	\$104,160	\$121,520	\$138,880	\$156,170	\$173,530	\$190,890	\$208,250	\$225,610	\$242,970	\$260,330	\$277,690		
	2	\$105,400	\$126,480	\$147,560	\$168,640	\$189,635	\$210,715	\$231,795	\$252,875	\$273,955	\$295,035	\$316,115	\$337,195		
	3	\$124,000	\$148,800	\$173,600	\$198,400	\$223,100	\$247,900	\$272,700	\$297,500	\$322,300	\$347,100	\$371,900	\$396,700		
	4	\$142,600	\$171,120	\$199,640	\$228,160	\$256,565	\$285,085	\$313,605	\$342,125	\$370,645	\$399,165	\$427,685	\$456,205		
5.250%	1	\$85,540	\$102,690	\$119,770	\$136,920	\$154,000	\$171,150	\$188,230	\$205,380	\$222,460	\$239,610	\$256,690	\$273,840		
	2	\$103,870	\$124,695	\$145,435	\$166,260	\$187,000	\$207,825	\$228,565	\$249,390	\$270,130	\$290,955	\$311,695	\$332,520		
	3	\$122,200	\$146,700	\$171,100	\$195,600	\$220,000	\$244,500	\$268,900	\$293,400	\$317,800	\$342,300	\$366,700	\$391,200		
	4	\$140,530	\$168,705	\$196,765	\$224,940	\$253,000	\$281,175	\$309,235	\$337,410	\$365,470	\$393,645	\$421,705	\$449,880		
5.375%	1	\$84,350	\$101,290	\$118,160	\$135,030	\$151,900	\$168,770	\$185,640	\$202,510	\$219,380	\$236,250	\$253,120	\$269,990		
	2	\$102,425	\$122,995	\$143,480	\$163,965	\$184,450	\$204,935	\$225,420	\$245,905	\$266,390	\$286,875	\$307,360	\$327,845		
	3	\$120,500	\$144,700	\$168,800	\$192,900	\$217,000	\$241,100	\$265,200	\$289,300	\$313,400	\$337,500	\$361,600	\$385,700		
	4	\$138,575	\$166,405	\$194,120	\$221,835	\$249,550	\$277,265	\$304,980	\$332,695	\$360,410	\$388,125	\$415,840	\$443,555		
5.500%	1	\$83,230	\$99,890	\$116,480	\$133,140	\$149,800	\$166,460	\$183,050	\$199,710	\$216,370	\$233,030	\$249,620	\$266,280		
	2	\$101,065	\$121,295	\$141,440	\$161,670	\$181,900	\$202,130	\$222,275	\$242,505	\$262,735	\$282,965	\$303,110	\$323,340		
	3	\$118,900	\$142,700	\$166,400	\$190,200	\$214,000	\$237,800	\$261,500	\$285,300	\$309,100	\$332,900	\$356,600	\$380,400		
	4	\$136,735	\$164,105	\$191,360	\$218,730	\$246,100	\$273,470	\$300,725	\$328,095	\$355,465	\$382,835	\$410,090	\$437,460		
5.625%	1	\$82,110	\$98,490	\$114,940	\$131,320	\$147,770	\$164,150	\$180,600	\$196,980	\$213,430	\$229,810	\$246,260	\$262,640		
	2	\$99,705	\$119,595	\$139,570	\$159,460	\$179,435	\$199,325	\$219,300	\$239,190	\$259,165	\$279,055	\$299,030	\$318,920		
	3	\$117,300	\$140,700	\$164,200	\$187,600	\$211,100	\$234,500	\$258,000	\$281,400	\$304,900	\$328,300	\$351,800	\$375,200		
	4	\$134,895	\$161,805	\$188,830	\$215,740	\$242,765	\$269,675	\$296,700	\$323,610	\$350,635	\$377,545	\$404,570	\$431,480		
5.750%	1	\$80,990	\$97,160	\$113,330	\$129,570	\$145,740	\$161,910	\$178,150	\$194,320	\$210,490	\$226,730	\$242,900	\$259,070		
	2	\$98,345	\$117,980	\$137,615	\$157,335	\$176,970	\$196,605	\$216,325	\$235,960	\$255,595	\$275,315	\$294,950	\$314,585		
	3	\$115,700	\$138,800	\$161,900	\$185,100	\$208,200	\$231,300	\$254,500	\$277,600	\$300,700	\$323,900	\$347,000	\$370,100		
	4	\$133,055	\$159,620	\$186,185	\$212,865	\$239,430	\$265,995	\$292,675	\$319,240	\$345,805	\$372,485	\$399,050	\$425,615		
5.875%	1	\$79,870	\$95,830	\$111,860	\$127,820	\$143,780	\$159,740	\$175,700	\$191,730	\$207,690	\$223,650	\$239,610	\$255,570		
	2	\$96,985	\$116,365	\$135,830	\$155,210	\$174,590	\$193,970	\$213,350	\$232,815	\$252,195	\$271,575	\$290,955	\$310,335		
	3	\$114,100	\$136,900	\$159,800	\$182,600	\$205,400	\$228,200	\$251,000	\$273,900	\$296,700	\$319,500	\$342,300	\$365,100		
	4	\$131,215	\$157,435	\$183,770	\$209,990	\$236,210	\$262,430	\$288,650	\$314,985	\$341,205	\$367,425	\$393,645	\$419,865		
6.000%	1	\$78,820	\$94,570	\$110,320	\$126,070	\$141,890	\$157,640	\$173,390	\$189,140	\$204,890	\$220,640	\$236,460	\$252,210		
	2	\$95,710	\$114,835	\$133,960	\$153,085	\$172,295	\$191,420	\$210,545	\$229,670	\$248,795	\$267,920	\$287,130	\$306,255		
	3	\$112,600	\$135,100	\$157,600	\$180,100	\$202,700	\$225,200	\$247,700	\$270,200	\$292,700	\$315,200	\$337,800	\$360,300		
	4	\$129,490	\$155,365	\$181,240	\$207,115	\$233,105	\$258,980	\$284,855	\$310,730	\$336,605	\$362,480	\$388,470	\$414,345		
6.125%	1	\$77,770	\$93,310	\$108,850	\$124,390	\$140,000	\$155,540	\$171,080	\$186,620	\$202,160	\$217,770	\$233,310	\$248,850		
	2	\$94,435	\$113,305	\$132,175	\$151,045	\$170,000	\$188,870	\$207,740	\$226,610	\$245,480	\$264,435	\$283,305	\$302,175		
	3	\$111,100	\$133,300	\$155,500	\$177,700	\$200,000	\$222,200	\$244,400	\$266,600	\$288,800	\$311,100	\$333,300	\$355,500		
	4	\$127,765	\$153,295	\$178,825	\$204,355	\$230,000	\$255,530	\$281,060	\$306,590	\$332,120	\$357,765	\$383,295	\$408,825		



