



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

**2013**  
**AFFORDABLE SALES PRICE GUIDELINES**  
**MAUI (EXCEPT HANA)**  
**SINGLE FAMILY**

Effective: **February 1, 2013**

| Prevailing Int. Rate | No. of Bedrooms | Percent of Median Income |           |                            |           |           |                                 |           |                            |           |                                  |           |                              |  |
|----------------------|-----------------|--------------------------|-----------|----------------------------|-----------|-----------|---------------------------------|-----------|----------------------------|-----------|----------------------------------|-----------|------------------------------|--|
|                      |                 | Very Low<br>50% & Below  |           | Low Income<br>(51% to 80%) |           |           | Below Moderate<br>(81% to 100%) |           | Moderate<br>(101% to 120%) |           | Above Moderate<br>(121% to 140%) |           | Gap Income<br>(141% to 160%) |  |
|                      |                 | 50%                      | 60%       | 70%                        | 80%       | 90%       | 100%                            | 110%      | 120%                       | 130%      | 140%                             | 150%      | 160%                         |  |
|                      |                 | \$39,300                 | \$47,160  | \$55,020                   | \$62,880  | \$70,740  | \$78,600                        | \$86,460  | \$94,320                   | \$102,180 | \$110,040                        | \$117,900 | \$125,760                    |  |
| 3.000%               | 1               | \$171,710                | \$206,080 | \$240,380                  | \$274,750 | \$309,050 | \$343,420                       | \$377,790 | \$412,090                  | \$446,460 | \$480,830                        | \$515,130 | \$549,500                    |  |
|                      | 2               | \$208,505                | \$250,240 | \$291,890                  | \$333,625 | \$375,275 | \$417,010                       | \$458,745 | \$500,395                  | \$542,130 | \$583,865                        | \$625,515 | \$667,250                    |  |
|                      | 3               | \$245,300                | \$294,400 | \$343,400                  | \$392,500 | \$441,500 | \$490,600                       | \$539,700 | \$588,700                  | \$637,800 | \$686,900                        | \$735,900 | \$785,000                    |  |
|                      | 4               | \$282,095                | \$338,560 | \$394,910                  | \$451,375 | \$507,725 | \$564,190                       | \$620,655 | \$677,005                  | \$733,470 | \$789,935                        | \$846,285 | \$902,750                    |  |
| 3.125%               | 1               | \$168,980                | \$202,790 | \$236,600                  | \$270,410 | \$304,220 | \$338,030                       | \$371,770 | \$405,580                  | \$439,390 | \$473,200                        | \$507,010 | \$540,820                    |  |
|                      | 2               | \$205,190                | \$246,245 | \$287,300                  | \$328,355 | \$369,410 | \$410,465                       | \$451,435 | \$492,490                  | \$533,545 | \$574,600                        | \$615,655 | \$656,710                    |  |
|                      | 3               | \$241,400                | \$289,700 | \$338,000                  | \$386,300 | \$434,600 | \$482,900                       | \$531,100 | \$579,400                  | \$627,700 | \$676,000                        | \$724,300 | \$772,600                    |  |
|                      | 4               | \$277,610                | \$333,155 | \$388,700                  | \$444,245 | \$499,790 | \$555,335                       | \$610,765 | \$666,310                  | \$721,855 | \$777,400                        | \$832,945 | \$888,490                    |  |
| 3.250%               | 1               | \$166,320                | \$199,640 | \$232,890                  | \$266,140 | \$299,390 | \$332,710                       | \$365,960 | \$399,210                  | \$432,530 | \$465,780                        | \$499,030 | \$532,280                    |  |
|                      | 2               | \$201,960                | \$242,420 | \$282,795                  | \$323,170 | \$363,545 | \$404,005                       | \$444,380 | \$484,755                  | \$525,215 | \$565,590                        | \$605,965 | \$646,340                    |  |
|                      | 3               | \$237,600                | \$285,200 | \$332,700                  | \$380,200 | \$427,700 | \$475,300                       | \$522,800 | \$570,300                  | \$617,900 | \$665,400                        | \$712,900 | \$760,400                    |  |
|                      | 4               | \$273,240                | \$327,980 | \$382,605                  | \$437,230 | \$491,855 | \$546,595                       | \$601,220 | \$655,845                  | \$710,585 | \$765,210                        | \$819,835 | \$874,460                    |  |
| 3.375%               | 1               | \$163,730                | \$196,490 | \$229,250                  | \$262,010 | \$294,770 | \$327,530                       | \$360,290 | \$392,980                  | \$425,740 | \$458,500                        | \$491,260 | \$524,020                    |  |
|                      | 2               | \$198,815                | \$238,595 | \$278,375                  | \$318,155 | \$357,935 | \$397,715                       | \$437,495 | \$477,190                  | \$516,970 | \$556,750                        | \$596,530 | \$636,310                    |  |
|                      | 3               | \$233,900                | \$280,700 | \$327,500                  | \$374,300 | \$421,100 | \$467,900                       | \$514,700 | \$561,400                  | \$608,200 | \$655,000                        | \$701,800 | \$748,600                    |  |
|                      | 4               | \$268,985                | \$322,805 | \$376,625                  | \$430,445 | \$484,265 | \$538,085                       | \$591,905 | \$645,610                  | \$699,430 | \$753,250                        | \$807,070 | \$860,890                    |  |
| 3.500%               | 1               | \$161,210                | \$193,480 | \$225,680                  | \$257,950 | \$290,220 | \$322,420                       | \$354,690 | \$386,960                  | \$419,160 | \$451,430                        | \$483,630 | \$515,900                    |  |
|                      | 2               | \$195,755                | \$234,940 | \$274,040                  | \$313,225 | \$352,410 | \$391,510                       | \$430,695 | \$469,880                  | \$508,980 | \$548,165                        | \$587,265 | \$626,450                    |  |
|                      | 3               | \$230,300                | \$276,400 | \$322,400                  | \$368,500 | \$414,600 | \$460,600                       | \$506,700 | \$552,800                  | \$598,800 | \$644,900                        | \$690,900 | \$737,000                    |  |
|                      | 4               | \$264,845                | \$317,860 | \$370,760                  | \$423,775 | \$476,790 | \$529,690                       | \$582,705 | \$635,720                  | \$688,620 | \$741,635                        | \$794,535 | \$847,550                    |  |
| 3.625%               | 1               | \$158,760                | \$190,470 | \$222,250                  | \$253,960 | \$285,740 | \$317,520                       | \$349,230 | \$381,010                  | \$412,720 | \$444,500                        | \$476,210 | \$507,990                    |  |
|                      | 2               | \$192,780                | \$231,285 | \$269,875                  | \$308,380 | \$346,970 | \$385,560                       | \$424,065 | \$462,655                  | \$501,160 | \$539,750                        | \$578,255 | \$616,845                    |  |
|                      | 3               | \$226,800                | \$272,100 | \$317,500                  | \$362,800 | \$408,200 | \$453,600                       | \$498,900 | \$544,300                  | \$589,600 | \$635,000                        | \$680,300 | \$725,700                    |  |
|                      | 4               | \$260,820                | \$312,915 | \$365,125                  | \$417,220 | \$469,430 | \$521,640                       | \$573,735 | \$625,945                  | \$678,040 | \$730,250                        | \$782,345 | \$834,555                    |  |
| 3.750%               | 1               | \$156,310                | \$187,600 | \$218,820                  | \$250,110 | \$281,400 | \$312,620                       | \$343,910 | \$375,200                  | \$406,420 | \$437,710                        | \$468,930 | \$500,220                    |  |
|                      | 2               | \$189,805                | \$227,800 | \$265,710                  | \$303,705 | \$341,700 | \$379,610                       | \$417,605 | \$455,600                  | \$493,510 | \$531,505                        | \$569,415 | \$607,410                    |  |
|                      | 3               | \$223,300                | \$268,000 | \$312,600                  | \$357,300 | \$402,000 | \$446,600                       | \$491,300 | \$536,000                  | \$580,600 | \$625,300                        | \$669,900 | \$714,600                    |  |
|                      | 4               | \$256,795                | \$308,200 | \$359,490                  | \$410,895 | \$462,300 | \$513,590                       | \$564,995 | \$616,400                  | \$667,690 | \$719,095                        | \$770,385 | \$821,790                    |  |
| 3.875%               | 1               | \$153,930                | \$184,730 | \$215,530                  | \$246,330 | \$277,130 | \$307,930                       | \$338,730 | \$369,460                  | \$400,260 | \$431,060                        | \$461,860 | \$492,660                    |  |
|                      | 2               | \$186,915                | \$224,315 | \$261,715                  | \$299,115 | \$336,515 | \$373,915                       | \$411,315 | \$448,630                  | \$486,030 | \$523,430                        | \$560,830 | \$598,230                    |  |
|                      | 3               | \$219,900                | \$263,900 | \$307,900                  | \$351,900 | \$395,900 | \$439,900                       | \$483,900 | \$527,800                  | \$571,800 | \$615,800                        | \$659,800 | \$703,800                    |  |
|                      | 4               | \$252,885                | \$303,485 | \$354,085                  | \$404,685 | \$455,285 | \$505,885                       | \$556,485 | \$606,970                  | \$657,570 | \$708,170                        | \$758,770 | \$809,370                    |  |
| 4.000%               | 1               | \$151,620                | \$182,000 | \$212,310                  | \$242,620 | \$272,930 | \$303,310                       | \$333,620 | \$363,930                  | \$394,240 | \$424,620                        | \$454,930 | \$485,240                    |  |
|                      | 2               | \$184,110                | \$221,000 | \$257,805                  | \$294,610 | \$331,415 | \$368,305                       | \$405,110 | \$441,915                  | \$478,720 | \$515,610                        | \$552,415 | \$589,220                    |  |
|                      | 3               | \$216,600                | \$260,000 | \$303,300                  | \$346,600 | \$389,900 | \$433,300                       | \$476,600 | \$519,900                  | \$563,200 | \$606,600                        | \$649,900 | \$693,200                    |  |
|                      | 4               | \$249,090                | \$299,000 | \$348,795                  | \$398,590 | \$448,385 | \$498,295                       | \$548,090 | \$597,885                  | \$647,680 | \$697,590                        | \$747,385 | \$797,180                    |  |
| 4.125%               | 1               | \$149,380                | \$179,270 | \$209,160                  | \$238,980 | \$268,870 | \$298,760                       | \$328,650 | \$358,470                  | \$388,360 | \$418,250                        | \$448,140 | \$478,030                    |  |
|                      | 2               | \$181,390                | \$217,685 | \$253,980                  | \$290,190 | \$326,485 | \$362,780                       | \$399,075 | \$435,285                  | \$471,580 | \$507,875                        | \$544,170 | \$580,465                    |  |
|                      | 3               | \$213,400                | \$256,100 | \$298,800                  | \$341,400 | \$384,100 | \$426,800                       | \$469,500 | \$512,100                  | \$554,800 | \$597,500                        | \$640,200 | \$682,900                    |  |
|                      | 4               | \$245,410                | \$294,515 | \$343,620                  | \$392,610 | \$441,715 | \$490,820                       | \$539,925 | \$588,915                  | \$638,020 | \$687,125                        | \$736,230 | \$785,335                    |  |
| 4.250%               | 1               | \$147,140                | \$176,610 | \$206,010                  | \$235,480 | \$264,880 | \$294,350                       | \$323,750 | \$353,220                  | \$382,620 | \$412,020                        | \$441,490 | \$470,890                    |  |
|                      | 2               | \$178,670                | \$214,455 | \$250,155                  | \$285,940 | \$321,640 | \$357,425                       | \$393,125 | \$428,910                  | \$464,610 | \$500,310                        | \$536,095 | \$571,795                    |  |
|                      | 3               | \$210,200                | \$252,300 | \$294,300                  | \$336,400 | \$378,400 | \$420,500                       | \$462,500 | \$504,600                  | \$546,600 | \$588,600                        | \$630,700 | \$672,700                    |  |
|                      | 4               | \$241,730                | \$290,145 | \$338,445                  | \$386,860 | \$435,160 | \$483,575                       | \$531,875 | \$580,290                  | \$628,590 | \$676,890                        | \$725,305 | \$773,605                    |  |



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| 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%      |            |  |
|                      |                | \$39,300                 | \$47,160  | \$55,020     | \$62,880  | \$70,740      | \$78,600  | \$86,460       | \$94,320  | \$102,180      | \$110,040 | \$117,900      | \$125,760 |            |  |
| 4.375%               | 1              | \$144,970                | \$174,020 | \$203,000    | \$231,980 | \$260,960     | \$290,010 | \$318,990      | \$347,970 | \$377,020      | \$406,000 | \$434,980      | \$463,960 |            |  |
|                      | 2              | \$176,035                | \$211,310 | \$246,500    | \$281,690 | \$316,880     | \$352,155 | \$387,345      | \$422,535 | \$457,810      | \$493,000 | \$528,190      | \$563,380 |            |  |
|                      | 3              | \$207,100                | \$248,600 | \$290,000    | \$331,400 | \$372,800     | \$414,300 | \$455,700      | \$497,100 | \$538,600      | \$580,000 | \$621,400      | \$662,800 |            |  |
|                      | 4              | \$238,165                | \$285,890 | \$333,500    | \$381,110 | \$428,720     | \$476,445 | \$524,055      | \$571,665 | \$619,390      | \$667,000 | \$714,610      | \$762,220 |            |  |
| 4.500%               | 1              | \$142,870                | \$171,430 | \$200,060    | \$228,620 | \$257,180     | \$285,740 | \$314,300      | \$342,930 | \$371,490      | \$400,050 | \$428,610      | \$457,240 |            |  |
|                      | 2              | \$173,485                | \$208,165 | \$242,930    | \$277,610 | \$312,290     | \$346,970 | \$381,650      | \$416,415 | \$451,095      | \$485,775 | \$520,455      | \$555,220 |            |  |
|                      | 3              | \$204,100                | \$244,900 | \$285,800    | \$326,600 | \$367,400     | \$408,200 | \$449,000      | \$489,900 | \$530,700      | \$571,500 | \$612,300      | \$653,200 |            |  |
|                      | 4              | \$234,715                | \$281,635 | \$328,670    | \$375,590 | \$422,510     | \$469,430 | \$516,350      | \$563,385 | \$610,305      | \$657,225 | \$704,145      | \$751,180 |            |  |
| 4.625%               | 1              | \$140,840                | \$168,980 | \$197,120    | \$225,260 | \$253,470     | \$281,610 | \$309,750      | \$337,960 | \$366,100      | \$394,240 | \$422,450      | \$450,590 |            |  |
|                      | 2              | \$171,020                | \$205,190 | \$239,360    | \$273,530 | \$307,785     | \$341,955 | \$376,125      | \$410,380 | \$444,550      | \$478,720 | \$512,975      | \$547,145 |            |  |
|                      | 3              | \$201,200                | \$241,400 | \$281,600    | \$321,800 | \$362,100     | \$402,300 | \$442,500      | \$482,800 | \$523,000      | \$563,200 | \$603,500      | \$643,700 |            |  |
|                      | 4              | \$231,380                | \$277,610 | \$323,840    | \$370,070 | \$416,415     | \$462,645 | \$508,875      | \$555,220 | \$601,450      | \$647,680 | \$694,025      | \$740,255 |            |  |
| 4.750%               | 1              | \$138,810                | \$166,530 | \$194,320    | \$222,040 | \$249,830     | \$277,550 | \$305,340      | \$333,060 | \$360,850      | \$388,570 | \$416,360      | \$444,080 |            |  |
|                      | 2              | \$168,555                | \$202,215 | \$235,960    | \$269,620 | \$303,365     | \$337,025 | \$370,770      | \$404,430 | \$438,175      | \$471,835 | \$505,580      | \$539,240 |            |  |
|                      | 3              | \$198,300                | \$237,900 | \$277,600    | \$317,200 | \$356,900     | \$396,500 | \$436,200      | \$475,800 | \$515,500      | \$555,100 | \$594,800      | \$634,400 |            |  |
|                      | 4              | \$228,045                | \$273,585 | \$319,240    | \$364,780 | \$410,435     | \$455,975 | \$501,630      | \$547,170 | \$592,825      | \$638,365 | \$684,020      | \$729,560 |            |  |
| 4.875%               | 1              | \$136,780                | \$164,150 | \$191,520    | \$218,890 | \$246,260     | \$273,630 | \$300,930      | \$328,300 | \$355,670      | \$383,040 | \$410,410      | \$437,780 |            |  |
|                      | 2              | \$166,090                | \$199,325 | \$232,560    | \$265,795 | \$299,030     | \$332,265 | \$365,415      | \$398,650 | \$431,885      | \$465,120 | \$498,355      | \$531,590 |            |  |
|                      | 3              | \$195,400                | \$234,500 | \$273,600    | \$312,700 | \$351,800     | \$390,900 | \$429,900      | \$469,000 | \$508,100      | \$547,200 | \$586,300      | \$625,400 |            |  |
|                      | 4              | \$224,710                | \$269,675 | \$314,640    | \$359,605 | \$404,570     | \$449,535 | \$494,385      | \$539,350 | \$584,315      | \$629,280 | \$674,245      | \$719,210 |            |  |
| 5.000%               | 1              | \$134,890                | \$161,840 | \$188,790    | \$215,740 | \$242,760     | \$269,710 | \$296,660      | \$323,680 | \$350,630      | \$377,580 | \$404,600      | \$431,550 |            |  |
|                      | 2              | \$163,795                | \$196,520 | \$229,245    | \$261,970 | \$294,780     | \$327,505 | \$360,230      | \$393,040 | \$425,765      | \$458,490 | \$491,300      | \$524,025 |            |  |
|                      | 3              | \$192,700                | \$231,200 | \$269,700    | \$308,200 | \$346,800     | \$385,300 | \$423,800      | \$462,400 | \$500,900      | \$539,400 | \$578,000      | \$616,500 |            |  |
|                      | 4              | \$221,605                | \$265,880 | \$310,155    | \$354,430 | \$398,820     | \$443,095 | \$487,370      | \$531,760 | \$576,035      | \$620,310 | \$664,700      | \$708,975 |            |  |
| 5.125%               | 1              | \$132,930                | \$159,530 | \$186,130    | \$212,730 | \$239,330     | \$265,930 | \$292,530      | \$319,130 | \$345,660      | \$372,260 | \$398,860      | \$425,460 |            |  |
|                      | 2              | \$161,415                | \$193,715 | \$226,015    | \$258,315 | \$290,615     | \$322,915 | \$355,215      | \$387,515 | \$419,730      | \$452,030 | \$484,330      | \$516,630 |            |  |
|                      | 3              | \$189,900                | \$227,900 | \$265,900    | \$303,900 | \$341,900     | \$379,900 | \$417,900      | \$455,900 | \$493,800      | \$531,800 | \$569,800      | \$607,800 |            |  |
|                      | 4              | \$218,385                | \$262,085 | \$305,785    | \$349,485 | \$393,185     | \$436,885 | \$480,585      | \$524,285 | \$567,870      | \$611,570 | \$655,270      | \$698,970 |            |  |
| 5.250%               | 1              | \$131,110                | \$157,290 | \$183,540    | \$209,790 | \$235,970     | \$262,220 | \$288,400      | \$314,650 | \$340,830      | \$367,080 | \$393,330      | \$419,510 |            |  |
|                      | 2              | \$159,205                | \$190,995 | \$222,870    | \$254,745 | \$286,535     | \$318,410 | \$350,200      | \$382,075 | \$413,865      | \$445,740 | \$477,615      | \$509,405 |            |  |
|                      | 3              | \$187,300                | \$224,700 | \$262,200    | \$299,700 | \$337,100     | \$374,600 | \$412,000      | \$449,500 | \$486,900      | \$524,400 | \$561,900      | \$599,300 |            |  |
|                      | 4              | \$215,395                | \$258,405 | \$301,530    | \$344,655 | \$387,665     | \$430,790 | \$473,800      | \$516,925 | \$559,935      | \$603,060 | \$646,185      | \$689,195 |            |  |
| 5.375%               | 1              | \$129,290                | \$155,120 | \$181,020    | \$206,850 | \$232,680     | \$258,580 | \$284,410      | \$310,310 | \$336,140      | \$361,970 | \$387,870      | \$413,700 |            |  |
|                      | 2              | \$156,995                | \$188,360 | \$218,810    | \$251,175 | \$282,540     | \$313,990 | \$345,355      | \$376,805 | \$408,170      | \$439,535 | \$470,985      | \$502,350 |            |  |
|                      | 3              | \$184,700                | \$221,600 | \$258,600    | \$295,500 | \$332,400     | \$369,400 | \$406,300      | \$443,300 | \$480,200      | \$517,100 | \$554,100      | \$591,000 |            |  |
|                      | 4              | \$212,405                | \$254,840 | \$297,390    | \$339,825 | \$382,260     | \$424,810 | \$467,245      | \$509,795 | \$552,230      | \$594,665 | \$637,215      | \$679,650 |            |  |
| 5.500%               | 1              | \$127,470                | \$153,020 | \$178,500    | \$203,980 | \$229,530     | \$255,010 | \$280,490      | \$306,040 | \$331,520      | \$357,000 | \$382,480      | \$408,030 |            |  |
|                      | 2              | \$154,785                | \$185,810 | \$216,750    | \$247,690 | \$278,715     | \$309,655 | \$340,595      | \$371,620 | \$402,560      | \$433,500 | \$464,440      | \$495,465 |            |  |
|                      | 3              | \$182,100                | \$218,600 | \$255,000    | \$291,400 | \$327,900     | \$364,300 | \$400,700      | \$437,200 | \$473,600      | \$510,000 | \$546,400      | \$582,900 |            |  |
|                      | 4              | \$209,415                | \$251,390 | \$293,250    | \$335,110 | \$377,085     | \$418,945 | \$460,805      | \$502,780 | \$544,640      | \$586,500 | \$628,360      | \$670,335 |            |  |
| 5.625%               | 1              | \$125,790                | \$150,920 | \$176,050    | \$201,250 | \$226,380     | \$251,510 | \$276,640      | \$301,840 | \$326,970      | \$352,100 | \$377,300      | \$402,430 |            |  |
|                      | 2              | \$152,745                | \$183,260 | \$213,775    | \$244,375 | \$274,890     | \$305,405 | \$335,920      | \$366,520 | \$397,035      | \$427,550 | \$458,150      | \$488,665 |            |  |
|                      | 3              | \$179,700                | \$215,600 | \$251,500    | \$287,500 | \$323,400     | \$359,300 | \$395,200      | \$431,200 | \$467,100      | \$503,000 | \$539,000      | \$574,900 |            |  |
|                      | 4              | \$206,655                | \$247,940 | \$289,225    | \$330,625 | \$371,910     | \$413,195 | \$454,480      | \$495,880 | \$537,165      | \$578,450 | \$619,850      | \$661,135 |            |  |



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|----------------------|----------------|--------------------------|--------------|-----------|-----------|-----------|----------------|----------------|-----------|----------------|-----------|----------------|-----------|
|                      |                | Very Low                 | Low Income   |           |           |           | Below Moderate | Moderate       |           | Above Moderate |           | Gap Income     |           |
|                      |                | 50% & Below              | (51% to 80%) |           |           |           | (81% to 100%)  | (101% to 120%) |           | (121% to 140%) |           | (141% to 160%) |           |
|                      |                | 50%                      | 60%          | 70%       | 80%       | 90%       | 100%           | 110%           | 120%      | 130%           | 140%      | 150%           | 160%      |
|                      |                | \$39,300                 | \$47,160     | \$55,020  | \$62,880  | \$70,740  | \$78,600       | \$86,460       | \$94,320  | \$102,180      | \$110,040 | \$117,900      | \$125,760 |
| 5.750%               | 1              | \$124,040                | \$148,890    | \$173,670 | \$198,520 | \$223,300 | \$248,080      | \$272,930      | \$297,710 | \$322,560      | \$347,340 | \$372,190      | \$396,970 |
|                      | 2              | \$150,620                | \$180,795    | \$210,885 | \$241,060 | \$271,150 | \$301,240      | \$331,415      | \$361,505 | \$391,680      | \$421,770 | \$451,945      | \$482,035 |
|                      | 3              | \$177,200                | \$212,700    | \$248,100 | \$283,600 | \$319,000 | \$354,400      | \$389,900      | \$425,300 | \$460,800      | \$496,200 | \$531,700      | \$567,100 |
|                      | 4              | \$203,780                | \$244,605    | \$285,315 | \$326,140 | \$366,850 | \$407,560      | \$448,385      | \$489,095 | \$529,920      | \$570,630 | \$611,455      | \$652,165 |
| 5.875%               | 1              | \$122,360                | \$146,860    | \$171,360 | \$195,790 | \$220,290 | \$244,790      | \$269,220      | \$293,720 | \$318,220      | \$342,650 | \$367,150      | \$391,650 |
|                      | 2              | \$148,580                | \$178,330    | \$208,080 | \$237,745 | \$267,495 | \$297,245      | \$326,910      | \$356,660 | \$386,410      | \$416,075 | \$445,825      | \$475,575 |
|                      | 3              | \$174,800                | \$209,800    | \$244,800 | \$279,700 | \$314,700 | \$349,700      | \$384,600      | \$419,600 | \$454,600      | \$489,500 | \$524,500      | \$559,500 |
|                      | 4              | \$201,020                | \$241,270    | \$281,520 | \$321,655 | \$361,905 | \$402,155      | \$442,290      | \$482,540 | \$522,790      | \$562,925 | \$603,175      | \$643,425 |
| 6.000%               | 1              | \$120,750                | \$144,900    | \$169,050 | \$193,200 | \$217,350 | \$241,500      | \$265,650      | \$289,800 | \$313,950      | \$338,100 | \$362,250      | \$386,400 |
|                      | 2              | \$146,625                | \$175,950    | \$205,275 | \$234,600 | \$263,925 | \$293,250      | \$322,575      | \$351,900 | \$381,225      | \$410,550 | \$439,875      | \$469,200 |
|                      | 3              | \$172,500                | \$207,000    | \$241,500 | \$276,000 | \$310,500 | \$345,000      | \$379,500      | \$414,000 | \$448,500      | \$483,000 | \$517,500      | \$552,000 |
|                      | 4              | \$198,375                | \$238,050    | \$277,725 | \$317,400 | \$357,075 | \$396,750      | \$436,425      | \$476,100 | \$515,775      | \$555,450 | \$595,125      | \$634,800 |
| 6.125%               | 1              | \$119,140                | \$143,010    | \$166,810 | \$190,610 | \$214,480 | \$238,280      | \$262,150      | \$285,950 | \$309,750      | \$333,620 | \$357,420      | \$381,290 |
|                      | 2              | \$144,670                | \$173,655    | \$202,555 | \$231,455 | \$260,440 | \$289,340      | \$318,325      | \$347,225 | \$376,125      | \$405,110 | \$434,010      | \$462,995 |
|                      | 3              | \$170,200                | \$204,300    | \$238,300 | \$272,300 | \$306,400 | \$340,400      | \$374,500      | \$408,500 | \$442,500      | \$476,600 | \$510,600      | \$544,700 |
|                      | 4              | \$195,730                | \$234,945    | \$274,045 | \$313,145 | \$352,360 | \$391,460      | \$430,675      | \$469,775 | \$508,875      | \$548,090 | \$587,190      | \$626,405 |
| 6.250%               | 1              | \$117,600                | \$141,120    | \$164,640 | \$188,090 | \$211,610 | \$235,130      | \$258,650      | \$282,170 | \$305,690      | \$329,210 | \$352,730      | \$376,250 |
|                      | 2              | \$142,800                | \$171,360    | \$199,920 | \$228,395 | \$256,955 | \$285,515      | \$314,075      | \$342,635 | \$371,195      | \$399,755 | \$428,315      | \$456,875 |
|                      | 3              | \$168,000                | \$201,600    | \$235,200 | \$268,700 | \$302,300 | \$335,900      | \$369,500      | \$403,100 | \$436,700      | \$470,300 | \$503,900      | \$537,500 |
|                      | 4              | \$193,200                | \$231,840    | \$270,480 | \$309,005 | \$347,645 | \$386,285      | \$424,925      | \$463,565 | \$502,205      | \$540,845 | \$579,485      | \$618,125 |
| 6.375%               | 1              | \$116,060                | \$139,230    | \$162,470 | \$185,640 | \$208,880 | \$232,050      | \$255,290      | \$278,530 | \$301,700      | \$324,940 | \$348,110      | \$371,350 |
|                      | 2              | \$140,930                | \$169,065    | \$197,285 | \$225,420 | \$253,640 | \$281,775      | \$309,995      | \$338,215 | \$366,350      | \$394,570 | \$422,705      | \$450,925 |
|                      | 3              | \$165,800                | \$198,900    | \$232,100 | \$265,200 | \$298,400 | \$331,500      | \$364,700      | \$397,900 | \$431,000      | \$464,200 | \$497,300      | \$530,500 |
|                      | 4              | \$190,670                | \$228,735    | \$266,915 | \$304,980 | \$343,160 | \$381,225      | \$419,405      | \$457,585 | \$495,650      | \$533,830 | \$571,895      | \$610,075 |
| 6.500%               | 1              | \$114,520                | \$137,410    | \$160,370 | \$183,260 | \$206,150 | \$229,040      | \$252,000      | \$274,890 | \$297,780      | \$320,670 | \$343,630      | \$366,520 |
|                      | 2              | \$139,060                | \$166,855    | \$194,735 | \$222,530 | \$250,325 | \$278,120      | \$306,000      | \$333,795 | \$361,590      | \$389,385 | \$417,265      | \$445,060 |
|                      | 3              | \$163,600                | \$196,300    | \$229,100 | \$261,800 | \$294,500 | \$327,200      | \$360,000      | \$392,700 | \$425,400      | \$458,100 | \$490,900      | \$523,600 |
|                      | 4              | \$188,140                | \$225,745    | \$263,465 | \$301,070 | \$338,675 | \$376,280      | \$414,000      | \$451,605 | \$489,210      | \$526,815 | \$564,535      | \$602,140 |
| 6.625%               | 1              | \$113,050                | \$135,660    | \$158,270 | \$180,880 | \$203,490 | \$226,100      | \$248,710      | \$271,320 | \$293,930      | \$316,540 | \$339,220      | \$361,830 |
|                      | 2              | \$137,275                | \$164,730    | \$192,185 | \$219,640 | \$247,095 | \$274,550      | \$302,005      | \$329,460 | \$356,915      | \$384,370 | \$411,910      | \$439,365 |
|                      | 3              | \$161,500                | \$193,800    | \$226,100 | \$258,400 | \$290,700 | \$323,000      | \$355,300      | \$387,600 | \$419,900      | \$452,200 | \$484,600      | \$516,900 |
|                      | 4              | \$185,725                | \$222,870    | \$260,015 | \$297,160 | \$334,305 | \$371,450      | \$408,595      | \$445,740 | \$482,885      | \$520,030 | \$557,290      | \$594,435 |
| 6.750%               | 1              | \$111,650                | \$133,910    | \$156,240 | \$178,570 | \$200,900 | \$223,230      | \$245,560      | \$267,890 | \$290,220      | \$312,550 | \$334,880      | \$357,210 |
|                      | 2              | \$135,575                | \$162,605    | \$189,720 | \$216,835 | \$243,950 | \$271,065      | \$298,180      | \$325,295 | \$352,410      | \$379,525 | \$406,640      | \$433,755 |
|                      | 3              | \$159,500                | \$191,300    | \$223,200 | \$255,100 | \$287,000 | \$318,900      | \$350,800      | \$382,700 | \$414,600      | \$446,500 | \$478,400      | \$510,300 |
|                      | 4              | \$183,425                | \$219,995    | \$256,680 | \$293,365 | \$330,050 | \$366,735      | \$403,420      | \$440,105 | \$476,790      | \$513,475 | \$550,160      | \$586,845 |
| 6.875%               | 1              | \$110,180                | \$132,230    | \$154,280 | \$176,330 | \$198,380 | \$220,430      | \$242,410      | \$264,460 | \$286,510      | \$308,560 | \$330,610      | \$352,660 |
|                      | 2              | \$133,790                | \$160,565    | \$187,340 | \$214,115 | \$240,890 | \$267,665      | \$294,355      | \$321,130 | \$347,905      | \$374,680 | \$401,455      | \$428,230 |
|                      | 3              | \$157,400                | \$188,900    | \$220,400 | \$251,900 | \$283,400 | \$314,900      | \$346,300      | \$377,800 | \$409,300      | \$440,800 | \$472,300      | \$503,800 |
|                      | 4              | \$181,010                | \$217,235    | \$253,460 | \$289,685 | \$325,910 | \$362,135      | \$398,245      | \$434,470 | \$470,695      | \$506,920 | \$543,145      | \$579,370 |
| 7.000%               | 1              | \$108,780                | \$130,550    | \$152,320 | \$174,090 | \$195,860 | \$217,630      | \$239,400      | \$261,170 | \$282,940      | \$304,710 | \$326,410      | \$348,180 |
|                      | 2              | \$132,090                | \$158,525    | \$184,960 | \$211,395 | \$237,830 | \$264,265      | \$290,700      | \$317,135 | \$343,570      | \$370,005 | \$396,355      | \$422,790 |
|                      | 3              | \$155,400                | \$186,500    | \$217,600 | \$248,700 | \$279,800 | \$310,900      | \$342,000      | \$373,100 | \$404,200      | \$435,300 | \$466,300      | \$497,400 |
|                      | 4              | \$178,710                | \$214,475    | \$250,240 | \$286,005 | \$321,770 | \$357,535      | \$393,300      | \$429,065 | \$464,830      | \$500,595 | \$536,245      | \$572,010 |