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COUNTY OF MAUI

2012
AFFORDABLE SALES PRICE GUIDELINES

MOLOKA'I
SINGLE FAMILY

Effective: **January 1, 2012**

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%	
		\$25,650	\$30,780	\$35,910	\$41,040	\$46,170	\$51,300	\$56,430	\$61,560	\$66,690	\$71,820	\$76,950	\$82,080	
6.250%	1	\$76,720	\$92,120	\$107,450	\$122,780	\$138,110	\$153,510	\$168,840	\$184,170	\$199,500	\$214,900	\$230,230	\$245,560	
	2	\$93,160	\$111,860	\$130,475	\$149,090	\$167,705	\$186,405	\$205,020	\$223,635	\$242,250	\$260,950	\$279,565	\$298,180	
	3	\$109,600	\$131,600	\$153,500	\$175,400	\$197,300	\$219,300	\$241,200	\$263,100	\$285,000	\$307,000	\$328,900	\$350,800	
	4	\$126,040	\$151,340	\$176,525	\$201,710	\$226,895	\$252,195	\$277,380	\$302,565	\$327,750	\$353,050	\$378,235	\$403,420	
6.375%	1	\$75,740	\$90,860	\$106,050	\$121,170	\$136,360	\$151,480	\$166,600	\$181,790	\$196,910	\$212,030	\$227,220	\$242,340	
	2	\$91,970	\$110,330	\$128,775	\$147,135	\$165,580	\$183,940	\$202,300	\$220,745	\$239,105	\$257,465	\$275,910	\$294,270	
	3	\$108,200	\$129,800	\$151,500	\$173,100	\$194,800	\$216,400	\$238,000	\$259,700	\$281,300	\$302,900	\$324,600	\$346,200	
	4	\$124,430	\$149,270	\$174,225	\$199,065	\$224,020	\$248,860	\$273,700	\$298,655	\$323,495	\$348,335	\$373,290	\$398,130	
6.500%	1	\$74,760	\$89,740	\$104,650	\$119,630	\$134,540	\$149,520	\$164,430	\$179,410	\$194,390	\$209,300	\$224,280	\$239,190	
	2	\$90,780	\$108,970	\$127,075	\$145,265	\$163,370	\$181,560	\$199,665	\$217,855	\$236,045	\$254,150	\$272,340	\$290,445	
	3	\$106,800	\$128,200	\$149,500	\$170,900	\$192,200	\$213,600	\$234,900	\$256,300	\$277,700	\$299,000	\$320,400	\$341,700	
	4	\$122,820	\$147,430	\$171,925	\$196,535	\$221,030	\$245,640	\$270,135	\$294,745	\$319,355	\$343,850	\$368,460	\$392,955	
6.625%	1	\$73,780	\$88,550	\$103,320	\$118,090	\$132,860	\$147,560	\$162,330	\$177,100	\$191,870	\$206,640	\$221,410	\$236,110	
	2	\$89,590	\$107,525	\$125,460	\$143,395	\$161,330	\$179,180	\$197,115	\$215,050	\$232,985	\$250,920	\$268,855	\$286,705	
	3	\$105,400	\$126,500	\$147,600	\$168,700	\$189,800	\$210,800	\$231,900	\$253,000	\$274,100	\$295,200	\$316,300	\$337,300	
	4	\$121,210	\$145,475	\$169,740	\$194,005	\$218,270	\$242,420	\$266,685	\$290,950	\$315,215	\$339,480	\$363,745	\$387,895	
6.750%	1	\$72,870	\$87,430	\$101,990	\$116,550	\$131,110	\$145,670	\$160,300	\$174,860	\$189,420	\$203,980	\$218,540	\$233,100	
	2	\$88,485	\$106,165	\$123,845	\$141,525	\$159,205	\$176,885	\$194,650	\$212,330	\$230,010	\$247,690	\$265,370	\$283,050	
	3	\$104,100	\$124,900	\$145,700	\$166,500	\$187,300	\$208,100	\$229,000	\$249,800	\$270,600	\$291,400	\$312,200	\$333,000	
	4	\$119,715	\$143,635	\$167,555	\$191,475	\$215,395	\$239,315	\$263,350	\$287,270	\$311,190	\$335,110	\$359,030	\$382,950	
6.875%	1	\$71,960	\$86,310	\$100,730	\$115,080	\$129,500	\$143,850	\$158,270	\$172,620	\$187,040	\$201,390	\$215,810	\$230,160	