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

**2013**  
 AFFORDABLE SALES PRICE GUIDELINES  
**MAUI (EXCEPT HANA)**  
**SINGLE FAMILY**

Effective: **February 1, 2013**

| Prevailing Int. Rate | No. of Bedroom | Percent of Median Income |           |                            |           |           |           |                                 |           |                            |           |                                  |           |                              |  |
|----------------------|----------------|--------------------------|-----------|----------------------------|-----------|-----------|-----------|---------------------------------|-----------|----------------------------|-----------|----------------------------------|-----------|------------------------------|--|
|                      |                | Very Low<br>50% & Below  |           | Low Income<br>(51% to 80%) |           |           |           | Below Moderate<br>(81% to 100%) |           | Moderate<br>(101% to 120%) |           | Above Moderate<br>(121% to 140%) |           | Gap Income<br>(141% to 160%) |  |
|                      |                | 50%                      | 60%       | 70%                        | 80%       | 90%       | 100%      | 110%                            | 120%      | 130%                       | 140%      | 150%                             | 160%      |                              |  |
|                      |                | \$39,300                 | \$47,160  | \$55,020                   | \$62,880  | \$70,740  | \$78,600  | \$86,460                        | \$94,320  | \$102,180                  | \$110,040 | \$117,900                        | \$125,760 |                              |  |
| 7.125%               | 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 |                              |  |
| 7.250%               | 1              | \$106,120                | \$127,330 | \$148,540                  | \$169,820 | \$191,030 | \$212,240 | \$233,450                       | \$254,730 | \$275,940                  | \$297,150 | \$318,360                        | \$339,570 |                              |  |
|                      | 2              | \$128,860                | \$154,615 | \$180,370                  | \$206,210 | \$231,965 | \$257,720 | \$283,475                       | \$309,315 | \$335,070                  | \$360,825 | \$386,580                        | \$412,335 |                              |  |
|                      | 3              | \$151,600                | \$181,900 | \$212,200                  | \$242,600 | \$272,900 | \$303,200 | \$333,500                       | \$363,900 | \$394,200                  | \$424,500 | \$454,800                        | \$485,100 |                              |  |
|                      | 4              | \$174,340                | \$209,185 | \$244,030                  | \$278,990 | \$313,835 | \$348,680 | \$383,525                       | \$418,485 | \$453,330                  | \$488,175 | \$523,020                        | \$557,865 |                              |  |
| 7.375%               | 1              | \$104,790                | \$125,790 | \$146,720                  | \$167,720 | \$188,650 | \$209,650 | \$230,580                       | \$251,580 | \$272,510                  | \$293,510 | \$314,440                        | \$335,440 |                              |  |
|                      | 2              | \$127,245                | \$152,745 | \$178,160                  | \$203,660 | \$229,075 | \$254,575 | \$279,990                       | \$305,490 | \$330,905                  | \$356,405 | \$381,820                        | \$407,320 |                              |  |
|                      | 3              | \$149,700                | \$179,700 | \$209,600                  | \$239,600 | \$269,500 | \$299,500 | \$329,400                       | \$359,400 | \$389,300                  | \$419,300 | \$449,200                        | \$479,200 |                              |  |
|                      | 4              | \$172,155                | \$206,655 | \$241,040                  | \$275,540 | \$309,925 | \$344,425 | \$378,810                       | \$413,310 | \$447,695                  | \$482,195 | \$516,580                        | \$551,080 |                              |  |
| 7.500%               | 1              | \$103,530                | \$124,250 | \$144,970                  | \$165,690 | \$186,340 | \$207,060 | \$227,780                       | \$248,500 | \$269,220                  | \$289,870 | \$310,590                        | \$331,310 |                              |  |
|                      | 2              | \$125,715                | \$150,875 | \$176,035                  | \$201,195 | \$226,270 | \$251,430 | \$276,590                       | \$301,750 | \$326,910                  | \$351,985 | \$377,145                        | \$402,305 |                              |  |
|                      | 3              | \$147,900                | \$177,500 | \$207,100                  | \$236,700 | \$266,200 | \$295,800 | \$325,400                       | \$355,000 | \$384,600                  | \$414,100 | \$443,700                        | \$473,300 |                              |  |
|                      | 4              | \$170,085                | \$204,125 | \$238,165                  | \$272,205 | \$306,130 | \$340,170 | \$374,210                       | \$408,250 | \$442,290                  | \$476,215 | \$510,255                        | \$544,295 |                              |  |
| 7.625%               | 1              | \$102,270                | \$122,710 | \$143,220                  | \$163,660 | \$184,100 | \$204,540 | \$225,050                       | \$245,490 | \$265,930                  | \$286,370 | \$306,880                        | \$327,320 |                              |  |
|                      | 2              | \$124,185                | \$149,005 | \$173,910                  | \$198,730 | \$223,550 | \$248,370 | \$273,275                       | \$298,095 | \$322,915                  | \$347,735 | \$372,640                        | \$397,460 |                              |  |
|                      | 3              | \$146,100                | \$175,300 | \$204,600                  | \$233,800 | \$263,000 | \$292,200 | \$321,500                       | \$350,700 | \$379,900                  | \$409,100 | \$438,400                        | \$467,600 |                              |  |
|                      | 4              | \$168,015                | \$201,595 | \$235,290                  | \$268,870 | \$302,450 | \$336,030 | \$369,725                       | \$403,305 | \$436,885                  | \$470,465 | \$504,160                        | \$537,740 |                              |  |
| 7.750%               | 1              | \$101,080                | \$121,240 | \$141,470                  | \$161,700 | \$181,860 | \$202,090 | \$222,320                       | \$242,550 | \$262,710                  | \$282,940 | \$303,170                        | \$323,400 |                              |  |
|                      | 2              | \$122,740                | \$147,220 | \$171,785                  | \$196,350 | \$220,830 | \$245,395 | \$269,960                       | \$294,525 | \$319,005                  | \$343,570 | \$368,135                        | \$392,700 |                              |  |
|                      | 3              | \$144,400                | \$173,200 | \$202,100                  | \$231,000 | \$259,800 | \$288,700 | \$317,600                       | \$346,500 | \$375,300                  | \$404,200 | \$433,100                        | \$462,000 |                              |  |
|                      | 4              | \$166,060                | \$199,180 | \$232,415                  | \$265,650 | \$298,770 | \$332,005 | \$365,240                       | \$398,475 | \$431,595                  | \$464,830 | \$498,065                        | \$531,300 |                              |  |

Maximum affordable sales price is based on the following factors:

**\$78,600** Median family income as established by the U.S. Department of Housing and Urban Development (HUD).

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

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

**5%** Percentage of the purchase price for downpayment.





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

**2013**  
**AFFORDABLE SALES PRICE GUIDELINES**  
**MAUI (EXCEPT HANA)**  
**MULTI-FAMILY**

Effective: **February 1, 2013**

| 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%      |
|                      |                | \$39,300                 | \$47,160     | \$55,020  | \$62,880  | \$70,740  | \$78,600       | \$86,460       | \$94,320  | \$102,180      | \$110,040 | \$117,900      | \$125,760 |
| 3.000%               | 1              | \$154,560                | \$185,500    | \$216,370 | \$247,310 | \$278,180 | \$309,050      | \$339,990      | \$370,860 | \$401,800      | \$432,740 | \$463,610      | \$494,550 |
|                      | 2              | \$187,680                | \$225,250    | \$262,735 | \$300,305 | \$337,790 | \$375,275      | \$412,845      | \$450,330 | \$487,900      | \$525,470 | \$562,955      | \$600,525 |
|                      | 3              | \$220,800                | \$265,000    | \$309,100 | \$353,300 | \$397,400 | \$441,500      | \$485,700      | \$529,800 | \$574,000      | \$618,200 | \$662,300      | \$706,500 |
|                      | 4              | \$253,920                | \$304,750    | \$355,465 | \$406,295 | \$457,010 | \$507,725      | \$558,555      | \$609,270 | \$660,100      | \$710,930 | \$761,645      | \$812,475 |
| 3.125%               | 1              | \$152,110                | \$182,490    | \$212,940 | \$243,390 | \$273,770 | \$304,220      | \$334,600      | \$365,050 | \$395,430      | \$425,880 | \$456,330      | \$486,710 |
|                      | 2              | \$184,705                | \$221,595    | \$258,570 | \$295,545 | \$332,435 | \$369,410      | \$406,300      | \$443,275 | \$480,165      | \$517,140 | \$554,115      | \$591,005 |
|                      | 3              | \$217,300                | \$260,700    | \$304,200 | \$347,700 | \$391,100 | \$434,600      | \$478,000      | \$521,500 | \$564,900      | \$608,400 | \$651,900      | \$695,300 |
|                      | 4              | \$249,895                | \$299,805    | \$349,830 | \$399,855 | \$449,765 | \$499,790      | \$549,700      | \$599,725 | \$649,635      | \$699,660 | \$749,685      | \$799,595 |
| 3.250%               | 1              | \$149,660                | \$179,690    | \$209,580 | \$239,540 | \$269,430 | \$299,460      | \$329,350      | \$359,310 | \$389,270      | \$419,230 | \$449,120      | \$479,080 |
|                      | 2              | \$181,730                | \$218,195    | \$254,490 | \$290,870 | \$327,165 | \$363,630      | \$399,925      | \$436,305 | \$472,685      | \$509,065 | \$545,360      | \$581,740 |
|                      | 3              | \$213,800                | \$256,700    | \$299,400 | \$342,200 | \$384,900 | \$427,800      | \$470,500      | \$513,300 | \$556,100      | \$598,900 | \$641,600      | \$684,400 |
|                      | 4              | \$245,870                | \$295,205    | \$344,310 | \$393,530 | \$442,635 | \$491,970      | \$541,075      | \$590,295 | \$639,515      | \$688,735 | \$737,840      | \$787,060 |
| 3.375%               | 1              | \$147,350                | \$176,820    | \$206,360 | \$235,830 | \$265,300 | \$294,770      | \$324,240      | \$353,710 | \$383,180      | \$412,650 | \$442,120      | \$471,590 |
|                      | 2              | \$178,925                | \$214,710    | \$250,580 | \$286,365 | \$322,150 | \$357,935      | \$393,720      | \$429,505 | \$465,290      | \$501,075 | \$536,860      | \$572,645 |
|                      | 3              | \$210,500                | \$252,600    | \$294,800 | \$336,900 | \$379,000 | \$421,100      | \$463,200      | \$505,300 | \$547,400      | \$589,500 | \$631,600      | \$673,700 |
|                      | 4              | \$242,075                | \$290,490    | \$339,020 | \$387,435 | \$435,850 | \$484,265      | \$532,680      | \$581,095 | \$629,510      | \$677,925 | \$726,340      | \$774,755 |
| 3.500%               | 1              | \$145,110                | \$174,160    | \$203,140 | \$232,190 | \$261,170 | \$290,150      | \$319,200      | \$348,250 | \$377,230      | \$406,280 | \$435,260      | \$464,310 |
|                      | 2              | \$176,205                | \$211,480    | \$246,670 | \$281,945 | \$317,135 | \$352,325      | \$387,600      | \$422,875 | \$458,065      | \$493,340 | \$528,530      | \$563,805 |
|                      | 3              | \$207,300                | \$248,800    | \$290,200 | \$331,700 | \$373,100 | \$414,500      | \$456,000      | \$497,500 | \$538,900      | \$580,400 | \$621,800      | \$663,300 |
|                      | 4              | \$238,395                | \$286,120    | \$333,730 | \$381,455 | \$429,065 | \$476,675      | \$524,400      | \$572,125 | \$619,735      | \$667,460 | \$715,070      | \$762,795 |
| 3.625%               | 1              | \$142,870                | \$171,430    | \$200,060 | \$228,550 | \$257,180 | \$285,740      | \$314,300      | \$342,930 | \$371,420      | \$400,050 | \$428,610      | \$457,170 |
|                      | 2              | \$173,485                | \$208,165    | \$242,930 | \$277,525 | \$312,290 | \$346,970      | \$381,650      | \$416,415 | \$451,010      | \$485,775 | \$520,455      | \$555,135 |
|                      | 3              | \$204,100                | \$244,900    | \$285,800 | \$326,500 | \$367,400 | \$408,200      | \$449,000      | \$489,900 | \$530,600      | \$571,500 | \$612,300      | \$653,100 |
|                      | 4              | \$234,715                | \$281,635    | \$328,670 | \$375,475 | \$422,510 | \$469,430      | \$516,350      | \$563,385 | \$610,190      | \$657,225 | \$704,145      | \$751,065 |
| 3.750%               | 1              | \$140,700                | \$168,840    | \$196,910 | \$225,120 | \$253,260 | \$281,330      | \$309,540      | \$337,680 | \$365,750      | \$393,960 | \$422,030      | \$450,170 |
|                      | 2              | \$170,850                | \$205,020    | \$239,105 | \$273,360 | \$307,530 | \$341,615      | \$375,870      | \$410,040 | \$444,125      | \$478,380 | \$512,465      | \$546,635 |
|                      | 3              | \$201,000                | \$241,200    | \$281,300 | \$321,600 | \$361,800 | \$401,900      | \$442,200      | \$482,400 | \$522,500      | \$562,800 | \$602,900      | \$643,100 |
|                      | 4              | \$231,150                | \$277,380    | \$323,495 | \$369,840 | \$416,070 | \$462,185      | \$508,530      | \$554,760 | \$600,875      | \$647,220 | \$693,335      | \$739,565 |
| 3.875%               | 1              | \$138,530                | \$166,250    | \$193,970 | \$221,690 | \$249,410 | \$277,130      | \$304,850      | \$332,500 | \$360,220      | \$387,940 | \$415,660      | \$443,380 |
|                      | 2              | \$168,215                | \$201,875    | \$235,535 | \$269,195 | \$302,855 | \$336,515      | \$370,175      | \$403,750 | \$437,410      | \$471,070 | \$504,730      | \$538,390 |
|                      | 3              | \$197,900                | \$237,500    | \$277,100 | \$316,700 | \$356,300 | \$395,900      | \$435,500      | \$475,000 | \$514,600      | \$554,200 | \$593,800      | \$633,400 |
|                      | 4              | \$227,585                | \$273,125    | \$318,665 | \$364,205 | \$409,745 | \$455,285      | \$500,825      | \$546,250 | \$591,790      | \$637,330 | \$682,870      | \$728,410 |
| 4.000%               | 1              | \$136,430                | \$163,800    | \$191,100 | \$218,330 | \$245,630 | \$273,000      | \$300,230      | \$327,530 | \$354,830      | \$382,130 | \$409,430      | \$436,730 |
|                      | 2              | \$165,665                | \$198,900    | \$232,050 | \$265,115 | \$298,265 | \$331,500      | \$364,565      | \$397,715 | \$430,865      | \$464,015 | \$497,165      | \$530,315 |
|                      | 3              | \$194,900                | \$234,000    | \$273,000 | \$311,900 | \$350,900 | \$390,000      | \$428,900      | \$467,900 | \$506,900      | \$545,900 | \$584,900      | \$623,900 |
|                      | 4              | \$224,135                | \$269,100    | \$313,950 | \$358,685 | \$403,535 | \$448,500      | \$493,235      | \$538,085 | \$582,935      | \$627,785 | \$672,635      | \$717,485 |
| 4.125%               | 1              | \$134,470                | \$161,350    | \$188,230 | \$215,110 | \$241,990 | \$268,870      | \$295,820      | \$322,630 | \$349,510      | \$376,460 | \$403,340      | \$430,220 |
|                      | 2              | \$163,285                | \$195,925    | \$228,565 | \$261,205 | \$293,845 | \$326,485      | \$359,210      | \$391,765 | \$424,405      | \$457,130 | \$489,770      | \$522,410 |
|                      | 3              | \$192,100                | \$230,500    | \$268,900 | \$307,300 | \$345,700 | \$384,100      | \$422,600      | \$460,900 | \$499,300      | \$537,800 | \$576,200      | \$614,600 |
|                      | 4              | \$220,915                | \$265,075    | \$309,235 | \$353,395 | \$397,555 | \$441,715      | \$485,990      | \$530,035 | \$574,195      | \$618,470 | \$662,630      | \$706,790 |
| 4.250%               | 1              | \$132,440                | \$158,970    | \$185,430 | \$211,960 | \$238,420 | \$264,950      | \$291,410      | \$317,870 | \$344,330      | \$370,790 | \$397,320      | \$423,780 |
|                      | 2              | \$160,820                | \$193,035    | \$225,165 | \$257,380 | \$289,510 | \$321,725      | \$353,855      | \$385,985 | \$418,115      | \$450,245 | \$482,460      | \$514,590 |
|                      | 3              | \$189,200                | \$227,100    | \$264,900 | \$302,800 | \$340,600 | \$378,500      | \$416,300      | \$454,100 | \$491,900      | \$529,700 | \$567,600      | \$605,400 |
|                      | 4              | \$217,580                | \$261,165    | \$304,635 | \$348,220 | \$391,690 | \$435,275      | \$478,745      | \$522,215 | \$565,685      | \$609,155 | \$652,740      | \$696,210 |