	2	\$87,380	\$104,805	\$122,315	\$139,740	\$157,250	\$174,675	\$192,185	\$209,610	\$227,120	\$244,545	\$262,055	\$279,480	
	3	\$102,800	\$123,300	\$143,900	\$164,400	\$185,000	\$205,500	\$226,100	\$246,600	\$267,200	\$287,700	\$308,300	\$328,800	
	4	\$118,220	\$141,795	\$165,485	\$189,060	\$212,750	\$236,325	\$260,015	\$283,590	\$307,280	\$330,855	\$354,545	\$378,120	
7.000%	1	\$71,050	\$85,190	\$99,400	\$113,610	\$127,820	\$142,030	\$156,240	\$170,450	\$184,660	\$198,870	\$213,080	\$227,290	
	2	\$86,275	\$103,445	\$120,700	\$137,955	\$155,210	\$172,465	\$189,720	\$206,975	\$224,230	\$241,485	\$258,740	\$275,995	
	3	\$101,500	\$121,700	\$142,000	\$162,300	\$182,600	\$202,900	\$223,200	\$243,500	\$263,800	\$284,100	\$304,400	\$324,700	
	4	\$116,725	\$139,955	\$163,300	\$186,645	\$209,990	\$233,335	\$256,680	\$280,025	\$303,370	\$326,715	\$350,060	\$373,405	
7.125%	1	\$70,140	\$84,140	\$98,210	\$112,210	\$126,210	\$140,280	\$154,280	\$168,350	\$182,350	\$196,350	\$210,420	\$224,420	
	2	\$85,170	\$102,170	\$119,255	\$136,255	\$153,255	\$170,340	\$187,340	\$204,425	\$221,425	\$238,425	\$255,510	\$272,510	
	3	\$100,200	\$120,200	\$140,300	\$160,300	\$180,300	\$200,400	\$220,400	\$240,500	\$260,500	\$280,500	\$300,600	\$320,600	
	4	\$115,230	\$138,230	\$161,345	\$184,345	\$207,345	\$230,460	\$253,460	\$276,575	\$299,575	\$322,575	\$345,690	\$368,690	
7.250%	1	\$69,230	\$83,090	\$96,950	\$110,810	\$124,670	\$138,530	\$152,390	\$166,250	\$180,110	\$193,970	\$207,760	\$221,620	
	2	\$84,065	\$100,895	\$117,725	\$134,555	\$151,385	\$168,215	\$185,045	\$201,875	\$218,705	\$235,535	\$252,280	\$269,110	
	3	\$98,900	\$118,700	\$138,500	\$158,300	\$178,100	\$197,900	\$217,700	\$237,500	\$257,300	\$277,100	\$296,800	\$316,600	
	4	\$113,735	\$136,505	\$159,275	\$182,045	\$204,815	\$227,585	\$250,355	\$273,125	\$295,895	\$318,665	\$341,320	\$364,090	
7.375%	1	\$68,390	\$82,110	\$95,760	\$109,480	\$123,130	\$136,850	\$150,500	\$164,220	\$177,870	\$191,520	\$205,240	\$218,890	
	2	\$83,045	\$99,705	\$116,280	\$132,940	\$149,515	\$166,175	\$182,750	\$199,410	\$215,985	\$232,560	\$249,220	\$265,795	
	3	\$97,700	\$117,300	\$136,800	\$156,400	\$175,900	\$195,500	\$215,000	\$234,600	\$254,100	\$273,600	\$293,200	\$312,700	
	4	\$112,355	\$134,895	\$157,320	\$179,860	\$202,285	\$224,825	\$247,250	\$269,790	\$292,215	\$314,640	\$337,180	\$359,605	
7.500%	1	\$67,550	\$81,060	\$94,640	\$108,150	\$121,660	\$135,170	\$148,680	\$162,190	\$175,700	\$189,210	\$202,720	\$216,230	
	2	\$82,025	\$98,430	\$114,920	\$131,325	\$147,730	\$164,135	\$180,540	\$196,945	\$213,350	\$229,755	\$246,160	\$262,565	
	3	\$96,500	\$115,800	\$135,200	\$154,500	\$173,800	\$193,100	\$212,400	\$231,700	\$251,000	\$270,300	\$289,600	\$308,900	
	4	\$110,975	\$133,170	\$155,480	\$177,675	\$199,870	\$222,065	\$244,260	\$266,455	\$288,650	\$310,845	\$333,040	\$355,235	