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

**2013**  
 AFFORDABLE SALES PRICE GUIDELINES  
**MAUI (EXCEPT HANA)**  
**MULTI-FAMILY**

Effective: **February 1, 2013**

| Prevailing Int. Rate | No. of Bedroom | Percent of Median Income |           |                            |           |           |           |                                 |           |                            |           |                                  |           |                              |  |
|----------------------|----------------|--------------------------|-----------|----------------------------|-----------|-----------|-----------|---------------------------------|-----------|----------------------------|-----------|----------------------------------|-----------|------------------------------|--|
|                      |                | Very Low<br>50% & Below  |           | Low Income<br>(51% to 80%) |           |           |           | Below Moderate<br>(81% to 100%) |           | Moderate<br>(101% to 120%) |           | Above Moderate<br>(121% to 140%) |           | Gap Income<br>(141% to 160%) |  |
|                      |                | 50%                      | 60%       | 70%                        | 80%       | 90%       | 100%      | 110%                            | 120%      | 130%                       | 140%      | 150%                             | 160%      |                              |  |
|                      |                | \$39,300                 | \$47,160  | \$55,020                   | \$62,880  | \$70,740  | \$78,600  | \$86,460                        | \$94,320  | \$102,180                  | \$110,040 | \$117,900                        | \$125,760 |                              |  |
| 4.375%               | 1              | \$130,480                | \$156,590 | \$182,700                  | \$208,810 | \$234,850 | \$261,030 | \$287,070                       | \$313,180 | \$339,290                  | \$365,400 | \$391,510                        | \$417,550 |                              |  |
|                      | 2              | \$158,440                | \$190,145 | \$221,850                  | \$253,555 | \$285,175 | \$316,965 | \$348,585                       | \$380,290 | \$411,995                  | \$443,700 | \$475,405                        | \$507,025 |                              |  |
|                      | 3              | \$186,400                | \$223,700 | \$261,000                  | \$298,300 | \$335,500 | \$372,900 | \$410,100                       | \$447,400 | \$484,700                  | \$522,000 | \$559,300                        | \$596,500 |                              |  |
|                      | 4              | \$214,360                | \$257,255 | \$300,150                  | \$343,045 | \$385,825 | \$428,835 | \$471,615                       | \$514,510 | \$557,405                  | \$600,300 | \$643,195                        | \$685,975 |                              |  |
| 4.500%               | 1              | \$128,590                | \$154,280 | \$180,040                  | \$205,730 | \$231,490 | \$257,180 | \$282,870                       | \$308,630 | \$334,320                  | \$360,080 | \$385,770                        | \$411,530 |                              |  |
|                      | 2              | \$156,145                | \$187,340 | \$218,620                  | \$249,815 | \$281,095 | \$312,290 | \$343,485                       | \$374,765 | \$405,960                  | \$437,240 | \$468,435                        | \$499,715 |                              |  |
|                      | 3              | \$183,700                | \$220,400 | \$257,200                  | \$293,900 | \$330,700 | \$367,400 | \$404,100                       | \$440,900 | \$477,600                  | \$514,400 | \$551,100                        | \$587,900 |                              |  |
|                      | 4              | \$211,255                | \$253,460 | \$295,780                  | \$337,985 | \$380,305 | \$422,510 | \$464,715                       | \$507,035 | \$549,240                  | \$591,560 | \$633,765                        | \$676,085 |                              |  |
| 4.625%               | 1              | \$126,770                | \$152,110 | \$177,380                  | \$202,720 | \$228,130 | \$253,470 | \$278,810                       | \$304,150 | \$329,490                  | \$354,830 | \$380,240                        | \$405,510 |                              |  |
|                      | 2              | \$153,935                | \$184,705 | \$215,390                  | \$246,160 | \$277,015 | \$307,785 | \$338,555                       | \$369,325 | \$400,095                  | \$430,865 | \$461,720                        | \$492,405 |                              |  |
|                      | 3              | \$181,100                | \$217,300 | \$253,400                  | \$289,600 | \$325,900 | \$362,100 | \$398,300                       | \$434,500 | \$470,700                  | \$506,900 | \$543,200                        | \$579,300 |                              |  |
|                      | 4              | \$208,265                | \$249,895 | \$291,410                  | \$333,040 | \$374,785 | \$416,415 | \$458,045                       | \$499,675 | \$541,305                  | \$582,935 | \$624,680                        | \$666,195 |                              |  |
| 4.750%               | 1              | \$124,950                | \$149,870 | \$174,860                  | \$199,850 | \$224,840 | \$249,830 | \$274,820                       | \$299,740 | \$324,800                  | \$349,720 | \$374,710                        | \$399,700 |                              |  |
|                      | 2              | \$151,725                | \$181,985 | \$212,330                  | \$242,675 | \$273,020 | \$303,365 | \$333,710                       | \$363,970 | \$394,400                  | \$424,660 | \$455,005                        | \$485,350 |                              |  |
|                      | 3              | \$178,500                | \$214,100 | \$249,800                  | \$285,500 | \$321,200 | \$356,900 | \$392,600                       | \$428,200 | \$464,000                  | \$499,600 | \$535,300                        | \$571,000 |                              |  |
|                      | 4              | \$205,275                | \$246,215 | \$287,270                  | \$328,325 | \$369,380 | \$410,435 | \$451,490                       | \$492,430 | \$533,600                  | \$574,540 | \$615,595                        | \$656,650 |                              |  |
| 4.875%               | 1              | \$123,130                | \$147,770 | \$172,340                  | \$196,980 | \$221,620 | \$246,260 | \$270,830                       | \$295,470 | \$320,110                  | \$344,750 | \$369,390                        | \$394,030 |                              |  |
|                      | 2              | \$149,515                | \$179,435 | \$209,270                  | \$239,190 | \$269,110 | \$299,030 | \$328,865                       | \$358,785 | \$388,705                  | \$418,625 | \$448,545                        | \$478,465 |                              |  |
|                      | 3              | \$175,900                | \$211,100 | \$246,200                  | \$281,400 | \$316,600 | \$351,800 | \$386,900                       | \$422,100 | \$457,300                  | \$492,500 | \$527,700                        | \$562,900 |                              |  |
|                      | 4              | \$202,285                | \$242,765 | \$283,130                  | \$323,610 | \$364,090 | \$404,570 | \$444,935                       | \$485,415 | \$525,895                  | \$566,375 | \$606,855                        | \$647,335 |                              |  |
| 5.000%               | 1              | \$121,380                | \$145,670 | \$169,890                  | \$194,180 | \$218,470 | \$242,760 | \$266,980                       | \$291,340 | \$315,560                  | \$339,850 | \$364,140                        | \$388,430 |                              |  |
|                      | 2              | \$147,390                | \$176,885 | \$206,295                  | \$235,790 | \$265,285 | \$294,780 | \$324,190                       | \$353,770 | \$383,180                  | \$412,675 | \$442,170                        | \$471,665 |                              |  |
|                      | 3              | \$173,400                | \$208,100 | \$242,700                  | \$277,400 | \$312,100 | \$346,800 | \$381,400                       | \$416,200 | \$450,800                  | \$485,500 | \$520,200                        | \$554,900 |                              |  |
|                      | 4              | \$199,410                | \$239,315 | \$279,105                  | \$319,010 | \$358,915 | \$398,820 | \$438,610                       | \$478,630 | \$518,420                  | \$558,325 | \$598,230                        | \$638,135 |                              |  |
| 5.125%               | 1              | \$119,630                | \$143,570 | \$167,510                  | \$191,450 | \$215,390 | \$239,330 | \$263,270                       | \$287,210 | \$311,080                  | \$335,020 | \$358,960                        | \$382,900 |                              |  |
|                      | 2              | \$145,265                | \$174,335 | \$203,405                  | \$232,475 | \$261,545 | \$290,615 | \$319,685                       | \$348,755 | \$377,740                  | \$406,810 | \$435,880                        | \$464,950 |                              |  |
|                      | 3              | \$170,900                | \$205,100 | \$239,300                  | \$273,500 | \$307,700 | \$341,900 | \$376,100                       | \$410,300 | \$444,400                  | \$478,600 | \$512,800                        | \$547,000 |                              |  |
|                      | 4              | \$196,535                | \$235,865 | \$275,195                  | \$314,525 | \$353,855 | \$393,185 | \$432,515                       | \$471,845 | \$511,060                  | \$550,390 | \$589,720                        | \$629,050 |                              |  |
| 5.250%               | 1              | \$118,020                | \$141,540 | \$165,200                  | \$188,790 | \$212,380 | \$235,970 | \$259,560                       | \$283,220 | \$306,740                  | \$330,400 | \$353,990                        | \$377,580 |                              |  |
|                      | 2              | \$143,310                | \$171,870 | \$200,600                  | \$229,245 | \$257,890 | \$286,535 | \$315,180                       | \$343,910 | \$372,470                  | \$401,200 | \$429,845                        | \$458,490 |                              |  |
|                      | 3              | \$168,600                | \$202,200 | \$236,000                  | \$269,700 | \$303,400 | \$337,100 | \$370,800                       | \$404,600 | \$438,200                  | \$472,000 | \$505,700                        | \$539,400 |                              |  |
|                      | 4              | \$193,890                | \$232,530 | \$271,400                  | \$310,155 | \$348,910 | \$387,665 | \$426,420                       | \$465,290 | \$503,930                  | \$542,800 | \$581,555                        | \$620,310 |                              |  |
| 5.375%               | 1              | \$116,340                | \$139,580 | \$162,890                  | \$186,200 | \$209,440 | \$232,750 | \$255,990                       | \$279,300 | \$302,540                  | \$325,780 | \$349,090                        | \$372,330 |                              |  |
|                      | 2              | \$141,270                | \$169,490 | \$197,795                  | \$226,100 | \$254,320 | \$282,625 | \$310,845                       | \$339,150 | \$367,370                  | \$395,590 | \$423,895                        | \$452,115 |                              |  |
|                      | 3              | \$166,200                | \$199,400 | \$232,700                  | \$266,000 | \$299,200 | \$332,500 | \$365,700                       | \$399,000 | \$432,200                  | \$465,400 | \$498,700                        | \$531,900 |                              |  |
|                      | 4              | \$191,130                | \$229,310 | \$267,605                  | \$305,900 | \$344,080 | \$382,375 | \$420,555                       | \$458,850 | \$497,030                  | \$535,210 | \$573,505                        | \$611,685 |                              |  |
| 5.500%               | 1              | \$114,730                | \$137,690 | \$160,650                  | \$183,610 | \$206,570 | \$229,530 | \$252,420                       | \$275,450 | \$298,340                  | \$321,300 | \$344,260                        | \$367,220 |                              |  |
|                      | 2              | \$139,315                | \$167,195 | \$195,075                  | \$222,955 | \$250,835 | \$278,715 | \$306,510                       | \$334,475 | \$362,270                  | \$390,150 | \$418,030                        | \$445,910 |                              |  |
|                      | 3              | \$163,900                | \$196,700 | \$229,500                  | \$262,300 | \$295,100 | \$327,900 | \$360,600                       | \$393,500 | \$426,200                  | \$459,000 | \$491,800                        | \$524,600 |                              |  |
|                      | 4              | \$188,485                | \$226,205 | \$263,925                  | \$301,645 | \$339,365 | \$377,085 | \$414,690                       | \$452,525 | \$490,130                  | \$527,850 | \$565,570                        | \$603,290 |                              |  |
| 5.625%               | 1              | \$113,190                | \$135,800 | \$158,480                  | \$181,160 | \$203,770 | \$226,380 | \$248,990                       | \$271,670 | \$294,280                  | \$316,890 | \$339,570                        | \$362,180 |                              |  |
|                      | 2              | \$137,445                | \$164,900 | \$192,440                  | \$219,980 | \$247,435 | \$274,890 | \$302,345                       | \$329,885 | \$357,340                  | \$384,795 | \$412,335                        | \$439,790 |                              |  |
|                      | 3              | \$161,700                | \$194,000 | \$226,400                  | \$258,800 | \$291,100 | \$323,400 | \$355,700                       | \$388,100 | \$420,400                  | \$452,700 | \$485,100                        | \$517,400 |                              |  |
|                      | 4              | \$185,955                | \$223,100 | \$260,360                  | \$297,620 | \$334,765 | \$371,910 | \$409,055                       | \$446,315 | \$483,460                  | \$520,605 | \$557,865                        | \$595,010 |                              |  |



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

**2013**  
**AFFORDABLE SALES PRICE GUIDELINES**  
**MAUI (EXCEPT HANA)**  
**MULTI-FAMILY**

Effective: **February 1, 2013**

| Prevailing Int. Rate | No. of Bedroom | Percent of Median Income |           |                            |           |           |           |                                 |           |                            |           |                                  |           |                              |  |
|----------------------|----------------|--------------------------|-----------|----------------------------|-----------|-----------|-----------|---------------------------------|-----------|----------------------------|-----------|----------------------------------|-----------|------------------------------|--|
|                      |                | Very Low<br>50% & Below  |           | Low Income<br>(51% to 80%) |           |           |           | Below Moderate<br>(81% to 100%) |           | Moderate<br>(101% to 120%) |           | Above Moderate<br>(121% to 140%) |           | Gap Income<br>(141% to 160%) |  |
|                      |                | 50%                      | 60%       | 70%                        | 80%       | 90%       | 100%      | 110%                            | 120%      | 130%                       | 140%      | 150%                             | 160%      |                              |  |
|                      |                | \$39,300                 | \$47,160  | \$55,020                   | \$62,880  | \$70,740  | \$78,600  | \$86,460                        | \$94,320  | \$102,180                  | \$110,040 | \$117,900                        | \$125,760 |                              |  |
| 5.750%               | 1              | \$111,650                | \$133,980 | \$156,310                  | \$178,640 | \$200,970 | \$223,300 | \$245,630                       | \$267,960 | \$290,290                  | \$312,620 | \$334,950                        | \$357,280 |                              |  |
|                      | 2              | \$135,575                | \$162,690 | \$189,805                  | \$216,920 | \$244,035 | \$271,150 | \$298,265                       | \$325,380 | \$352,495                  | \$379,610 | \$406,725                        | \$433,840 |                              |  |
|                      | 3              | \$159,500                | \$191,400 | \$223,300                  | \$255,200 | \$287,100 | \$319,000 | \$350,900                       | \$382,800 | \$414,700                  | \$446,600 | \$478,500                        | \$510,400 |                              |  |
|                      | 4              | \$183,425                | \$220,110 | \$256,795                  | \$293,480 | \$330,165 | \$366,850 | \$403,535                       | \$440,220 | \$476,905                  | \$513,590 | \$550,275                        | \$586,960 |                              |  |
| 5.875%               | 1              | \$110,110                | \$132,160 | \$154,210                  | \$176,190 | \$198,240 | \$220,290 | \$242,270                       | \$264,320 | \$286,370                  | \$308,420 | \$330,470                        | \$352,520 |                              |  |
|                      | 2              | \$133,705                | \$160,480 | \$187,255                  | \$213,945 | \$240,720 | \$267,495 | \$294,185                       | \$320,960 | \$347,735                  | \$374,510 | \$401,285                        | \$428,060 |                              |  |
|                      | 3              | \$157,300                | \$188,800 | \$220,300                  | \$251,700 | \$283,200 | \$314,700 | \$346,100                       | \$377,600 | \$409,100                  | \$440,600 | \$472,100                        | \$503,600 |                              |  |
|                      | 4              | \$180,895                | \$217,120 | \$253,345                  | \$289,455 | \$325,680 | \$361,905 | \$398,015                       | \$434,240 | \$470,465                  | \$506,690 | \$542,915                        | \$579,140 |                              |  |
| 6.000%               | 1              | \$108,710                | \$130,410 | \$152,180                  | \$173,880 | \$195,650 | \$217,350 | \$239,120                       | \$260,820 | \$282,590                  | \$304,290 | \$326,060                        | \$347,760 |                              |  |
|                      | 2              | \$132,005                | \$158,355 | \$184,790                  | \$211,140 | \$237,575 | \$263,925 | \$290,360                       | \$316,710 | \$343,145                  | \$369,495 | \$395,930                        | \$422,280 |                              |  |
|                      | 3              | \$155,300                | \$186,300 | \$217,400                  | \$248,400 | \$279,500 | \$310,500 | \$341,600                       | \$372,600 | \$403,700                  | \$434,700 | \$465,800                        | \$496,800 |                              |  |
|                      | 4              | \$178,595                | \$214,245 | \$250,010                  | \$285,660 | \$321,425 | \$357,075 | \$392,840                       | \$428,490 | \$464,255                  | \$499,905 | \$535,670                        | \$571,320 |                              |  |
| 6.125%               | 1              | \$107,240                | \$128,730 | \$150,150                  | \$171,570 | \$193,060 | \$214,480 | \$235,970                       | \$257,390 | \$278,810                  | \$300,230 | \$321,650                        | \$343,140 |                              |  |
|                      | 2              | \$130,220                | \$156,315 | \$182,325                  | \$208,335 | \$234,430 | \$260,440 | \$286,535                       | \$312,545 | \$338,555                  | \$364,565 | \$390,575                        | \$416,670 |                              |  |
|                      | 3              | \$153,200                | \$183,900 | \$214,500                  | \$245,100 | \$275,800 | \$306,400 | \$337,100                       | \$367,700 | \$398,300                  | \$428,900 | \$459,500                        | \$490,200 |                              |  |
|                      | 4              | \$176,180                | \$211,485 | \$246,675                  | \$281,865 | \$317,170 | \$352,360 | \$387,665                       | \$422,855 | \$458,045                  | \$493,235 | \$528,425                        | \$563,730 |                              |  |
| 6.250%               | 1              | \$105,840                | \$126,980 | \$148,190                  | \$169,260 | \$190,470 | \$211,610 | \$232,820                       | \$253,960 | \$275,100                  | \$296,310 | \$317,450                        | \$338,660 |                              |  |
|                      | 2              | \$128,520                | \$154,190 | \$179,945                  | \$205,530 | \$231,285 | \$256,955 | \$282,710                       | \$308,380 | \$334,050                  | \$359,805 | \$385,475                        | \$411,230 |                              |  |
|                      | 3              | \$151,200                | \$181,400 | \$211,700                  | \$241,800 | \$272,100 | \$302,300 | \$332,600                       | \$362,800 | \$393,000                  | \$423,300 | \$453,500                        | \$483,800 |                              |  |
|                      | 4              | \$173,880                | \$208,610 | \$243,455                  | \$278,070 | \$312,915 | \$347,645 | \$382,490                       | \$417,220 | \$451,950                  | \$486,795 | \$521,525                        | \$556,370 |                              |  |
| 6.375%               | 1              | \$104,440                | \$125,300 | \$146,230                  | \$167,090 | \$188,020 | \$208,880 | \$229,740                       | \$250,670 | \$271,530                  | \$292,460 | \$313,320                        | \$334,250 |                              |  |
|                      | 2              | \$126,820                | \$152,150 | \$177,565                  | \$202,895 | \$228,310 | \$253,640 | \$278,970                       | \$304,385 | \$329,715                  | \$355,130 | \$380,460                        | \$405,875 |                              |  |
|                      | 3              | \$149,200                | \$179,000 | \$208,900                  | \$238,700 | \$268,600 | \$298,400 | \$328,200                       | \$358,100 | \$387,900                  | \$417,800 | \$447,600                        | \$477,500 |                              |  |
|                      | 4              | \$171,580                | \$205,850 | \$240,235                  | \$274,505 | \$308,890 | \$343,160 | \$377,430                       | \$411,815 | \$446,085                  | \$480,470 | \$514,740                        | \$549,125 |                              |  |
| 6.500%               | 1              | \$103,040                | \$123,690 | \$144,340                  | \$164,920 | \$185,570 | \$206,150 | \$226,800                       | \$247,380 | \$268,030                  | \$288,610 | \$309,260                        | \$329,840 |                              |  |
|                      | 2              | \$125,120                | \$150,195 | \$175,270                  | \$200,260 | \$225,335 | \$250,325 | \$275,400                       | \$300,390 | \$325,465                  | \$350,455 | \$375,530                        | \$400,520 |                              |  |
|                      | 3              | \$147,200                | \$176,700 | \$206,200                  | \$235,600 | \$265,100 | \$294,500 | \$324,000                       | \$353,400 | \$382,900                  | \$412,300 | \$441,800                        | \$471,200 |                              |  |
|                      | 4              | \$169,280                | \$203,205 | \$237,130                  | \$270,940 | \$304,865 | \$338,675 | \$372,600                       | \$406,410 | \$440,335                  | \$474,145 | \$508,070                        | \$541,880 |                              |  |
| 6.625%               | 1              | \$101,780                | \$122,080 | \$142,450                  | \$162,820 | \$183,120 | \$203,490 | \$223,860                       | \$244,160 | \$264,530                  | \$284,900 | \$305,270                        | \$325,640 |                              |  |
|                      | 2              | \$123,590                | \$148,240 | \$172,975                  | \$197,710 | \$222,360 | \$247,095 | \$271,830                       | \$296,480 | \$321,215                  | \$345,950 | \$370,685                        | \$395,420 |                              |  |
|                      | 3              | \$145,400                | \$174,400 | \$203,500                  | \$232,600 | \$261,600 | \$290,700 | \$319,800                       | \$348,800 | \$377,900                  | \$407,000 | \$436,100                        | \$465,200 |                              |  |
|                      | 4              | \$167,210                | \$200,560 | \$234,025                  | \$267,490 | \$300,840 | \$334,305 | \$367,770                       | \$401,120 | \$434,585                  | \$468,050 | \$501,515                        | \$534,980 |                              |  |
| 6.750%               | 1              | \$100,520                | \$120,540 | \$140,630                  | \$160,720 | \$180,810 | \$200,900 | \$220,990                       | \$241,080 | \$261,170                  | \$281,330 | \$301,420                        | \$321,510 |                              |  |
|                      | 2              | \$122,060                | \$146,370 | \$170,765                  | \$195,160 | \$219,555 | \$243,950 | \$268,345                       | \$292,740 | \$317,135                  | \$341,615 | \$366,010                        | \$390,405 |                              |  |
|                      | 3              | \$143,600                | \$172,200 | \$200,900                  | \$229,600 | \$258,300 | \$287,000 | \$315,700                       | \$344,400 | \$373,100                  | \$401,900 | \$430,600                        | \$459,300 |                              |  |
|                      | 4              | \$165,140                | \$198,030 | \$231,035                  | \$264,040 | \$297,045 | \$330,050 | \$363,055                       | \$396,060 | \$429,065                  | \$462,185 | \$495,190                        | \$528,195 |                              |  |
| 6.875%               | 1              | \$99,190                 | \$119,000 | \$138,880                  | \$158,690 | \$178,570 | \$198,380 | \$218,190                       | \$238,000 | \$257,880                  | \$277,690 | \$297,570                        | \$317,380 |                              |  |
|                      | 2              | \$120,445                | \$144,500 | \$168,640                  | \$192,695 | \$216,835 | \$240,890 | \$264,945                       | \$289,000 | \$313,140                  | \$337,195 | \$361,335                        | \$385,390 |                              |  |
|                      | 3              | \$141,700                | \$170,000 | \$198,400                  | \$226,700 | \$255,100 | \$283,400 | \$311,700                       | \$340,000 | \$368,400                  | \$396,700 | \$425,100                        | \$453,400 |                              |  |
|                      | 4              | \$162,955                | \$195,500 | \$228,160                  | \$260,705 | \$293,365 | \$325,910 | \$358,455                       | \$391,000 | \$423,660                  | \$456,205 | \$488,865                        | \$521,410 |                              |  |
| 7.000%               | 1              | \$97,930                 | \$117,530 | \$137,060                  | \$156,660 | \$176,260 | \$195,860 | \$215,460                       | \$235,060 | \$254,660                  | \$274,260 | \$293,790                        | \$313,390 |                              |  |
|                      | 2              | \$118,915                | \$142,715 | \$166,430                  | \$190,230 | \$214,030 | \$237,830 | \$261,630                       | \$285,430 | \$309,230                  | \$333,030 | \$356,745                        | \$380,545 |                              |  |
|                      | 3              | \$139,900                | \$167,900 | \$195,800                  | \$223,800 | \$251,800 | \$279,800 | \$307,800                       | \$335,800 | \$363,800                  | \$391,800 | \$419,700                        | \$447,700 |                              |  |
|                      | 4              | \$160,885                | \$193,085 | \$225,170                  | \$257,370 | \$289,570 | \$321,770 | \$353,970                       | \$386,170 | \$418,370                  | \$450,570 | \$482,655                        | \$514,855 |                              |  |



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

**2013**  
 AFFORDABLE SALES PRICE GUIDELINES  
**MAUI (EXCEPT HANA)**  
**MULTI-FAMILY**

Effective: **February 1, 2013**

| Prevailing Int. Rate | No. of Bedroom | Percent of Median Income |           |                            |           |           |           |                                 |           |                            |           |                                  |           |                              |  |
|----------------------|----------------|--------------------------|-----------|----------------------------|-----------|-----------|-----------|---------------------------------|-----------|----------------------------|-----------|----------------------------------|-----------|------------------------------|--|
|                      |                | Very Low<br>50% & Below  |           | Low Income<br>(51% to 80%) |           |           |           | Below Moderate<br>(81% to 100%) |           | Moderate<br>(101% to 120%) |           | Above Moderate<br>(121% to 140%) |           | Gap Income<br>(141% to 160%) |  |
|                      |                | 50%                      | 60%       | 70%                        | 80%       | 90%       | 100%      | 110%                            | 120%      | 130%                       | 140%      | 150%                             | 160%      |                              |  |
|                      |                | \$39,300                 | \$47,160  | \$55,020                   | \$62,880  | \$70,740  | \$78,600  | \$86,460                        | \$94,320  | \$102,180                  | \$110,040 | \$117,900                        | \$125,760 |                              |  |
| 7.125%               | 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 |                              |  |
| 7.250%               | 1              | \$95,480                 | \$114,590 | \$133,700                  | \$152,810 | \$171,920 | \$191,030 | \$210,140                       | \$229,250 | \$248,360                  | \$267,470 | \$286,510                        | \$305,620 |                              |  |
|                      | 2              | \$115,940                | \$139,145 | \$162,350                  | \$185,555 | \$208,760 | \$231,965 | \$255,170                       | \$278,375 | \$301,580                  | \$324,785 | \$347,905                        | \$371,110 |                              |  |
|                      | 3              | \$136,400                | \$163,700 | \$191,000                  | \$218,300 | \$245,600 | \$272,900 | \$300,200                       | \$327,500 | \$354,800                  | \$382,100 | \$409,300                        | \$436,600 |                              |  |
|                      | 4              | \$156,860                | \$188,255 | \$219,650                  | \$251,045 | \$282,440 | \$313,835 | \$345,230                       | \$376,625 | \$408,020                  | \$439,415 | \$470,695                        | \$502,090 |                              |  |
| 7.375%               | 1              | \$94,290                 | \$113,190 | \$132,020                  | \$150,920 | \$169,820 | \$188,720 | \$207,550                       | \$226,450 | \$245,280                  | \$264,180 | \$283,010                        | \$301,910 |                              |  |
|                      | 2              | \$114,495                | \$137,445 | \$160,310                  | \$183,260 | \$206,210 | \$229,160 | \$252,025                       | \$274,975 | \$297,840                  | \$320,790 | \$343,655                        | \$366,605 |                              |  |
|                      | 3              | \$134,700                | \$161,700 | \$188,600                  | \$215,600 | \$242,600 | \$269,600 | \$296,500                       | \$323,500 | \$350,400                  | \$377,400 | \$404,300                        | \$431,300 |                              |  |
|                      | 4              | \$154,905                | \$185,955 | \$216,890                  | \$247,940 | \$278,990 | \$310,040 | \$340,975                       | \$372,025 | \$402,960                  | \$434,010 | \$464,945                        | \$495,995 |                              |  |
| 7.500%               | 1              | \$93,170                 | \$111,860 | \$130,480                  | \$149,100 | \$167,720 | \$186,340 | \$205,030                       | \$223,650 | \$242,270                  | \$260,890 | \$279,510                        | \$298,200 |                              |  |
|                      | 2              | \$113,135                | \$135,830 | \$158,440                  | \$181,050 | \$203,660 | \$226,270 | \$248,965                       | \$271,575 | \$294,185                  | \$316,795 | \$339,405                        | \$362,100 |                              |  |
|                      | 3              | \$133,100                | \$159,800 | \$186,400                  | \$213,000 | \$239,600 | \$266,200 | \$292,900                       | \$319,500 | \$346,100                  | \$372,700 | \$399,300                        | \$426,000 |                              |  |
|                      | 4              | \$153,065                | \$183,770 | \$214,360                  | \$244,950 | \$275,540 | \$306,130 | \$336,835                       | \$367,425 | \$398,015                  | \$428,605 | \$459,195                        | \$489,900 |                              |  |
| 7.625%               | 1              | \$92,050                 | \$110,460 | \$128,870                  | \$147,280 | \$165,690 | \$184,100 | \$202,580                       | \$220,920 | \$239,330                  | \$257,740 | \$276,220                        | \$294,560 |                              |  |
|                      | 2              | \$111,775                | \$134,130 | \$156,485                  | \$178,840 | \$201,195 | \$223,550 | \$245,990                       | \$268,260 | \$290,615                  | \$312,970 | \$335,410                        | \$357,680 |                              |  |
|                      | 3              | \$131,500                | \$157,800 | \$184,100                  | \$210,400 | \$236,700 | \$263,000 | \$289,400                       | \$315,600 | \$341,900                  | \$368,200 | \$394,600                        | \$420,800 |                              |  |
|                      | 4              | \$151,225                | \$181,470 | \$211,715                  | \$241,960 | \$272,205 | \$302,450 | \$332,810                       | \$362,940 | \$393,185                  | \$423,430 | \$453,790                        | \$483,920 |                              |  |
| 7.750%               | 1              | \$91,000                 | \$109,130 | \$127,330                  | \$145,530 | \$163,660 | \$181,860 | \$200,060                       | \$218,330 | \$236,460                  | \$254,660 | \$272,860                        | \$291,060 |                              |  |
|                      | 2              | \$110,500                | \$132,515 | \$154,615                  | \$176,715 | \$198,730 | \$220,830 | \$242,930                       | \$265,115 | \$287,130                  | \$309,230 | \$331,330                        | \$353,430 |                              |  |
|                      | 3              | \$130,000                | \$155,900 | \$181,900                  | \$207,900 | \$233,800 | \$259,800 | \$285,800                       | \$311,900 | \$337,800                  | \$363,800 | \$389,800                        | \$415,800 |                              |  |
|                      | 4              | \$149,500                | \$179,285 | \$209,185                  | \$239,085 | \$268,870 | \$298,770 | \$328,670                       | \$358,685 | \$388,470                  | \$418,370 | \$448,270                        | \$478,170 |                              |  |

Maximum affordable sales price is based on the following factors:

- \$78,600** 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: **February 1, 2013**

**2013**  
**INCOME LIMITS & AFFORDABLE RENT GUIDELINES**  
**MAUI (EXCEPT HANA)**

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

| % of Median | 1 PERSON | 2 PERSON | 3 PERSON | 4 PERSON  | 5 PERSON  | 6 PERSON  | 7 PERSON  | 8 PERSON  |
|-------------|----------|----------|----------|-----------|-----------|-----------|-----------|-----------|
|             | 0.7      | 0.8      | 0.9      | 1.0       | 1.08      | 1.16      | 1.24      | 1.32      |
| 10%         | \$5,500  | \$6,290  | \$7,070  | \$7,860   | \$8,490   | \$9,120   | \$9,750   | \$10,380  |
| 20%         | \$11,000 | \$12,580 | \$14,150 | \$15,720  | \$16,980  | \$18,240  | \$19,490  | \$20,750  |
| 30%         | \$16,510 | \$18,860 | \$21,220 | \$23,580  | \$25,470  | \$27,350  | \$29,240  | \$31,130  |
| 40%         | \$22,010 | \$25,150 | \$28,300 | \$31,440  | \$33,960  | \$36,470  | \$38,990  | \$41,500  |
| 50%         | \$27,510 | \$31,440 | \$35,370 | \$39,300  | \$42,440  | \$45,590  | \$48,730  | \$51,880  |
| 60%         | \$33,010 | \$37,730 | \$42,440 | \$47,160  | \$50,930  | \$54,710  | \$58,480  | \$62,250  |
| 70%         | \$38,510 | \$44,020 | \$49,520 | \$55,020  | \$59,420  | \$63,820  | \$68,220  | \$72,630  |
| 80%         | \$44,020 | \$50,300 | \$56,590 | \$62,880  | \$67,910  | \$72,940  | \$77,970  | \$83,000  |
| 90%         | \$49,520 | \$56,590 | \$63,670 | \$70,740  | \$76,400  | \$82,060  | \$87,720  | \$93,380  |
| 100%        | \$55,020 | \$62,880 | \$70,740 | \$78,600  | \$84,890  | \$91,180  | \$97,460  | \$103,750 |
| 110%        | \$60,520 | \$69,170 | \$77,810 | \$86,460  | \$93,380  | \$100,290 | \$107,210 | \$114,130 |
| 120%        | \$66,020 | \$75,460 | \$84,890 | \$94,320  | \$101,870 | \$109,410 | \$116,960 | \$124,500 |
| 130%        | \$71,530 | \$81,740 | \$91,960 | \$102,180 | \$110,350 | \$118,530 | \$126,700 | \$134,880 |
| 140%        | \$77,030 | \$88,030 | \$99,040 | \$110,040 | \$118,840 | \$127,650 | \$136,450 | \$145,250 |

### 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%         | \$138                       | \$147   | \$177   | \$204   | \$228   | \$252   |
| 20%         | \$275                       | \$295   | \$354   | \$409   | \$456   | \$503   |
| 30%         | \$413                       | \$442   | \$531   | \$613   | \$684   | \$755   |
| 40%         | \$550                       | \$590   | \$708   | \$818   | \$912   | \$1,006 |
| 50%         | \$688                       | \$737   | \$884   | \$1,022 | \$1,140 | \$1,258 |
| 60%         | \$825                       | \$884   | \$1,061 | \$1,226 | \$1,368 | \$1,509 |
| 70%         | \$963                       | \$1,032 | \$1,238 | \$1,431 | \$1,596 | \$1,761 |
| 80%         | \$1,101                     | \$1,179 | \$1,415 | \$1,635 | \$1,824 | \$2,012 |
| 90%         | \$1,238                     | \$1,326 | \$1,592 | \$1,839 | \$2,052 | \$2,264 |
| 100%        | \$1,376                     | \$1,474 | \$1,769 | \$2,044 | \$2,280 | \$2,515 |
| 110%        | \$1,513                     | \$1,621 | \$1,945 | \$2,248 | \$2,507 | \$2,767 |
| 120%        | \$1,651                     | \$1,769 | \$2,122 | \$2,452 | \$2,735 | \$3,018 |
| 130%        | \$1,788                     | \$1,916 | \$2,299 | \$2,657 | \$2,963 | \$3,270 |
| 140%        | \$1,926                     | \$2,063 | \$2,476 | \$2,861 | \$3,191 | \$3,521 |

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



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**COUNTY OF MAUI**

Effective: **February 1, 2013**

**2013**  
 AFFORDABLE SALES PRICE GUIDELINES

# HANA

## METHODOLOGY

For Calculating Median Family Income

Factors used in calculation:

|  |          |
|--|----------|
| HUD's 2013 median family income for the County of Maui   | \$78,600 |
| HUD's 2011 median family income for the County of Maui   | \$76,000 |
| American Community Survey 5-Year Estimate 2007-2011 median family income for Hana<br>(from the Hawaii State Data Center) | \$67,313 |

Estimated 2013 median family income for Hana:

$$\begin{array}{r}
 \$78,600 \\
 - \quad \$76,000 \\
 \hline
 \$2,600
 \end{array}
 \qquad
 \begin{array}{r}
 \underline{\quad \$2,600} \\
 \$76,000
 \end{array}
 = 3.42\% \text{ (rate of increase from 2011 to 2013 for County of Maui)}$$

$$\begin{array}{r}
 \$67,313 \\
 \times \quad 3.42\% \\
 \hline
 \$2,303
 \end{array}
 \qquad
 + \quad
 \begin{array}{r}
 \$67,313 \\
 \underline{\quad \$2,303} \\
 \$69,616 \text{ (Est. 2013 Hana median family income)}
 \end{array}$$

Est. 2013 Hana median family income **\$69,620**  
 (Rounded to the nearest \$10)