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

2012
AFFORDABLE SALES PRICE GUIDELINES

MOLOKA'I
SINGLE FAMILY

Effective: **January 1, 2012**

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%
		\$25,650	\$30,780	\$35,910	\$41,040	\$46,170	\$51,300	\$56,430	\$61,560	\$66,690	\$71,820	\$76,950	\$82,080
7.625%	1	\$66,780	\$80,080	\$93,450	\$106,820	\$120,190	\$133,490	\$146,860	\$160,230	\$173,600	\$186,900	\$200,270	\$213,640
	2	\$81,090	\$97,240	\$113,475	\$129,710	\$145,945	\$162,095	\$178,330	\$194,565	\$210,800	\$226,950	\$243,185	\$259,420
	3	\$95,400	\$114,400	\$133,500	\$152,600	\$171,700	\$190,700	\$209,800	\$228,900	\$248,000	\$267,000	\$286,100	\$305,200
	4	\$109,710	\$131,560	\$153,525	\$175,490	\$197,455	\$219,305	\$241,270	\$263,235	\$285,200	\$307,050	\$329,015	\$350,980
7.750%	1	\$65,940	\$79,170	\$92,330	\$105,560	\$118,720	\$131,880	\$145,110	\$158,270	\$171,500	\$184,660	\$197,890	\$211,050
	2	\$80,070	\$96,135	\$112,115	\$128,180	\$144,160	\$160,140	\$176,205	\$192,185	\$208,250	\$224,230	\$240,295	\$256,275
	3	\$94,200	\$113,100	\$131,900	\$150,800	\$169,600	\$188,400	\$207,300	\$226,100	\$245,000	\$263,800	\$282,700	\$301,500
	4	\$108,330	\$130,065	\$151,685	\$173,420	\$195,040	\$216,660	\$238,395	\$260,015	\$281,750	\$303,370	\$325,105	\$346,725
7.875%	1	\$65,170	\$78,190	\$91,210	\$104,300	\$117,320	\$130,340	\$143,360	\$156,380	\$169,400	\$182,490	\$195,510	\$208,530
	2	\$79,135	\$94,945	\$110,755	\$126,650	\$142,460	\$158,270	\$174,080	\$189,890	\$205,700	\$221,595	\$237,405	\$253,215
	3	\$93,100	\$111,700	\$130,300	\$149,000	\$167,600	\$186,200	\$204,800	\$223,400	\$242,000	\$260,700	\$279,300	\$297,900
	4	\$107,065	\$128,455	\$149,845	\$171,350	\$192,740	\$214,130	\$235,520	\$256,910	\$278,300	\$299,805	\$321,195	\$342,585
8.000%	1	\$64,400	\$77,280	\$90,160	\$103,040	\$115,920	\$128,800	\$141,680	\$154,560	\$167,440	\$180,320	\$193,200	\$206,080
	2	\$78,200	\$93,840	\$109,480	\$125,120	\$140,760	\$156,400	\$172,040	\$187,680	\$203,320	\$218,960	\$234,600	\$250,240
	3	\$92,000	\$110,400	\$128,800	\$147,200	\$165,600	\$184,000	\$202,400	\$220,800	\$239,200	\$257,600	\$276,000	\$294,400
	4	\$105,800	\$126,960	\$148,120	\$169,280	\$190,440	\$211,600	\$232,760	\$253,920	\$275,080	\$296,240	\$317,400	\$338,560
8.125%	1	\$63,630	\$76,370	\$89,110	\$101,850	\$114,520	\$127,260	\$140,000	\$152,740	\$165,480	\$178,150	\$190,890	\$203,630
	2	\$77,265	\$92,735	\$108,205	\$123,675	\$139,060	\$154,530	\$170,000	\$185,470	\$200,940	\$216,325	\$231,795	\$247,265
	3	\$90,900	\$109,100	\$127,300	\$145,500	\$163,600	\$181,800	\$200,000	\$218,200	\$236,400	\$254,500	\$272,700	\$290,900
	4	\$104,535	\$125,465	\$146,395	\$167,325	\$188,140	\$209,070	\$230,000	\$250,930	\$271,860	\$292,675	\$313,605	\$334,535
8.250%	1	\$62,860	\$75,460	\$88,060	\$100,660	\$113,190	\$125,790	\$138,390	\$150,920	\$163,520	\$176,120	\$188,650	\$201,250
	2	\$76,330	\$91,630	\$106,930	\$122,230	\$137,445	\$152,745	\$168,045	\$183,260	\$198,560	\$213,860	\$229,075	\$244,375
	3	\$89,800	\$107,800	\$125,800	\$143,800	\$161,700	\$179,700	\$197,700	\$215,600	\$233,600	\$251,600	\$269,500	\$287,500
	4	\$103,270	\$123,970	\$144,670	\$165,370	\$185,955	\$206,655	\$227,355	\$247,940	\$268,640	\$289,340	\$309,925	\$330,625

Maximum affordable sales price is based on the following factors:

\$51,300 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

2012
AFFORDABLE SALES PRICE GUIDELINES

MOLOKA'I
MULTI-FAMILY

Effective: **January 1, 2012**

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%	
		\$25,650	\$30,780	\$35,910	\$41,040	\$46,170	\$51,300	\$56,430	\$61,560	\$66,690	\$71,820	\$76,950	\$82,080	
3.500%	1	\$94,710	\$113,680	\$132,580	\$151,550	\$170,450	\$189,350	\$208,320	\$227,290	\$246,190	\$265,160	\$284,130	\$303,030	
	2	\$115,005	\$138,040	\$160,990	\$184,025	\$206,975	\$229,925	\$252,960	\$275,995	\$298,945	\$321,980	\$345,015	\$367,965	
	3	\$135,300	\$162,400	\$189,400	\$216,500	\$243,500	\$270,500	\$297,600	\$324,700	\$351,700	\$378,800	\$405,900	\$432,900	
	4	\$155,595	\$186,760	\$217,810	\$248,975	\$280,025	\$311,075	\$342,240	\$373,405	\$404,455	\$435,620	\$466,785	\$497,835	
3.625%	1	\$93,240	\$111,860	\$130,550	\$149,170	\$167,860	\$186,480	\$205,100	\$223,790	\$242,410	\$261,100	\$279,720	\$298,340	
	2	\$113,220	\$135,830	\$158,525	\$181,135	\$203,830	\$226,440	\$249,050	\$271,745	\$294,355	\$317,050	\$339,660	\$362,270	
	3	\$133,200	\$159,800	\$186,500	\$213,100	\$239,800	\$266,400	\$293,000	\$319,700	\$346,300	\$373,000	\$399,600	\$426,200	
	4	\$153,180	\$183,770	\$214,475	\$245,065	\$275,770	\$306,360	\$336,950	\$367,655	\$398,245	\$428,950	\$459,540	\$490,130	
3.750%	1	\$91,840	\$110,180	\$128,590	\$146,930	\$165,340	\$183,680	\$202,020	\$220,360	\$238,770	\$257,110	\$275,520	\$293,860	
	2	\$111,520	\$133,790	\$156,145	\$178,415	\$200,770	\$223,040	\$245,310	\$267,580	\$289,935	\$312,205	\$334,560	\$356,830	
	3	\$131,200	\$157,400	\$183,700	\$209,900	\$236,200	\$262,400	\$288,600	\$314,800	\$341,100	\$367,300	\$393,600	\$419,800	
	4	\$150,880	\$181,010	\$211,255	\$241,385	\$271,630	\$301,760	\$331,890	\$362,020	\$392,265	\$422,395	\$452,640	\$482,770	
3.875%	1	\$90,440	\$108,570	\$126,630	\$144,690	\$162,820	\$180,880	\$198,940	\$217,070	\$235,130	\$253,190	\$271,250	\$289,380	
	2	\$109,820	\$131,835	\$153,765	\$175,695	\$197,710	\$219,640	\$241,570	\$263,585	\$285,515	\$307,445	\$329,375	\$351,390	
	3	\$129,200	\$155,100	\$180,900	\$206,700	\$232,600	\$258,400	\$284,200	\$310,100	\$335,900	\$361,700	\$387,500	\$413,400	
	4	\$148,580	\$178,365	\$208,035	\$237,705	\$267,490	\$297,160	\$326,830	\$356,615	\$386,285	\$415,955	\$445,625	\$475,410	
4.000%	1	\$89,110	\$106,890	\$124,670	\$142,520	\$160,370	\$178,150	\$195,930	\$213,780	\$231,560	\$249,410	\$267,260	\$285,040	
	2	\$108,205	\$129,795	\$151,385	\$173,060	\$194,735	\$216,325	\$237,915	\$259,590	\$281,180	\$302,855	\$324,530	\$346,120	
	3	\$127,300	\$152,700	\$178,100	\$203,600	\$229,100	\$254,500	\$279,900	\$305,400	\$330,800	\$356,300	\$381,800	\$407,200	
	4	\$146,395	\$175,605	\$204,815	\$234,140	\$263,465	\$292,675	\$321,885	\$351,210	\$380,420	\$409,745	\$439,070	\$468,280	
4.125%	1	\$87,780	\$105,280	\$122,850	\$140,350	\$157,920	\$175,490	\$193,060	\$210,630	\$228,130	\$245,700	\$263,200	\$280,770	
	2	\$106,590	\$127,840	\$149,175	\$170,425	\$191,760	\$213,095	\$234,430	\$255,765	\$277,015	\$298,350	\$319,600	\$340,935	
	3	\$125,400	\$150,400	\$175,500	\$200,500	\$225,600	\$250,700	\$275,800	\$300,900	\$325,900	\$351,000	\$376,000	\$401,100	
	4	\$144,210	\$172,960	\$201,825	\$230,575	\$259,440	\$288,305	\$317,170	\$346,035	\$374,785	\$403,650	\$432,400	\$461,265	
4.250%	1	\$86,450	\$103,740	\$121,030	\$138,320	\$155,610	\$172,900	\$190,190	\$207,480	\$224,770	\$242,060	\$259,280	\$276,640	
	2	\$104,975	\$125,970	\$146,965	\$167,960	\$188,955	\$209,950	\$230,945	\$251,940	\$272,935	\$293,930	\$314,840	\$335,920	
	3	\$123,500	\$148,200	\$172,900	\$197,600	\$222,300	\$247,000	\$271,700	\$296,400	\$321,100	\$345,800	\$370,400	\$395,200	
	4	\$142,025	\$170,430	\$198,835	\$227,240	\$255,645	\$284,050	\$312,455	\$340,860	\$369,265	\$397,670	\$425,960	\$454,480	
4.375%	1	\$85,190	\$102,200	\$119,280	\$136,290	\$153,300	\$170,380	\$187,390	\$204,470	\$221,480	\$238,490	\$255,500	\$272,510	
	2	\$103,445	\$124,100	\$144,840	\$165,495	\$186,150	\$206,890	\$227,545	\$248,285	\$268,940	\$289,595	\$310,250	\$330,905	
	3	\$121,700	\$146,000	\$170,400	\$194,700	\$219,000	\$243,400	\$267,700	\$292,100	\$316,400	\$340,700	\$365,000	\$389,300	
	4	\$139,955	\$167,900	\$195,960	\$223,905	\$251,850	\$279,910	\$307,855	\$335,915	\$363,860	\$391,805	\$419,750	\$447,695	
4.500%	1	\$86,628	\$103,968	\$121,308	\$138,648	\$155,916	\$173,256	\$190,596	\$207,863	\$225,276	\$242,543	\$259,883	\$277,223	
	2	\$101,915	\$122,315	\$142,715	\$163,115	\$183,430	\$203,830	\$224,230	\$244,545	\$265,030	\$285,345	\$305,745	\$326,145	
	3	\$119,900	\$143,900	\$167,900	\$191,900	\$215,800	\$239,800	\$263,800	\$287,700	\$311,800	\$335,700	\$359,700	\$383,700	
	4	\$137,885	\$165,485	\$193,085	\$220,685	\$248,170	\$275,770	\$303,370	\$330,855	\$358,570	\$386,055	\$413,655	\$441,255	
4.625%	1	\$82,740	\$99,260	\$115,780	\$132,370	\$148,890	\$165,410	\$181,930	\$198,520	\$215,040	\$231,560	\$248,150	\$264,670	
	2	\$100,470	\$120,530	\$140,590	\$160,735	\$180,795	\$200,855	\$220,915	\$241,060	\$261,120	\$281,180	\$301,325	\$321,385	
	3	\$118,200	\$141,800	\$165,400	\$189,100	\$212,700	\$236,300	\$259,900	\$283,600	\$307,200	\$330,800	\$354,500	\$378,100	
	4	\$135,930	\$163,070	\$190,210	\$217,465	\$244,605	\$271,745	\$298,885	\$326,140	\$353,280	\$380,420	\$407,675	\$434,815	
4.750%	1	\$81,550	\$97,860	\$114,170	\$130,410	\$146,720	\$163,030	\$179,340	\$195,650	\$211,960	\$228,270	\$244,580	\$260,890	
	2	\$99,025	\$118,830	\$138,635	\$158,355	\$178,160	\$197,965	\$217,770	\$237,575	\$257,380	\$277,185	\$296,990	\$316,795	
	3	\$116,500	\$139,800	\$163,100	\$186,300	\$209,600	\$232,900	\$256,200	\$279,500	\$302,800	\$326,100	\$349,400	\$372,700	
	4	\$133,975	\$160,770	\$187,565	\$214,245	\$241,040	\$267,835	\$294,630	\$321,425	\$348,220	\$375,015	\$401,810	\$428,605	