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**COUNTY OF MAUI**

**2013**  
**AFFORDABLE SALES PRICE GUIDELINES**  
**HANA**  
**SINGLE FAMILY**

Effective: **February 1, 2013**

| Prevailing Int. Rate | No. of Bedroom | Percent of Median Income |           |                            |           |           |           |                                 |           |                            |           |                                  |           |                              |  |
|----------------------|----------------|--------------------------|-----------|----------------------------|-----------|-----------|-----------|---------------------------------|-----------|----------------------------|-----------|----------------------------------|-----------|------------------------------|--|
|                      |                | Very Low<br>50% & Below  |           | Low Income<br>(51% to 80%) |           |           |           | Below Moderate<br>(81% to 100%) |           | Moderate<br>(101% to 120%) |           | Above Moderate<br>(121% to 140%) |           | Gap Income<br>(141% to 160%) |  |
|                      |                | 50%                      | 60%       | 70%                        | 80%       | 90%       | 100%      | 110%                            | 120%      | 130%                       | 140%      | 150%                             | 160%      |                              |  |
|                      |                | \$34,810                 | \$41,772  | \$48,734                   | \$55,696  | \$62,658  | \$69,620  | \$76,582                        | \$83,544  | \$90,506                   | \$97,468  | \$104,430                        | \$111,392 |                              |  |
| 3.000%               | 1              | \$152,110                | \$182,490 | \$212,940                  | \$243,320 | \$273,770 | \$304,220 | \$334,600                       | \$365,050 | \$395,430                  | \$425,880 | \$456,260                        | \$486,710 |                              |  |
|                      | 2              | \$184,705                | \$221,595 | \$258,570                  | \$295,460 | \$332,435 | \$369,410 | \$406,300                       | \$443,275 | \$480,165                  | \$517,140 | \$554,030                        | \$591,005 |                              |  |
|                      | 3              | \$217,300                | \$260,700 | \$304,200                  | \$347,600 | \$391,100 | \$434,600 | \$478,000                       | \$521,500 | \$564,900                  | \$608,400 | \$651,800                        | \$695,300 |                              |  |
|                      | 4              | \$249,895                | \$299,805 | \$349,830                  | \$399,740 | \$449,765 | \$499,790 | \$549,700                       | \$599,725 | \$649,635                  | \$699,660 | \$749,570                        | \$799,595 |                              |  |
| 3.125%               | 1              | \$149,660                | \$179,620 | \$209,580                  | \$239,470 | \$269,430 | \$299,390 | \$329,350                       | \$359,240 | \$389,200                  | \$419,160 | \$449,050                        | \$479,010 |                              |  |
|                      | 2              | \$181,730                | \$218,110 | \$254,490                  | \$290,785 | \$327,165 | \$363,545 | \$399,925                       | \$436,220 | \$472,600                  | \$508,980 | \$545,275                        | \$581,655 |                              |  |
|                      | 3              | \$213,800                | \$256,600 | \$299,400                  | \$342,100 | \$384,900 | \$427,700 | \$470,500                       | \$513,200 | \$556,000                  | \$598,800 | \$641,500                        | \$684,300 |                              |  |
|                      | 4              | \$245,870                | \$295,090 | \$344,310                  | \$393,415 | \$442,635 | \$491,855 | \$541,075                       | \$590,180 | \$639,400                  | \$688,620 | \$737,725                        | \$786,945 |                              |  |
| 3.250%               | 1              | \$147,350                | \$176,820 | \$206,290                  | \$235,760 | \$265,230 | \$294,700 | \$324,170                       | \$353,640 | \$383,110                  | \$412,580 | \$442,050                        | \$471,520 |                              |  |
|                      | 2              | \$178,925                | \$214,710 | \$250,495                  | \$286,280 | \$322,065 | \$357,850 | \$393,635                       | \$429,420 | \$465,205                  | \$500,990 | \$536,775                        | \$572,560 |                              |  |
|                      | 3              | \$210,500                | \$252,600 | \$294,700                  | \$336,800 | \$378,900 | \$421,000 | \$463,100                       | \$505,200 | \$547,300                  | \$589,400 | \$631,500                        | \$673,600 |                              |  |
|                      | 4              | \$242,075                | \$290,490 | \$338,905                  | \$387,320 | \$435,735 | \$484,150 | \$532,565                       | \$580,980 | \$629,395                  | \$677,810 | \$726,225                        | \$774,640 |                              |  |
| 3.375%               | 1              | \$145,040                | \$174,020 | \$203,070                  | \$232,050 | \$261,100 | \$290,080 | \$319,130                       | \$348,110 | \$377,090                  | \$406,140 | \$435,120                        | \$464,170 |                              |  |
|                      | 2              | \$176,120                | \$211,310 | \$246,585                  | \$281,775 | \$317,050 | \$352,240 | \$387,515                       | \$422,705 | \$457,895                  | \$493,170 | \$528,360                        | \$563,635 |                              |  |
|                      | 3              | \$207,200                | \$248,600 | \$290,100                  | \$331,500 | \$373,000 | \$414,400 | \$455,900                       | \$497,300 | \$538,700                  | \$580,200 | \$621,600                        | \$663,100 |                              |  |
|                      | 4              | \$238,280                | \$285,890 | \$333,615                  | \$381,225 | \$428,950 | \$476,560 | \$524,285                       | \$571,895 | \$619,505                  | \$667,230 | \$714,840                        | \$762,565 |                              |  |
| 3.500%               | 1              | \$142,800                | \$171,360 | \$199,920                  | \$228,480 | \$257,040 | \$285,600 | \$314,160                       | \$342,720 | \$371,280                  | \$399,840 | \$428,400                        | \$456,960 |                              |  |
|                      | 2              | \$173,400                | \$208,080 | \$242,760                  | \$277,440 | \$312,120 | \$346,800 | \$381,480                       | \$416,160 | \$450,840                  | \$485,520 | \$520,200                        | \$554,880 |                              |  |
|                      | 3              | \$204,000                | \$244,800 | \$285,600                  | \$326,400 | \$367,200 | \$408,000 | \$448,800                       | \$489,600 | \$530,400                  | \$571,200 | \$612,000                        | \$652,800 |                              |  |
|                      | 4              | \$234,600                | \$281,520 | \$328,440                  | \$375,360 | \$422,280 | \$469,200 | \$516,120                       | \$563,040 | \$609,960                  | \$656,880 | \$703,800                        | \$750,720 |                              |  |
| 3.625%               | 1              | \$140,630                | \$168,700 | \$196,840                  | \$224,980 | \$253,120 | \$281,190 | \$309,330                       | \$337,470 | \$365,610                  | \$393,680 | \$421,820                        | \$449,960 |                              |  |
|                      | 2              | \$170,765                | \$204,850 | \$239,020                  | \$273,190 | \$307,360 | \$341,445 | \$375,615                       | \$409,785 | \$443,955                  | \$478,040 | \$512,210                        | \$546,380 |                              |  |
|                      | 3              | \$200,900                | \$241,000 | \$281,200                  | \$321,400 | \$361,600 | \$401,700 | \$441,900                       | \$482,100 | \$522,300                  | \$562,400 | \$602,600                        | \$642,800 |                              |  |
|                      | 4              | \$231,035                | \$277,150 | \$323,380                  | \$369,610 | \$415,840 | \$461,955 | \$508,185                       | \$554,415 | \$600,645                  | \$646,760 | \$692,990                        | \$739,220 |                              |  |
| 3.750%               | 1              | \$138,460                | \$166,180 | \$193,830                  | \$221,550 | \$249,200 | \$276,920 | \$304,640                       | \$332,290 | \$360,010                  | \$387,660 | \$415,380                        | \$443,100 |                              |  |
|                      | 2              | \$168,130                | \$201,790 | \$235,365                  | \$269,025 | \$302,600 | \$336,260 | \$369,920                       | \$403,495 | \$437,155                  | \$470,730 | \$504,390                        | \$538,050 |                              |  |
|                      | 3              | \$197,800                | \$237,400 | \$276,900                  | \$316,500 | \$356,000 | \$395,600 | \$435,200                       | \$474,700 | \$514,300                  | \$553,800 | \$593,400                        | \$633,000 |                              |  |
|                      | 4              | \$227,470                | \$273,010 | \$318,435                  | \$363,975 | \$409,400 | \$454,940 | \$500,480                       | \$545,905 | \$591,445                  | \$636,870 | \$682,410                        | \$727,950 |                              |  |
| 3.875%               | 1              | \$136,360                | \$163,660 | \$190,890                  | \$218,190 | \$245,490 | \$272,720 | \$300,020                       | \$327,250 | \$354,550                  | \$381,850 | \$409,080                        | \$436,380 |                              |  |
|                      | 2              | \$165,580                | \$198,730 | \$231,795                  | \$264,945 | \$298,095 | \$331,160 | \$364,310                       | \$397,375 | \$430,525                  | \$463,675 | \$496,740                        | \$529,890 |                              |  |
|                      | 3              | \$194,800                | \$233,800 | \$272,700                  | \$311,700 | \$350,700 | \$389,600 | \$428,600                       | \$467,500 | \$506,500                  | \$545,500 | \$584,400                        | \$623,400 |                              |  |
|                      | 4              | \$224,020                | \$268,870 | \$313,605                  | \$358,455 | \$403,305 | \$448,040 | \$492,890                       | \$537,625 | \$582,475                  | \$627,325 | \$672,060                        | \$716,910 |                              |  |
| 4.000%               | 1              | \$134,330                | \$161,210 | \$188,020                  | \$214,900 | \$241,780 | \$268,660 | \$295,470                       | \$322,350 | \$349,230                  | \$376,110 | \$402,920                        | \$429,800 |                              |  |
|                      | 2              | \$163,115                | \$195,755 | \$228,310                  | \$260,950 | \$293,590 | \$326,230 | \$358,785                       | \$391,425 | \$424,065                  | \$456,705 | \$489,260                        | \$521,900 |                              |  |
|                      | 3              | \$191,900                | \$230,300 | \$268,600                  | \$307,000 | \$345,400 | \$383,800 | \$422,100                       | \$460,500 | \$498,900                  | \$537,300 | \$575,600                        | \$614,000 |                              |  |
|                      | 4              | \$220,685                | \$264,845 | \$308,890                  | \$353,050 | \$397,210 | \$441,370 | \$485,415                       | \$529,575 | \$573,735                  | \$617,895 | \$661,940                        | \$706,100 |                              |  |
| 4.125%               | 1              | \$132,300                | \$158,760 | \$185,220                  | \$211,680 | \$238,140 | \$264,600 | \$291,060                       | \$317,520 | \$343,980                  | \$370,440 | \$396,900                        | \$423,360 |                              |  |
|                      | 2              | \$160,650                | \$192,780 | \$224,910                  | \$257,040 | \$289,170 | \$321,300 | \$353,430                       | \$385,560 | \$417,690                  | \$449,820 | \$481,950                        | \$514,080 |                              |  |
|                      | 3              | \$189,000                | \$226,800 | \$264,600                  | \$302,400 | \$340,200 | \$378,000 | \$415,800                       | \$453,600 | \$491,400                  | \$529,200 | \$567,000                        | \$604,800 |                              |  |
|                      | 4              | \$217,350                | \$260,820 | \$304,290                  | \$347,760 | \$391,230 | \$434,700 | \$478,170                       | \$521,640 | \$565,110                  | \$608,580 | \$652,050                        | \$695,520 |                              |  |
| 4.250%               | 1              | \$130,340                | \$156,450 | \$182,490                  | \$208,530 | \$234,640 | \$260,680 | \$286,790                       | \$312,830 | \$338,940                  | \$364,980 | \$391,020                        | \$417,130 |                              |  |
|                      | 2              | \$158,270                | \$189,975 | \$221,595                  | \$253,215 | \$284,920 | \$316,540 | \$348,245                       | \$379,865 | \$411,570                  | \$443,190 | \$474,810                        | \$506,515 |                              |  |
|                      | 3              | \$186,200                | \$223,500 | \$260,700                  | \$297,900 | \$335,200 | \$372,400 | \$409,700                       | \$446,900 | \$484,200                  | \$521,400 | \$558,600                        | \$595,900 |                              |  |
|                      | 4              | \$214,130                | \$257,025 | \$299,805                  | \$342,585 | \$385,480 | \$428,260 | \$471,155                       | \$513,935 | \$556,830                  | \$599,610 | \$642,390                        | \$685,285 |                              |  |



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

**2013**  
**AFFORDABLE SALES PRICE GUIDELINES**  
**HANA**  
**SINGLE FAMILY**

Effective: **February 1, 2013**

| Prevailing Int. Rate | No. of Bedroom | Percent of Median Income |           |                            |           |           |           |                                 |           |                            |           |                                  |           |                              |  |
|----------------------|----------------|--------------------------|-----------|----------------------------|-----------|-----------|-----------|---------------------------------|-----------|----------------------------|-----------|----------------------------------|-----------|------------------------------|--|
|                      |                | Very Low<br>50% & Below  |           | Low Income<br>(51% to 80%) |           |           |           | Below Moderate<br>(81% to 100%) |           | Moderate<br>(101% to 120%) |           | Above Moderate<br>(121% to 140%) |           | Gap Income<br>(141% to 160%) |  |
|                      |                | 50%                      | 60%       | 70%                        | 80%       | 90%       | 100%      | 110%                            | 120%      | 130%                       | 140%      | 150%                             | 160%      |                              |  |
|                      |                | \$34,810                 | \$41,772  | \$48,734                   | \$55,696  | \$62,658  | \$69,620  | \$76,582                        | \$83,544  | \$90,506                   | \$97,468  | \$104,430                        | \$111,392 |                              |  |
| 4.375%               | 1              | \$128,450                | \$154,140 | \$179,830                  | \$205,520 | \$231,210 | \$256,830 | \$282,520                       | \$308,210 | \$333,900                  | \$359,590 | \$385,280                        | \$410,970 |                              |  |
|                      | 2              | \$155,975                | \$187,170 | \$218,365                  | \$249,560 | \$280,755 | \$311,865 | \$343,060                       | \$374,255 | \$405,450                  | \$436,645 | \$467,840                        | \$499,035 |                              |  |
|                      | 3              | \$183,500                | \$220,200 | \$256,900                  | \$293,600 | \$330,300 | \$366,900 | \$403,600                       | \$440,300 | \$477,000                  | \$513,700 | \$550,400                        | \$587,100 |                              |  |
|                      | 4              | \$211,025                | \$253,230 | \$295,435                  | \$337,640 | \$379,845 | \$421,935 | \$464,140                       | \$506,345 | \$548,550                  | \$590,755 | \$632,960                        | \$675,165 |                              |  |
| 4.500%               | 1              | \$126,560                | \$151,900 | \$177,170                  | \$202,510 | \$227,780 | \$253,120 | \$278,390                       | \$303,730 | \$329,070                  | \$354,340 | \$379,680                        | \$404,950 |                              |  |
|                      | 2              | \$153,680                | \$184,450 | \$215,135                  | \$245,905 | \$276,590 | \$307,360 | \$338,045                       | \$368,815 | \$399,585                  | \$430,270 | \$461,040                        | \$491,725 |                              |  |
|                      | 3              | \$180,800                | \$217,000 | \$253,100                  | \$289,300 | \$325,400 | \$361,600 | \$397,700                       | \$433,900 | \$470,100                  | \$506,200 | \$542,400                        | \$578,500 |                              |  |
|                      | 4              | \$207,920                | \$249,550 | \$291,065                  | \$332,695 | \$374,210 | \$415,840 | \$457,355                       | \$498,985 | \$540,615                  | \$582,130 | \$623,760                        | \$665,275 |                              |  |
| 4.625%               | 1              | \$124,740                | \$149,660 | \$174,580                  | \$199,570 | \$224,490 | \$249,410 | \$274,400                       | \$299,320 | \$324,240                  | \$349,230 | \$374,150                        | \$399,140 |                              |  |
|                      | 2              | \$151,470                | \$181,730 | \$211,990                  | \$242,335 | \$272,595 | \$302,855 | \$333,200                       | \$363,460 | \$393,720                  | \$424,065 | \$454,325                        | \$484,670 |                              |  |
|                      | 3              | \$178,200                | \$213,800 | \$249,400                  | \$285,100 | \$320,700 | \$356,300 | \$392,000                       | \$427,600 | \$463,200                  | \$498,900 | \$534,500                        | \$570,200 |                              |  |
|                      | 4              | \$204,930                | \$245,870 | \$286,810                  | \$327,865 | \$368,805 | \$409,745 | \$450,800                       | \$491,740 | \$532,680                  | \$573,735 | \$614,675                        | \$655,730 |                              |  |
| 4.750%               | 1              | \$122,920                | \$147,490 | \$172,130                  | \$196,700 | \$221,270 | \$245,840 | \$270,410                       | \$295,050 | \$319,620                  | \$344,190 | \$368,760                        | \$393,330 |                              |  |
|                      | 2              | \$149,260                | \$179,095 | \$209,015                  | \$238,850 | \$268,685 | \$298,520 | \$328,355                       | \$358,275 | \$388,110                  | \$417,945 | \$447,780                        | \$477,615 |                              |  |
|                      | 3              | \$175,600                | \$210,700 | \$245,900                  | \$281,000 | \$316,100 | \$351,200 | \$386,300                       | \$421,500 | \$456,600                  | \$491,700 | \$526,800                        | \$561,900 |                              |  |
|                      | 4              | \$201,940                | \$242,305 | \$282,785                  | \$323,150 | \$363,515 | \$403,880 | \$444,245                       | \$484,725 | \$525,090                  | \$565,455 | \$605,820                        | \$646,185 |                              |  |
| 4.875%               | 1              | \$121,170                | \$145,390 | \$169,610                  | \$193,900 | \$218,120 | \$242,340 | \$266,560                       | \$290,780 | \$315,070                  | \$339,290 | \$363,510                        | \$387,730 |                              |  |
|                      | 2              | \$147,135                | \$176,545 | \$205,955                  | \$235,450 | \$264,860 | \$294,270 | \$323,680                       | \$353,090 | \$382,585                  | \$411,995 | \$441,405                        | \$470,815 |                              |  |
|                      | 3              | \$173,100                | \$207,700 | \$242,300                  | \$277,000 | \$311,600 | \$346,200 | \$380,800                       | \$415,400 | \$450,100                  | \$484,700 | \$519,300                        | \$553,900 |                              |  |
|                      | 4              | \$199,065                | \$238,855 | \$278,645                  | \$318,550 | \$358,340 | \$398,130 | \$437,920                       | \$477,710 | \$517,615                  | \$557,405 | \$597,195                        | \$636,985 |                              |  |
| 5.000%               | 1              | \$119,420                | \$143,360 | \$167,230                  | \$191,100 | \$215,040 | \$238,910 | \$262,780                       | \$286,650 | \$310,590                  | \$334,460 | \$358,330                        | \$382,270 |                              |  |
|                      | 2              | \$145,010                | \$174,080 | \$203,065                  | \$232,050 | \$261,120 | \$290,105 | \$319,090                       | \$348,075 | \$377,145                  | \$406,130 | \$435,115                        | \$464,185 |                              |  |
|                      | 3              | \$170,600                | \$204,800 | \$238,900                  | \$273,000 | \$307,200 | \$341,300 | \$375,400                       | \$409,500 | \$443,700                  | \$477,800 | \$511,900                        | \$546,100 |                              |  |
|                      | 4              | \$196,190                | \$235,520 | \$274,735                  | \$313,950 | \$353,280 | \$392,495 | \$431,710                       | \$470,925 | \$510,255                  | \$549,470 | \$588,685                        | \$628,015 |                              |  |
| 5.125%               | 1              | \$117,740                | \$141,330 | \$164,850                  | \$188,440 | \$211,960 | \$235,550 | \$259,070                       | \$282,660 | \$306,180                  | \$329,770 | \$353,290                        | \$376,880 |                              |  |
|                      | 2              | \$142,970                | \$171,615 | \$200,175                  | \$228,820 | \$257,380 | \$286,025 | \$314,585                       | \$343,230 | \$371,790                  | \$400,435 | \$428,995                        | \$457,640 |                              |  |
|                      | 3              | \$168,200                | \$201,900 | \$235,500                  | \$269,200 | \$302,800 | \$336,500 | \$370,100                       | \$403,800 | \$437,400                  | \$471,100 | \$504,700                        | \$538,400 |                              |  |
|                      | 4              | \$193,430                | \$232,185 | \$270,825                  | \$309,580 | \$348,220 | \$386,975 | \$425,615                       | \$464,370 | \$503,010                  | \$541,765 | \$580,405                        | \$619,160 |                              |  |
| 5.250%               | 1              | \$116,130                | \$139,370 | \$162,540                  | \$185,780 | \$209,020 | \$232,260 | \$255,500                       | \$278,670 | \$301,910                  | \$325,150 | \$348,390                        | \$371,560 |                              |  |
|                      | 2              | \$141,015                | \$169,235 | \$197,370                  | \$225,590 | \$253,810 | \$282,030 | \$310,250                       | \$338,385 | \$366,605                  | \$394,825 | \$423,045                        | \$451,180 |                              |  |
|                      | 3              | \$165,900                | \$199,100 | \$232,200                  | \$265,400 | \$298,600 | \$331,800 | \$365,000                       | \$398,100 | \$431,300                  | \$464,500 | \$497,700                        | \$530,800 |                              |  |
|                      | 4              | \$190,785                | \$228,965 | \$267,030                  | \$305,210 | \$343,390 | \$381,570 | \$419,750                       | \$457,815 | \$495,995                  | \$534,175 | \$572,355                        | \$610,420 |                              |  |
| 5.375%               | 1              | \$114,520                | \$137,410 | \$160,300                  | \$183,190 | \$206,150 | \$229,040 | \$251,930                       | \$274,820 | \$297,710                  | \$320,600 | \$343,560                        | \$366,450 |                              |  |
|                      | 2              | \$139,060                | \$166,855 | \$194,650                  | \$222,445 | \$250,325 | \$278,120 | \$305,915                       | \$333,710 | \$361,505                  | \$389,300 | \$417,180                        | \$444,975 |                              |  |
|                      | 3              | \$163,600                | \$196,300 | \$229,000                  | \$261,700 | \$294,500 | \$327,200 | \$359,900                       | \$392,600 | \$425,300                  | \$458,000 | \$490,800                        | \$523,500 |                              |  |
|                      | 4              | \$188,140                | \$225,745 | \$263,350                  | \$300,955 | \$338,675 | \$376,280 | \$413,885                       | \$451,490 | \$489,095                  | \$526,700 | \$564,420                        | \$602,025 |                              |  |
| 5.500%               | 1              | \$112,910                | \$135,520 | \$158,130                  | \$180,670 | \$203,280 | \$225,890 | \$248,430                       | \$271,040 | \$293,650                  | \$316,190 | \$338,800                        | \$361,410 |                              |  |
|                      | 2              | \$137,105                | \$164,560 | \$192,015                  | \$219,385 | \$246,840 | \$274,295 | \$301,665                       | \$329,120 | \$356,575                  | \$383,945 | \$411,400                        | \$438,855 |                              |  |
|                      | 3              | \$161,300                | \$193,600 | \$225,900                  | \$258,100 | \$290,400 | \$322,700 | \$354,900                       | \$387,200 | \$419,500                  | \$451,700 | \$484,000                        | \$516,300 |                              |  |
|                      | 4              | \$185,495                | \$222,640 | \$259,785                  | \$296,815 | \$333,960 | \$371,105 | \$408,135                       | \$445,280 | \$482,425                  | \$519,455 | \$556,600                        | \$593,745 |                              |  |
| 5.625%               | 1              | \$111,370                | \$133,700 | \$155,960                  | \$178,220 | \$200,480 | \$222,810 | \$245,070                       | \$267,330 | \$289,590                  | \$311,920 | \$334,180                        | \$356,440 |                              |  |
|                      | 2              | \$135,235                | \$162,350 | \$189,380                  | \$216,410 | \$243,440 | \$270,555 | \$297,585                       | \$324,615 | \$351,645                  | \$378,760 | \$405,790                        | \$432,820 |                              |  |
|                      | 3              | \$159,100                | \$191,000 | \$222,800                  | \$254,600 | \$286,400 | \$318,300 | \$350,100                       | \$381,900 | \$413,700                  | \$445,600 | \$477,400                        | \$509,200 |                              |  |
|                      | 4              | \$182,965                | \$219,650 | \$256,220                  | \$292,790 | \$329,360 | \$366,045 | \$402,615                       | \$439,185 | \$475,755                  | \$512,440 | \$549,010                        | \$585,580 |                              |  |