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

2012
AFFORDABLE SALES PRICE GUIDELINES

MOLOKA'I
MULTI-FAMILY

Effective: **January 1, 2012**

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%	
		\$25,650	\$30,780	\$35,910	\$41,040	\$46,170	\$51,300	\$56,430	\$61,560	\$66,690	\$71,820	\$76,950	\$82,080	
4.875%	1	\$80,360	\$96,460	\$112,490	\$128,590	\$144,620	\$160,720	\$176,750	\$192,850	\$208,880	\$224,980	\$241,010	\$257,180	
	2	\$97,580	\$117,130	\$136,595	\$156,145	\$175,610	\$195,160	\$214,625	\$234,175	\$253,640	\$273,190	\$292,655	\$312,290	
	3	\$114,800	\$137,800	\$160,700	\$183,700	\$206,600	\$229,600	\$252,500	\$275,500	\$298,400	\$321,400	\$344,300	\$367,400	
	4	\$132,020	\$158,470	\$184,805	\$211,255	\$237,590	\$264,040	\$290,375	\$316,825	\$343,160	\$369,610	\$395,945	\$422,510	
5.000%	1	\$81,715	\$98,116	\$114,444	\$130,845	\$147,173	\$163,574	\$179,830	\$196,231	\$212,560	\$228,960	\$245,289	\$261,690	
	2	\$96,135	\$115,430	\$134,640	\$153,935	\$173,145	\$192,440	\$211,565	\$230,860	\$250,070	\$269,365	\$288,575	\$307,870	
	3	\$113,100	\$135,800	\$158,400	\$181,100	\$203,700	\$226,400	\$248,900	\$271,600	\$294,200	\$316,900	\$339,500	\$362,200	
	4	\$130,065	\$156,170	\$182,160	\$208,265	\$234,255	\$260,360	\$286,235	\$312,340	\$338,330	\$364,435	\$390,425	\$416,530	
5.125%	1	\$78,120	\$93,730	\$109,340	\$125,020	\$140,560	\$156,170	\$171,780	\$187,460	\$203,070	\$218,680	\$234,290	\$249,900	
	2	\$94,860	\$113,815	\$132,770	\$151,810	\$170,680	\$189,635	\$208,590	\$227,630	\$246,585	\$265,540	\$284,495	\$303,450	
	3	\$111,600	\$133,900	\$156,200	\$178,600	\$200,800	\$223,100	\$245,400	\$267,800	\$290,100	\$312,400	\$334,700	\$357,000	
	4	\$128,340	\$153,985	\$179,630	\$205,390	\$230,920	\$256,565	\$282,210	\$307,970	\$333,615	\$359,260	\$384,905	\$410,550	
5.250%	1	\$77,000	\$92,400	\$107,800	\$123,200	\$138,600	\$154,070	\$169,400	\$184,870	\$200,200	\$215,670	\$231,000	\$246,470	
	2	\$93,500	\$112,200	\$130,900	\$149,600	\$168,300	\$187,085	\$205,700	\$224,485	\$243,100	\$261,885	\$280,500	\$299,285	
	3	\$110,000	\$132,000	\$154,000	\$176,000	\$198,000	\$220,100	\$242,000	\$264,100	\$286,000	\$308,100	\$330,000	\$352,100	
	4	\$126,500	\$151,800	\$177,100	\$202,400	\$227,700	\$253,115	\$278,300	\$303,715	\$328,900	\$354,315	\$379,500	\$404,915	
5.375%	1	\$75,950	\$91,140	\$106,330	\$121,520	\$136,710	\$151,900	\$167,090	\$182,280	\$197,470	\$212,660	\$227,780	\$242,970	
	2	\$92,225	\$110,670	\$129,115	\$147,560	\$166,005	\$184,450	\$202,895	\$221,340	\$239,785	\$258,230	\$276,590	\$295,035	
	3	\$108,500	\$130,200	\$151,900	\$173,600	\$195,300	\$217,000	\$238,700	\$260,400	\$282,100	\$303,800	\$325,400	\$347,100	
	4	\$124,775	\$149,730	\$174,685	\$199,640	\$224,595	\$249,550	\$274,505	\$299,460	\$324,415	\$349,370	\$374,210	\$399,165	
5.500%	1	\$74,900	\$89,880	\$104,860	\$119,840	\$134,820	\$149,800	\$164,780	\$179,760	\$194,740	\$209,720	\$224,630	\$239,680	
	2	\$90,950	\$109,140	\$127,330	\$145,520	\$163,710	\$181,900	\$200,090	\$218,280	\$236,470	\$254,660	\$272,765	\$291,040	
	3	\$107,000	\$128,400	\$149,800	\$171,200	\$192,600	\$214,000	\$235,400	\$256,800	\$278,200	\$299,600	\$320,900	\$342,400	
	4	\$123,050	\$147,660	\$172,270	\$196,880	\$221,490	\$246,100	\$270,710	\$295,320	\$319,930	\$344,540	\$369,035	\$393,760	
5.625%	1	\$73,920	\$88,620	\$103,460	\$118,160	\$133,000	\$147,770	\$162,540	\$177,310	\$192,080	\$206,850	\$221,620	\$236,390	
	2	\$89,760	\$107,610	\$125,630	\$143,480	\$161,500	\$179,435	\$197,370	\$215,305	\$233,240	\$251,175	\$269,110	\$287,045	
	3	\$105,600	\$126,600	\$147,800	\$168,800	\$190,000	\$211,100	\$232,200	\$253,300	\$274,400	\$295,500	\$316,600	\$337,700	
	4	\$121,440	\$145,590	\$169,970	\$194,120	\$218,500	\$242,765	\$267,030	\$291,295	\$315,560	\$339,825	\$364,090	\$388,355	
5.750%	1	\$72,870	\$87,430	\$101,990	\$116,620	\$131,180	\$145,740	\$160,370	\$174,860	\$189,420	\$204,050	\$218,610	\$233,170	
	2	\$88,485	\$106,165	\$123,845	\$141,610	\$159,290	\$176,970	\$194,735	\$212,330	\$230,010	\$247,775	\$265,455	\$283,135	
	3	\$104,100	\$124,900	\$145,700	\$166,600	\$187,400	\$208,200	\$229,100	\$249,800	\$270,600	\$291,500	\$312,300	\$333,100	
	4	\$119,715	\$143,635	\$167,555	\$191,590	\$215,510	\$239,430	\$263,465	\$287,270	\$311,190	\$335,225	\$359,145	\$383,065	
5.875%	1	\$71,890	\$86,240	\$100,660	\$115,010	\$129,430	\$143,780	\$158,130	\$172,550	\$186,900	\$201,320	\$215,670	\$230,020	
	2	\$87,295	\$104,720	\$122,230	\$139,655	\$157,165	\$174,590	\$192,015	\$209,525	\$226,950	\$244,460	\$261,885	\$279,310	
	3	\$102,700	\$123,200	\$143,800	\$164,300	\$184,900	\$205,400	\$225,900	\$246,500	\$267,000	\$287,600	\$308,100	\$328,600	
	4	\$118,105	\$141,680	\$165,370	\$188,945	\$212,635	\$236,210	\$259,785	\$283,475	\$307,050	\$330,740	\$354,315	\$377,890	
6.000%	1	\$70,910	\$85,120	\$99,260	\$113,470	\$127,680	\$141,890	\$156,030	\$170,240	\$184,380	\$198,590	\$212,800	\$227,010	
	2	\$86,105	\$103,360	\$120,530	\$137,785	\$155,040	\$172,295	\$189,465	\$206,720	\$223,890	\$241,145	\$258,400	\$275,655	
	3	\$101,300	\$121,600	\$141,800	\$162,100	\$182,400	\$202,700	\$222,900	\$243,200	\$263,400	\$283,700	\$304,000	\$324,300	
	4	\$116,495	\$139,840	\$163,070	\$186,415	\$209,760	\$233,105	\$256,335	\$279,680	\$302,910	\$326,255	\$349,600	\$372,945	
6.125%	1	\$70,000	\$84,000	\$98,000	\$111,930	\$126,000	\$140,000	\$154,000	\$167,930	\$181,930	\$196,000	\$210,000	\$224,000	
	2	\$85,000	\$102,000	\$119,000	\$135,915	\$153,000	\$170,000	\$187,000	\$203,915	\$220,915	\$238,000	\$255,000	\$272,000	
	3	\$100,000	\$120,000	\$140,000	\$159,900	\$180,000	\$200,000	\$220,000	\$239,900	\$259,900	\$280,000	\$300,000	\$320,000	
	4	\$115,000	\$138,000	\$161,000	\$183,885	\$207,000	\$230,000	\$253,000	\$275,885	\$298,885	\$322,000	\$345,000	\$368,000	