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

**2013**  
**AFFORDABLE SALES PRICE GUIDELINES**

**HANA**  
**SINGLE FAMILY**

Effective: **February 1, 2013**

| Prevailing Int. Rate | No. of Bedroom | Percent of Median Income |           |                            |           |           |           |                                 |           |                            |           |                                  |           |                              |  |
|----------------------|----------------|--------------------------|-----------|----------------------------|-----------|-----------|-----------|---------------------------------|-----------|----------------------------|-----------|----------------------------------|-----------|------------------------------|--|
|                      |                | Very Low<br>50% & Below  |           | Low Income<br>(51% to 80%) |           |           |           | Below Moderate<br>(81% to 100%) |           | Moderate<br>(101% to 120%) |           | Above Moderate<br>(121% to 140%) |           | Gap Income<br>(141% to 160%) |  |
|                      |                | 50%                      | 60%       | 70%                        | 80%       | 90%       | 100%      | 110%                            | 120%      | 130%                       | 140%      | 150%                             | 160%      |                              |  |
|                      |                | \$34,810                 | \$41,772  | \$48,734                   | \$55,696  | \$62,658  | \$69,620  | \$76,582                        | \$83,544  | \$90,506                   | \$97,468  | \$104,430                        | \$111,392 |                              |  |
| 5.750%               | 1              | \$109,900                | \$131,880 | \$153,860                  | \$175,840 | \$197,820 | \$219,730 | \$241,710                       | \$263,690 | \$285,670                  | \$307,650 | \$329,630                        | \$351,610 |                              |  |
|                      | 2              | \$133,450                | \$160,140 | \$186,830                  | \$213,520 | \$240,210 | \$266,815 | \$293,505                       | \$320,195 | \$346,885                  | \$373,575 | \$400,265                        | \$426,955 |                              |  |
|                      | 3              | \$157,000                | \$188,400 | \$219,800                  | \$251,200 | \$282,600 | \$313,900 | \$345,300                       | \$376,700 | \$408,100                  | \$439,500 | \$470,900                        | \$502,300 |                              |  |
|                      | 4              | \$180,550                | \$216,660 | \$252,770                  | \$288,880 | \$324,990 | \$360,985 | \$397,095                       | \$433,205 | \$469,315                  | \$505,425 | \$541,535                        | \$577,645 |                              |  |
| 5.875%               | 1              | \$108,430                | \$130,060 | \$151,760                  | \$173,460 | \$195,090 | \$216,790 | \$238,490                       | \$260,190 | \$281,820                  | \$303,520 | \$325,220                        | \$346,920 |                              |  |
|                      | 2              | \$131,665                | \$157,930 | \$184,280                  | \$210,630 | \$236,895 | \$263,245 | \$289,595                       | \$315,945 | \$342,210                  | \$368,560 | \$394,910                        | \$421,260 |                              |  |
|                      | 3              | \$154,900                | \$185,800 | \$216,800                  | \$247,800 | \$278,700 | \$309,700 | \$340,700                       | \$371,700 | \$402,600                  | \$433,600 | \$464,600                        | \$495,600 |                              |  |
|                      | 4              | \$178,135                | \$213,670 | \$249,320                  | \$284,970 | \$320,505 | \$356,155 | \$391,805                       | \$427,455 | \$462,990                  | \$498,640 | \$534,290                        | \$569,940 |                              |  |
| 6.000%               | 1              | \$106,960                | \$128,310 | \$149,730                  | \$171,150 | \$192,500 | \$213,920 | \$235,270                       | \$256,690 | \$278,110                  | \$299,460 | \$320,880                        | \$342,230 |                              |  |
|                      | 2              | \$129,880                | \$155,805 | \$181,815                  | \$207,825 | \$233,750 | \$259,760 | \$285,685                       | \$311,695 | \$337,705                  | \$363,630 | \$389,640                        | \$415,565 |                              |  |
|                      | 3              | \$152,800                | \$183,300 | \$213,900                  | \$244,500 | \$275,000 | \$305,600 | \$336,100                       | \$366,700 | \$397,300                  | \$427,800 | \$458,400                        | \$488,900 |                              |  |
|                      | 4              | \$175,720                | \$210,795 | \$245,985                  | \$281,175 | \$316,250 | \$351,440 | \$386,515                       | \$421,705 | \$456,895                  | \$491,970 | \$527,160                        | \$562,235 |                              |  |
| 6.125%               | 1              | \$105,560                | \$126,630 | \$147,770                  | \$168,840 | \$189,980 | \$211,050 | \$232,190                       | \$253,260 | \$274,400                  | \$295,470 | \$316,610                        | \$337,680 |                              |  |
|                      | 2              | \$128,180                | \$153,765 | \$179,435                  | \$205,020 | \$230,690 | \$256,275 | \$281,945                       | \$307,530 | \$333,200                  | \$358,785 | \$384,455                        | \$410,040 |                              |  |
|                      | 3              | \$150,800                | \$180,900 | \$211,100                  | \$241,200 | \$271,400 | \$301,500 | \$331,700                       | \$361,800 | \$392,000                  | \$422,100 | \$452,300                        | \$482,400 |                              |  |
|                      | 4              | \$173,420                | \$208,035 | \$242,765                  | \$277,380 | \$312,110 | \$346,725 | \$381,455                       | \$416,070 | \$450,800                  | \$485,415 | \$520,145                        | \$554,760 |                              |  |
| 6.250%               | 1              | \$104,160                | \$124,950 | \$145,810                  | \$166,600 | \$187,460 | \$208,320 | \$229,110                       | \$249,970 | \$270,760                  | \$291,620 | \$312,410                        | \$333,270 |                              |  |
|                      | 2              | \$126,480                | \$151,725 | \$177,055                  | \$202,300 | \$227,630 | \$252,960 | \$278,205                       | \$303,535 | \$328,780                  | \$354,110 | \$379,355                        | \$404,685 |                              |  |
|                      | 3              | \$148,800                | \$178,500 | \$208,300                  | \$238,000 | \$267,800 | \$297,600 | \$327,300                       | \$357,100 | \$386,800                  | \$416,600 | \$446,300                        | \$476,100 |                              |  |
|                      | 4              | \$171,120                | \$205,275 | \$239,545                  | \$273,700 | \$307,970 | \$342,240 | \$376,395                       | \$410,665 | \$444,820                  | \$479,090 | \$513,245                        | \$547,515 |                              |  |
| 6.375%               | 1              | \$102,760                | \$123,340 | \$143,920                  | \$164,430 | \$185,010 | \$205,590 | \$226,100                       | \$246,680 | \$267,260                  | \$287,770 | \$308,350                        | \$328,930 |                              |  |
|                      | 2              | \$124,780                | \$149,770 | \$174,760                  | \$199,665 | \$224,655 | \$249,645 | \$274,550                       | \$299,540 | \$324,530                  | \$349,435 | \$374,425                        | \$399,415 |                              |  |
|                      | 3              | \$146,800                | \$176,200 | \$205,600                  | \$234,900 | \$264,300 | \$293,700 | \$323,000                       | \$352,400 | \$381,800                  | \$411,100 | \$440,500                        | \$469,900 |                              |  |
|                      | 4              | \$168,820                | \$202,630 | \$236,440                  | \$270,135 | \$303,945 | \$337,755 | \$371,450                       | \$405,260 | \$439,070                  | \$472,765 | \$506,575                        | \$540,385 |                              |  |
| 6.500%               | 1              | \$101,430                | \$121,730 | \$142,030                  | \$162,330 | \$182,630 | \$202,930 | \$223,160                       | \$243,460 | \$263,760                  | \$284,060 | \$304,360                        | \$324,660 |                              |  |
|                      | 2              | \$123,165                | \$147,815 | \$172,465                  | \$197,115 | \$221,765 | \$246,415 | \$270,980                       | \$295,630 | \$320,280                  | \$344,930 | \$369,580                        | \$394,230 |                              |  |
|                      | 3              | \$144,900                | \$173,900 | \$202,900                  | \$231,900 | \$260,900 | \$289,900 | \$318,800                       | \$347,800 | \$376,800                  | \$405,800 | \$434,800                        | \$463,800 |                              |  |
|                      | 4              | \$166,635                | \$199,985 | \$233,335                  | \$266,685 | \$300,035 | \$333,385 | \$366,620                       | \$399,970 | \$433,320                  | \$466,670 | \$500,020                        | \$533,370 |                              |  |
| 6.625%               | 1              | \$100,170                | \$120,190 | \$140,210                  | \$160,230 | \$180,250 | \$200,270 | \$220,290                       | \$240,380 | \$260,400                  | \$280,420 | \$300,440                        | \$320,460 |                              |  |
|                      | 2              | \$121,635                | \$145,945 | \$170,255                  | \$194,565 | \$218,875 | \$243,185 | \$267,495                       | \$291,890 | \$316,200                  | \$340,510 | \$364,820                        | \$389,130 |                              |  |
|                      | 3              | \$143,100                | \$171,700 | \$200,300                  | \$228,900 | \$257,500 | \$286,100 | \$314,700                       | \$343,400 | \$372,000                  | \$400,600 | \$429,200                        | \$457,800 |                              |  |
|                      | 4              | \$164,565                | \$197,455 | \$230,345                  | \$263,235 | \$296,125 | \$329,015 | \$361,905                       | \$394,910 | \$427,800                  | \$460,690 | \$493,580                        | \$526,470 |                              |  |
| 6.750%               | 1              | \$98,840                 | \$118,650 | \$138,390                  | \$158,200 | \$177,940 | \$197,750 | \$217,490                       | \$237,300 | \$257,040                  | \$276,850 | \$296,590                        | \$316,400 |                              |  |
|                      | 2              | \$120,020                | \$144,075 | \$168,045                  | \$192,100 | \$216,070 | \$240,125 | \$264,095                       | \$288,150 | \$312,120                  | \$336,175 | \$360,145                        | \$384,200 |                              |  |
|                      | 3              | \$141,200                | \$169,500 | \$197,700                  | \$226,000 | \$254,200 | \$282,500 | \$310,700                       | \$339,000 | \$367,200                  | \$395,500 | \$423,700                        | \$452,000 |                              |  |
|                      | 4              | \$162,380                | \$194,925 | \$227,355                  | \$259,900 | \$292,330 | \$324,875 | \$357,305                       | \$389,850 | \$422,280                  | \$454,825 | \$487,255                        | \$519,800 |                              |  |
| 6.875%               | 1              | \$97,580                 | \$117,110 | \$136,640                  | \$156,170 | \$175,700 | \$195,230 | \$214,760                       | \$234,290 | \$253,820                  | \$273,280 | \$292,810                        | \$312,340 |                              |  |
|                      | 2              | \$118,490                | \$142,205 | \$165,920                  | \$189,635 | \$213,350 | \$237,065 | \$260,780                       | \$284,495 | \$308,210                  | \$331,840 | \$355,555                        | \$379,270 |                              |  |
|                      | 3              | \$139,400                | \$167,300 | \$195,200                  | \$223,100 | \$251,000 | \$278,900 | \$306,800                       | \$334,700 | \$362,600                  | \$390,400 | \$418,300                        | \$446,200 |                              |  |
|                      | 4              | \$160,310                | \$192,395 | \$224,480                  | \$256,565 | \$288,650 | \$320,735 | \$352,820                       | \$384,905 | \$416,990                  | \$448,960 | \$481,045                        | \$513,130 |                              |  |
| 7.000%               | 1              | \$96,390                 | \$115,640 | \$134,960                  | \$154,210 | \$173,460 | \$192,780 | \$212,030                       | \$231,350 | \$250,600                  | \$269,850 | \$289,170                        | \$308,420 |                              |  |
|                      | 2              | \$117,045                | \$140,420 | \$163,880                  | \$187,255 | \$210,630 | \$234,090 | \$257,465                       | \$280,925 | \$304,300                  | \$327,675 | \$351,135                        | \$374,510 |                              |  |
|                      | 3              | \$137,700                | \$165,200 | \$192,800                  | \$220,300 | \$247,800 | \$275,400 | \$302,900                       | \$330,500 | \$358,000                  | \$385,500 | \$413,100                        | \$440,600 |                              |  |
|                      | 4              | \$158,355                | \$189,980 | \$221,720                  | \$253,345 | \$284,970 | \$316,710 | \$348,335                       | \$380,075 | \$411,700                  | \$443,325 | \$475,065                        | \$506,690 |                              |  |