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

2012
AFFORDABLE SALES PRICE GUIDELINES

MOLOKA'I
MULTI-FAMILY

Effective: **January 1, 2012**

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%		
		\$25,650	\$30,780	\$35,910	\$41,040	\$46,170	\$51,300	\$56,430	\$61,560	\$66,690	\$71,820	\$76,950	\$82,080		
6.250%	1	\$69,020	\$82,880	\$96,740	\$110,530	\$124,320	\$138,180	\$151,970	\$165,760	\$179,550	\$193,410	\$207,200	\$220,990		
	2	\$83,810	\$100,640	\$117,470	\$134,215	\$150,960	\$167,790	\$184,535	\$201,280	\$218,025	\$234,855	\$251,600	\$268,345		
	3	\$98,600	\$118,400	\$138,200	\$157,900	\$177,600	\$197,400	\$217,100	\$236,800	\$256,500	\$276,300	\$296,000	\$315,700		
	4	\$113,390	\$136,160	\$158,930	\$181,585	\$204,240	\$227,010	\$249,665	\$272,320	\$294,975	\$317,745	\$340,400	\$363,055		
6.375%	1	\$68,180	\$81,760	\$95,480	\$109,060	\$122,710	\$136,360	\$149,940	\$163,590	\$177,240	\$190,820	\$204,470	\$218,120		
	2	\$82,790	\$99,280	\$115,940	\$132,430	\$149,005	\$165,580	\$182,070	\$198,645	\$215,220	\$231,710	\$248,285	\$264,860		
	3	\$97,400	\$116,800	\$136,400	\$155,800	\$175,300	\$194,800	\$214,200	\$233,700	\$253,200	\$272,600	\$292,100	\$311,600		
	4	\$112,010	\$134,320	\$156,860	\$179,170	\$201,595	\$224,020	\$246,330	\$268,755	\$291,180	\$313,490	\$335,915	\$358,340		
6.500%	1	\$67,270	\$80,780	\$94,220	\$107,660	\$121,100	\$134,540	\$147,980	\$161,490	\$174,930	\$188,370	\$201,880	\$215,250		
	2	\$81,685	\$98,090	\$114,410	\$130,730	\$147,050	\$163,370	\$179,690	\$196,095	\$212,415	\$228,735	\$245,140	\$261,375		
	3	\$96,100	\$115,400	\$134,600	\$153,800	\$173,000	\$192,200	\$211,400	\$230,700	\$249,900	\$269,100	\$288,400	\$307,500		
	4	\$110,515	\$132,710	\$154,790	\$176,870	\$198,950	\$221,030	\$243,110	\$265,305	\$287,385	\$309,465	\$331,660	\$353,625		
6.625%	1	\$66,430	\$79,730	\$92,960	\$106,260	\$119,560	\$132,790	\$146,090	\$159,390	\$172,690	\$185,990	\$199,290	\$212,520		
	2	\$80,665	\$96,815	\$112,880	\$129,030	\$145,180	\$161,245	\$177,395	\$193,545	\$209,695	\$225,845	\$241,995	\$258,060		
	3	\$94,900	\$113,900	\$132,800	\$151,800	\$170,800	\$189,700	\$208,700	\$227,700	\$246,700	\$265,700	\$284,700	\$303,600		
	4	\$109,135	\$130,985	\$152,720	\$174,570	\$196,420	\$218,155	\$240,005	\$261,855	\$283,705	\$305,555	\$327,405	\$349,140		
6.750%	1	\$65,590	\$78,680	\$91,770	\$104,930	\$118,020	\$131,110	\$144,270	\$157,360	\$170,450	\$183,610	\$196,700	\$209,790		
	2	\$79,645	\$95,540	\$111,435	\$127,415	\$143,310	\$159,205	\$175,185	\$191,080	\$206,975	\$222,955	\$238,850	\$254,745		
	3	\$93,700	\$112,400	\$131,100	\$149,900	\$168,600	\$187,300	\$206,100	\$224,800	\$243,500	\$262,300	\$281,000	\$299,700		
	4	\$107,755	\$129,260	\$150,765	\$172,385	\$193,890	\$215,395	\$237,015	\$258,520	\$280,025	\$301,645	\$323,150	\$344,655		
6.875%	1	\$64,750	\$77,700	\$90,650	\$103,600	\$116,550	\$129,500	\$142,450	\$155,330	\$168,350	\$181,230	\$194,250	\$207,130		
	2	\$78,625	\$94,350	\$110,075	\$125,800	\$141,525	\$157,250	\$172,975	\$188,615	\$204,425	\$220,065	\$235,875	\$251,515		
	3	\$92,500	\$111,000	\$129,500	\$148,000	\$166,500	\$185,000	\$203,500	\$221,900	\$240,500	\$258,900	\$277,500	\$295,900		
	4	\$106,375	\$127,650	\$148,925	\$170,200	\$191,475	\$212,750	\$234,025	\$255,185	\$276,575	\$297,735	\$319,125	\$340,285		
7.000%	1	\$63,980	\$76,650	\$89,460	\$102,270	\$115,010	\$127,820	\$140,630	\$153,440	\$166,180	\$178,990	\$191,800	\$204,540		
	2	\$77,690	\$93,075	\$108,630	\$124,185	\$139,655	\$155,210	\$170,765	\$186,320	\$201,790	\$217,345	\$232,900	\$248,370		
	3	\$91,400	\$109,500	\$127,800	\$146,100	\$164,300	\$182,600	\$200,900	\$219,200	\$237,400	\$255,700	\$274,000	\$292,200		
	4	\$105,110	\$125,925	\$146,970	\$168,015	\$188,945	\$209,990	\$231,035	\$252,080	\$273,010	\$294,055	\$315,100	\$336,030		
7.125%	1	\$63,140	\$75,740	\$88,410	\$101,010	\$113,610	\$126,280	\$138,880	\$151,550	\$164,150	\$176,750	\$189,350	\$201,950		
	2	\$76,670	\$91,970	\$107,355	\$122,655	\$137,955	\$153,340	\$168,640	\$184,025	\$199,325	\$214,625	\$229,925	\$245,225		
	3	\$90,200	\$108,200	\$126,300	\$144,300	\$162,300	\$180,400	\$198,400	\$216,500	\$234,500	\$252,500	\$270,500	\$288,500		
	4	\$103,730	\$124,430	\$145,245	\$165,945	\$186,645	\$207,460	\$228,160	\$248,975	\$269,675	\$290,375	\$311,075	\$331,775		
7.250%	1	\$62,300	\$74,760	\$87,290	\$99,750	\$112,210	\$124,670	\$137,130	\$149,660	\$162,120	\$174,580	\$186,970	\$199,430		
	2	\$75,650	\$90,780	\$105,995	\$121,125	\$136,255	\$151,385	\$166,515	\$181,730	\$196,860	\$211,990	\$227,035	\$242,165		
	3	\$89,000	\$106,800	\$124,700	\$142,500	\$160,300	\$178,100	\$195,900	\$213,800	\$231,600	\$249,400	\$267,100	\$284,900		
	4	\$102,350	\$122,820	\$143,405	\$163,875	\$184,345	\$204,815	\$225,285	\$245,870	\$266,340	\$286,810	\$307,165	\$327,635		
7.375%	1	\$61,530	\$73,920	\$86,170	\$98,560	\$110,810	\$123,200	\$135,450	\$147,770	\$160,090	\$172,340	\$184,730	\$196,980		
	2	\$74,715	\$89,760	\$104,635	\$119,680	\$134,555	\$149,600	\$164,475	\$179,435	\$194,395	\$209,270	\$224,315	\$239,190		
	3	\$87,900	\$105,600	\$123,100	\$140,800	\$158,300	\$176,000	\$193,500	\$211,100	\$228,700	\$246,200	\$263,900	\$281,400		
	4	\$101,085	\$121,440	\$141,565	\$161,920	\$182,045	\$202,400	\$222,525	\$242,765	\$263,005	\$283,130	\$303,485	\$323,610		
7.500%	1	\$60,830	\$72,940	\$85,190	\$97,370	\$109,480	\$121,660	\$133,840	\$145,950	\$158,130	\$170,310	\$182,420	\$194,600		
	2	\$73,865	\$88,570	\$103,445	\$118,235	\$132,940	\$147,730	\$162,520	\$177,225	\$192,015	\$206,805	\$221,510	\$236,300		
	3	\$86,900	\$104,200	\$121,700	\$139,100	\$156,400	\$173,800	\$191,200	\$208,500	\$225,900	\$243,300	\$260,600	\$278,000		
	4	\$99,935	\$119,830	\$139,955	\$159,965	\$179,860	\$199,870	\$219,880	\$239,775	\$259,785	\$279,795	\$299,690	\$319,700		



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COUNTY OF MAUI

2012
AFFORDABLE SALES PRICE GUIDELINES

MOLOKA'I
MULTI-FAMILY

Effective: **January 1, 2012**

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%
		\$33,575	\$40,290	\$47,005	\$53,720	\$60,435	\$51,300	\$73,865	\$80,580	\$87,295	\$94,010	\$100,725	\$107,440
7.625%	1	\$60,130	\$72,100	\$84,140	\$96,110	\$108,150	\$120,120	\$132,160	\$144,200	\$156,240	\$168,210	\$180,250	\$192,290
	2	\$73,015	\$87,550	\$102,170	\$116,705	\$131,325	\$145,860	\$160,480	\$175,100	\$189,720	\$204,255	\$218,875	\$233,495
	3	\$85,900	\$103,000	\$120,200	\$137,300	\$154,500	\$171,600	\$188,800	\$206,000	\$223,200	\$240,300	\$257,500	\$274,700
	4	\$98,785	\$118,450	\$138,230	\$157,895	\$177,675	\$197,340	\$217,120	\$236,900	\$256,680	\$276,345	\$296,125	\$315,905
7.750%	1	\$59,360	\$71,260	\$83,090	\$94,990	\$106,820	\$118,720	\$130,620	\$142,450	\$154,350	\$166,180	\$178,080	\$189,980
	2	\$72,080	\$86,530	\$100,895	\$115,345	\$129,710	\$144,160	\$158,610	\$172,975	\$187,425	\$201,790	\$216,240	\$230,690
	3	\$84,800	\$101,800	\$118,700	\$135,700	\$152,600	\$169,600	\$186,600	\$203,500	\$220,500	\$237,400	\$254,400	\$271,400
	4	\$97,520	\$117,070	\$136,505	\$156,055	\$175,490	\$195,040	\$214,590	\$234,025	\$253,575	\$273,010	\$292,560	\$312,110
7.875%	1	\$58,660	\$70,350	\$82,110	\$93,870	\$105,560	\$117,320	\$129,010	\$140,770	\$152,460	\$164,220	\$175,980	\$187,670
	2	\$71,230	\$85,425	\$99,705	\$113,985	\$128,180	\$142,460	\$156,655	\$170,935	\$185,130	\$199,410	\$213,690	\$227,885
	3	\$83,800	\$100,500	\$117,300	\$134,100	\$150,800	\$167,600	\$184,300	\$201,100	\$217,800	\$234,600	\$251,400	\$268,100
	4	\$96,370	\$115,575	\$134,895	\$154,215	\$173,420	\$192,740	\$211,945	\$231,265	\$250,470	\$269,790	\$289,110	\$308,315
8.000%	1	\$57,960	\$69,580	\$81,130	\$92,750	\$104,300	\$115,920	\$127,540	\$139,090	\$150,710	\$162,260	\$173,880	\$185,500
	2	\$70,380	\$84,490	\$98,515	\$112,625	\$126,650	\$140,760	\$154,870	\$168,895	\$183,005	\$197,030	\$211,140	\$225,250
	3	\$82,800	\$99,400	\$115,900	\$132,500	\$149,000	\$165,600	\$182,200	\$198,700	\$215,300	\$231,800	\$248,400	\$265,000
	4	\$95,220	\$114,310	\$133,285	\$152,375	\$171,350	\$190,440	\$209,530	\$228,505	\$247,595	\$266,570	\$285,660	\$304,750
8.125%	1	\$57,260	\$68,740	\$80,220	\$91,700	\$103,040	\$114,520	\$126,000	\$137,480	\$148,960	\$160,370	\$171,780	\$183,260
	2	\$69,530	\$83,470	\$97,410	\$111,350	\$125,120	\$139,060	\$153,000	\$166,940	\$180,880	\$194,735	\$208,590	\$222,530
	3	\$81,800	\$98,200	\$114,600	\$131,000	\$147,200	\$163,600	\$180,000	\$196,400	\$212,800	\$229,100	\$245,400	\$261,800
	4	\$94,070	\$112,930	\$131,790	\$150,650	\$169,280	\$188,140	\$207,000	\$225,860	\$244,720	\$263,465	\$282,210	\$301,070
8.250%	1	\$56,560	\$67,900	\$79,240	\$90,580	\$101,850	\$113,190	\$124,530	\$135,800	\$147,140	\$158,480	\$169,820	\$181,160
	2	\$68,680	\$82,450	\$96,220	\$109,990	\$123,675	\$137,445	\$151,215	\$164,900	\$178,670	\$192,440	\$206,210	\$219,980
	3	\$80,800	\$97,000	\$113,200	\$129,400	\$145,500	\$161,700	\$177,900	\$194,000	\$210,200	\$226,400	\$242,600	\$258,800
	4	\$92,920	\$111,550	\$130,180	\$148,810	\$167,325	\$185,955	\$204,585	\$223,100	\$241,730	\$260,360	\$278,990	\$297,620

Maximum affordable sales price is based on the following factors:

- \$51,300** 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: **January 1, 2012**

2012
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%	\$3,590	\$4,100	\$4,620	\$5,130	\$5,540	\$5,950	\$6,360	\$6,770
20%	\$7,180	\$8,210	\$9,230	\$10,260	\$11,080	\$11,900	\$12,720	\$13,540
30%	\$10,770	\$12,310	\$13,850	\$15,390	\$16,620	\$17,850	\$19,080	\$20,310
40%	\$14,360	\$16,420	\$18,470	\$20,520	\$22,160	\$23,800	\$25,440	\$27,090
50%	\$17,960	\$20,520	\$23,090	\$25,650	\$27,700	\$29,750	\$31,810	\$33,860
60%	\$21,550	\$24,620	\$27,700	\$30,780	\$33,240	\$35,700	\$38,170	\$40,630
70%	\$25,140	\$28,730	\$32,320	\$35,910	\$38,780	\$41,660	\$44,530	\$47,400
80%	\$28,730	\$32,830	\$36,940	\$41,040	\$44,320	\$47,610	\$50,890	\$54,170
90%	\$32,320	\$36,940	\$41,550	\$46,170	\$49,860	\$53,560	\$57,250	\$60,940
100%	\$35,910	\$41,040	\$46,170	\$51,300	\$55,400	\$59,510	\$63,610	\$67,720
110%	\$39,500	\$45,140	\$50,790	\$56,430	\$60,940	\$65,460	\$69,970	\$74,490
120%	\$43,090	\$49,250	\$55,400	\$61,560	\$66,480	\$71,410	\$76,330	\$81,260
130%	\$46,680	\$53,350	\$60,020	\$66,690	\$72,030	\$77,360	\$82,700	\$88,030
140%	\$50,270	\$57,460	\$64,640	\$71,820	\$77,570	\$83,310	\$89,060	\$94,800

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%	\$90	\$96	\$116	\$133	\$149	\$164
20%	\$180	\$192	\$231	\$267	\$298	\$328
30%	\$269	\$289	\$346	\$400	\$446	\$492
40%	\$359	\$385	\$462	\$534	\$595	\$657
50%	\$449	\$481	\$577	\$667	\$744	\$821
60%	\$539	\$577	\$693	\$800	\$893	\$985
70%	\$629	\$673	\$808	\$934	\$1,042	\$1,149
80%	\$718	\$770	\$924	\$1,067	\$1,190	\$1,313
90%	\$808	\$866	\$1,039	\$1,200	\$1,339	\$1,477
100%	\$898	\$962	\$1,154	\$1,334	\$1,488	\$1,642
110%	\$988	\$1,058	\$1,270	\$1,467	\$1,637	\$1,806
120%	\$1,077	\$1,154	\$1,385	\$1,601	\$1,785	\$1,970
130%	\$1,167	\$1,250	\$1,501	\$1,734	\$1,934	\$2,134
140%	\$1,257	\$1,347	\$1,616	\$1,867	\$2,083	\$2,298

Note: Affordable rents are based on 30% of gross monthly income. Affordable rents do not include utilities.