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

2013  
 AFFORDABLE SALES PRICE GUIDELINES

**HANA**  
**SINGLE FAMILY**

Effective: **February 1, 2013**

| Prevailing Int. Rate | No. of Bedroom | Percent of Median Income |           |                            |           |           |           |                                 |           |                            |           |                                  |           |                              |  |
|----------------------|----------------|--------------------------|-----------|----------------------------|-----------|-----------|-----------|---------------------------------|-----------|----------------------------|-----------|----------------------------------|-----------|------------------------------|--|
|                      |                | Very Low<br>50% & Below  |           | Low Income<br>(51% to 80%) |           |           |           | Below Moderate<br>(81% to 100%) |           | Moderate<br>(101% to 120%) |           | Above Moderate<br>(121% to 140%) |           | Gap Income<br>(141% to 160%) |  |
|                      |                | 50%                      | 60%       | 70%                        | 80%       | 90%       | 100%      | 110%                            | 120%      | 130%                       | 140%      | 150%                             | 160%      |                              |  |
|                      |                | \$34,810                 | \$41,772  | \$48,734                   | \$55,696  | \$62,658  | \$69,620  | \$76,582                        | \$83,544  | \$90,506                   | \$97,468  | \$104,430                        | \$111,392 |                              |  |
| 7.125%               | 1              | \$95,200                 | \$114,240 | \$133,280                  | \$152,320 | \$171,290 | \$190,330 | \$209,370                       | \$228,410 | \$247,450                  | \$266,490 | \$285,530                        | \$304,570 |                              |  |
|                      | 2              | \$115,600                | \$138,720 | \$161,840                  | \$184,960 | \$207,995 | \$231,115 | \$254,235                       | \$277,355 | \$300,475                  | \$323,595 | \$346,715                        | \$369,835 |                              |  |
|                      | 3              | \$136,000                | \$163,200 | \$190,400                  | \$217,600 | \$244,700 | \$271,900 | \$299,100                       | \$326,300 | \$353,500                  | \$380,700 | \$407,900                        | \$435,100 |                              |  |
|                      | 4              | \$156,400                | \$187,680 | \$218,960                  | \$250,240 | \$281,405 | \$312,685 | \$343,965                       | \$375,245 | \$406,525                  | \$437,805 | \$469,085                        | \$500,365 |                              |  |
| 7.250%               | 1              | \$94,010                 | \$112,770 | \$131,600                  | \$150,430 | \$169,190 | \$188,020 | \$206,780                       | \$225,610 | \$244,370                  | \$263,200 | \$282,030                        | \$300,790 |                              |  |
|                      | 2              | \$114,155                | \$136,935 | \$159,800                  | \$182,665 | \$205,445 | \$228,310 | \$251,090                       | \$273,955 | \$296,735                  | \$319,600 | \$342,465                        | \$365,245 |                              |  |
|                      | 3              | \$134,300                | \$161,100 | \$188,000                  | \$214,900 | \$241,700 | \$268,600 | \$295,400                       | \$322,300 | \$349,100                  | \$376,000 | \$402,900                        | \$429,700 |                              |  |
|                      | 4              | \$154,445                | \$185,265 | \$216,200                  | \$247,135 | \$277,955 | \$308,890 | \$339,710                       | \$370,645 | \$401,465                  | \$432,400 | \$463,335                        | \$494,155 |                              |  |
| 7.375%               | 1              | \$92,820                 | \$111,440 | \$129,990                  | \$148,540 | \$167,090 | \$185,710 | \$204,260                       | \$222,810 | \$241,360                  | \$259,980 | \$278,530                        | \$297,080 |                              |  |
|                      | 2              | \$112,710                | \$135,320 | \$157,845                  | \$180,370 | \$202,895 | \$225,505 | \$248,030                       | \$270,555 | \$293,080                  | \$315,690 | \$338,215                        | \$360,740 |                              |  |
|                      | 3              | \$132,600                | \$159,200 | \$185,700                  | \$212,200 | \$238,700 | \$265,300 | \$291,800                       | \$318,300 | \$344,800                  | \$371,400 | \$397,900                        | \$424,400 |                              |  |
|                      | 4              | \$152,490                | \$183,080 | \$213,555                  | \$244,030 | \$274,505 | \$305,095 | \$335,570                       | \$366,045 | \$396,520                  | \$427,110 | \$457,585                        | \$488,060 |                              |  |
| 7.500%               | 1              | \$91,700                 | \$110,040 | \$128,380                  | \$146,720 | \$165,060 | \$183,400 | \$201,740                       | \$220,080 | \$238,420                  | \$256,760 | \$275,100                        | \$293,440 |                              |  |
|                      | 2              | \$111,350                | \$133,620 | \$155,890                  | \$178,160 | \$200,430 | \$222,700 | \$244,970                       | \$267,240 | \$289,510                  | \$311,780 | \$334,050                        | \$356,320 |                              |  |
|                      | 3              | \$131,000                | \$157,200 | \$183,400                  | \$209,600 | \$235,800 | \$262,000 | \$288,200                       | \$314,400 | \$340,600                  | \$366,800 | \$393,000                        | \$419,200 |                              |  |
|                      | 4              | \$150,650                | \$180,780 | \$210,910                  | \$241,040 | \$271,170 | \$301,300 | \$331,430                       | \$361,560 | \$391,690                  | \$421,820 | \$451,950                        | \$482,080 |                              |  |
| 7.625%               | 1              | \$90,580                 | \$108,710 | \$126,840                  | \$144,970 | \$163,100 | \$181,160 | \$199,290                       | \$217,420 | \$235,550                  | \$253,680 | \$271,810                        | \$289,940 |                              |  |
|                      | 2              | \$109,990                | \$132,005 | \$154,020                  | \$176,035 | \$198,050 | \$219,980 | \$241,995                       | \$264,010 | \$286,025                  | \$308,040 | \$330,055                        | \$352,070 |                              |  |
|                      | 3              | \$129,400                | \$155,300 | \$181,200                  | \$207,100 | \$233,000 | \$258,800 | \$284,700                       | \$310,600 | \$336,500                  | \$362,400 | \$388,300                        | \$414,200 |                              |  |
|                      | 4              | \$148,810                | \$178,595 | \$208,380                  | \$238,165 | \$267,950 | \$297,620 | \$327,405                       | \$357,190 | \$386,975                  | \$416,760 | \$446,545                        | \$476,330 |                              |  |
| 7.750%               | 1              | \$89,530                 | \$107,380 | \$125,300                  | \$143,220 | \$161,140 | \$178,990 | \$196,910                       | \$214,830 | \$232,750                  | \$250,600 | \$268,520                        | \$286,440 |                              |  |
|                      | 2              | \$108,715                | \$130,390 | \$152,150                  | \$173,910 | \$195,670 | \$217,345 | \$239,105                       | \$260,865 | \$282,625                  | \$304,300 | \$326,060                        | \$347,820 |                              |  |
|                      | 3              | \$127,900                | \$153,400 | \$179,000                  | \$204,600 | \$230,200 | \$255,700 | \$281,300                       | \$306,900 | \$332,500                  | \$358,000 | \$383,600                        | \$409,200 |                              |  |
|                      | 4              | \$147,085                | \$176,410 | \$205,850                  | \$235,290 | \$264,730 | \$294,055 | \$323,495                       | \$352,935 | \$382,375                  | \$411,700 | \$441,140                        | \$470,580 |                              |  |

Maximum affordable sales price is based on the following factors:

- \$69,620** 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**

**2013**  
**AFFORDABLE SALES PRICE GUIDELINES**

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

Effective: **February 1, 2013**

| 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%      |
|                      |                | \$34,810                 | \$41,772     | \$48,734      | \$55,696       | \$62,658       | \$69,620       | \$76,582  | \$83,544  | \$90,506       | \$97,468  | \$104,430  | \$111,392 |
| 3.000%               | 1              | \$136,920                | \$164,220    | \$191,660     | \$218,960      | \$246,400      | \$273,770      | \$301,140 | \$328,580 | \$355,880      | \$383,320 | \$410,620  | \$438,060 |
|                      | 2              | \$166,260                | \$199,410    | \$232,730     | \$265,880      | \$299,200      | \$332,435      | \$365,670 | \$398,990 | \$432,140      | \$465,460 | \$498,610  | \$531,930 |
|                      | 3              | \$195,600                | \$234,600    | \$273,800     | \$312,800      | \$352,000      | \$391,100      | \$430,200 | \$469,400 | \$508,400      | \$547,600 | \$586,600  | \$625,800 |
|                      | 4              | \$224,940                | \$269,790    | \$314,870     | \$359,720      | \$404,800      | \$449,765      | \$494,730 | \$539,810 | \$584,660      | \$629,740 | \$674,590  | \$719,670 |
| 3.125%               | 1              | \$134,680                | \$161,630    | \$188,650     | \$215,530      | \$242,480      | \$269,430      | \$296,450 | \$323,330 | \$350,280      | \$377,230 | \$404,180  | \$431,130 |
|                      | 2              | \$163,540                | \$196,265    | \$229,075     | \$261,715      | \$294,440      | \$327,165      | \$359,975 | \$392,615 | \$425,340      | \$458,065 | \$490,790  | \$523,515 |
|                      | 3              | \$192,400                | \$230,900    | \$269,500     | \$307,900      | \$346,400      | \$384,900      | \$423,500 | \$461,900 | \$500,400      | \$538,900 | \$577,400  | \$615,900 |
|                      | 4              | \$221,260                | \$265,535    | \$309,925     | \$354,085      | \$398,360      | \$442,635      | \$487,025 | \$531,185 | \$575,460      | \$619,735 | \$664,010  | \$708,285 |
| 3.250%               | 1              | \$132,650                | \$159,110    | \$185,640     | \$212,170      | \$238,700      | \$265,230      | \$291,760 | \$318,290 | \$344,820      | \$371,350 | \$397,880  | \$424,340 |
|                      | 2              | \$161,075                | \$193,205    | \$225,420     | \$257,635      | \$289,850      | \$322,065      | \$354,280 | \$386,495 | \$418,710      | \$450,925 | \$483,140  | \$515,270 |
|                      | 3              | \$189,500                | \$227,300    | \$265,200     | \$303,100      | \$341,000      | \$378,900      | \$416,800 | \$454,700 | \$492,600      | \$530,500 | \$568,400  | \$606,200 |
|                      | 4              | \$217,925                | \$261,395    | \$304,980     | \$348,565      | \$392,150      | \$435,735      | \$479,320 | \$522,905 | \$566,490      | \$610,075 | \$653,660  | \$697,130 |
| 3.375%               | 1              | \$130,550                | \$156,590    | \$182,770     | \$208,880      | \$234,990      | \$261,100      | \$287,210 | \$313,320 | \$339,360      | \$365,540 | \$391,580  | \$417,760 |
|                      | 2              | \$158,525                | \$190,145    | \$221,935     | \$253,640      | \$285,345      | \$317,050      | \$348,755 | \$380,460 | \$412,080      | \$443,870 | \$475,490  | \$507,280 |
|                      | 3              | \$186,500                | \$223,700    | \$261,100     | \$298,400      | \$335,700      | \$373,000      | \$410,300 | \$447,600 | \$484,800      | \$522,200 | \$559,400  | \$596,800 |
|                      | 4              | \$214,475                | \$257,255    | \$300,265     | \$343,160      | \$386,055      | \$428,950      | \$471,845 | \$514,740 | \$557,520      | \$600,530 | \$643,310  | \$686,320 |
| 3.500%               | 1              | \$128,520                | \$154,210    | \$179,900     | \$205,660      | \$231,350      | \$257,040      | \$282,730 | \$308,420 | \$334,180      | \$359,870 | \$385,560  | \$411,250 |
|                      | 2              | \$156,060                | \$187,255    | \$218,450     | \$249,730      | \$280,925      | \$312,120      | \$343,315 | \$374,510 | \$405,790      | \$436,985 | \$468,180  | \$499,375 |
|                      | 3              | \$183,600                | \$220,300    | \$257,000     | \$293,800      | \$330,500      | \$367,200      | \$403,900 | \$440,600 | \$477,400      | \$514,100 | \$550,800  | \$587,500 |
|                      | 4              | \$211,140                | \$253,345    | \$295,550     | \$337,870      | \$380,075      | \$422,280      | \$464,485 | \$506,690 | \$549,010      | \$591,215 | \$633,420  | \$675,625 |
| 3.625%               | 1              | \$126,560                | \$151,830    | \$177,170     | \$202,510      | \$227,780      | \$253,050      | \$278,390 | \$303,730 | \$329,070      | \$354,340 | \$379,610  | \$404,950 |
|                      | 2              | \$153,680                | \$184,365    | \$215,135     | \$245,905      | \$276,590      | \$307,275      | \$338,045 | \$368,815 | \$399,585      | \$430,270 | \$460,955  | \$491,725 |
|                      | 3              | \$180,800                | \$216,900    | \$253,100     | \$289,300      | \$325,400      | \$361,500      | \$397,700 | \$433,900 | \$470,100      | \$506,200 | \$542,300  | \$578,500 |
|                      | 4              | \$207,920                | \$249,435    | \$291,065     | \$332,695      | \$374,210      | \$415,725      | \$457,355 | \$498,985 | \$540,615      | \$582,130 | \$623,645  | \$665,275 |
| 3.750%               | 1              | \$124,600                | \$149,590    | \$174,440     | \$199,430      | \$224,280      | \$249,200      | \$274,190 | \$299,040 | \$324,030      | \$348,880 | \$373,870  | \$398,790 |
|                      | 2              | \$151,300                | \$181,645    | \$211,820     | \$242,165      | \$272,340      | \$302,600      | \$332,945 | \$363,120 | \$393,465      | \$423,640 | \$453,985  | \$484,245 |
|                      | 3              | \$178,000                | \$213,700    | \$249,200     | \$284,900      | \$320,400      | \$356,000      | \$391,700 | \$427,200 | \$462,900      | \$498,400 | \$534,100  | \$569,700 |
|                      | 4              | \$204,700                | \$245,755    | \$286,580     | \$327,635      | \$368,460      | \$409,400      | \$450,455 | \$491,280 | \$532,335      | \$573,160 | \$614,215  | \$655,155 |
| 3.875%               | 1              | \$122,710                | \$147,280    | \$171,780     | \$196,350      | \$220,920      | \$245,420      | \$269,990 | \$294,560 | \$319,130      | \$343,700 | \$368,200  | \$392,770 |
|                      | 2              | \$149,005                | \$178,840    | \$208,590     | \$238,425      | \$268,260      | \$298,010      | \$327,845 | \$357,680 | \$387,515      | \$417,350 | \$447,100  | \$476,935 |
|                      | 3              | \$175,300                | \$210,400    | \$245,400     | \$280,500      | \$315,600      | \$350,600      | \$385,700 | \$420,800 | \$455,900      | \$491,000 | \$526,000  | \$561,100 |
|                      | 4              | \$201,595                | \$241,960    | \$282,210     | \$322,575      | \$362,940      | \$403,190      | \$443,555 | \$483,920 | \$524,285      | \$564,650 | \$604,900  | \$645,265 |
| 4.000%               | 1              | \$120,890                | \$145,110    | \$169,190     | \$193,410      | \$217,630      | \$241,780      | \$265,930 | \$290,150 | \$314,300      | \$338,520 | \$362,600  | \$386,820 |
|                      | 2              | \$146,795                | \$176,205    | \$205,445     | \$234,855      | \$264,265      | \$293,590      | \$322,915 | \$352,325 | \$381,650      | \$411,060 | \$440,300  | \$469,710 |
|                      | 3              | \$172,700                | \$207,300    | \$241,700     | \$276,300      | \$310,900      | \$345,400      | \$379,900 | \$414,500 | \$449,000      | \$483,600 | \$518,000  | \$552,600 |
|                      | 4              | \$198,605                | \$238,395    | \$277,955     | \$317,745      | \$357,535      | \$397,210      | \$436,885 | \$476,675 | \$516,350      | \$556,140 | \$595,700  | \$635,490 |
| 4.125%               | 1              | \$119,070                | \$142,870    | \$166,670     | \$190,540      | \$214,340      | \$238,140      | \$261,940 | \$285,740 | \$309,610      | \$333,410 | \$357,210  | \$381,010 |
|                      | 2              | \$144,585                | \$173,485    | \$202,385     | \$231,370      | \$260,270      | \$289,170      | \$318,070 | \$346,970 | \$375,955      | \$404,855 | \$433,755  | \$462,655 |
|                      | 3              | \$170,100                | \$204,100    | \$238,100     | \$272,200      | \$306,200      | \$340,200      | \$374,200 | \$408,200 | \$442,300      | \$476,300 | \$510,300  | \$544,300 |
|                      | 4              | \$195,615                | \$234,715    | \$273,815     | \$313,030      | \$352,130      | \$391,230      | \$430,330 | \$469,430 | \$508,645      | \$547,745 | \$586,845  | \$625,945 |
| 4.250%               | 1              | \$117,320                | \$140,840    | \$164,220     | \$187,670      | \$211,190      | \$234,640      | \$258,090 | \$281,540 | \$305,060      | \$328,510 | \$351,890  | \$375,410 |
|                      | 2              | \$142,460                | \$171,020    | \$199,410     | \$227,885      | \$256,445      | \$284,920      | \$313,395 | \$341,870 | \$370,430      | \$398,905 | \$427,295  | \$455,855 |
|                      | 3              | \$167,600                | \$201,200    | \$234,600     | \$268,100      | \$301,700      | \$335,200      | \$368,700 | \$402,200 | \$435,800      | \$469,300 | \$502,700  | \$536,300 |
|                      | 4              | \$192,740                | \$231,380    | \$269,790     | \$308,315      | \$346,955      | \$385,480      | \$424,005 | \$462,530 | \$501,170      | \$539,695 | \$578,105  | \$616,745 |



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

**2013**  
**AFFORDABLE SALES PRICE GUIDELINES**  
**HANA**  
**MULTI-FAMILY**

Effective: **February 1, 2013**

| 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%           |  |
|                      |                | \$34,810                 | \$41,772     | \$48,734  | \$55,696  | \$62,658  | \$69,620       | \$76,582  | \$83,544       | \$90,506  | \$97,468       | \$104,430 | \$111,392      |  |
| 4.375%               | 1              | \$115,640                | \$138,740    | \$161,840 | \$184,940 | \$208,110 | \$231,140      | \$254,240 | \$277,410      | \$300,510 | \$323,610      | \$346,780 | \$369,880      |  |
|                      | 2              | \$140,420                | \$168,470    | \$196,520 | \$224,570 | \$252,705 | \$280,670      | \$308,720 | \$336,855      | \$364,905 | \$392,955      | \$421,090 | \$449,140      |  |
|                      | 3              | \$165,200                | \$198,200    | \$231,200 | \$264,200 | \$297,300 | \$330,200      | \$363,200 | \$396,300      | \$429,300 | \$462,300      | \$495,400 | \$528,400      |  |
|                      | 4              | \$189,980                | \$227,930    | \$265,880 | \$303,830 | \$341,895 | \$379,730      | \$417,680 | \$455,745      | \$493,695 | \$531,645      | \$569,710 | \$607,660      |  |
| 4.500%               | 1              | \$113,890                | \$136,710    | \$159,460 | \$182,280 | \$205,030 | \$227,780      | \$250,530 | \$273,350      | \$296,170 | \$318,920      | \$341,740 | \$364,490      |  |
|                      | 2              | \$138,295                | \$166,005    | \$193,630 | \$221,340 | \$248,965 | \$276,590      | \$304,215 | \$331,925      | \$359,635 | \$387,260      | \$414,970 | \$442,595      |  |
|                      | 3              | \$162,700                | \$195,300    | \$227,800 | \$260,400 | \$292,900 | \$325,400      | \$357,900 | \$390,500      | \$423,100 | \$455,600      | \$488,200 | \$520,700      |  |
|                      | 4              | \$187,105                | \$224,595    | \$261,970 | \$299,460 | \$336,835 | \$374,210      | \$411,585 | \$449,075      | \$486,565 | \$523,940      | \$561,430 | \$598,805      |  |
| 4.625%               | 1              | \$112,280                | \$134,680    | \$157,150 | \$179,620 | \$202,020 | \$224,490      | \$246,960 | \$269,360      | \$291,830 | \$314,300      | \$336,770 | \$359,240      |  |
|                      | 2              | \$136,340                | \$163,540    | \$190,825 | \$218,110 | \$245,310 | \$272,595      | \$299,880 | \$327,080      | \$354,365 | \$381,650      | \$408,935 | \$436,220      |  |
|                      | 3              | \$160,400                | \$192,400    | \$224,500 | \$256,600 | \$288,600 | \$320,700      | \$352,800 | \$384,800      | \$416,900 | \$449,000      | \$481,100 | \$513,200      |  |
|                      | 4              | \$184,460                | \$221,260    | \$258,175 | \$295,090 | \$331,890 | \$368,805      | \$405,720 | \$442,520      | \$479,435 | \$516,350      | \$553,265 | \$590,180      |  |
| 4.750%               | 1              | \$110,600                | \$132,720    | \$154,910 | \$177,030 | \$199,150 | \$221,270      | \$243,390 | \$265,580      | \$287,630 | \$309,750      | \$331,870 | \$353,990      |  |
|                      | 2              | \$134,300                | \$161,160    | \$188,105 | \$214,965 | \$241,825 | \$268,685      | \$295,545 | \$322,490      | \$349,265 | \$376,125      | \$402,985 | \$429,845      |  |
|                      | 3              | \$158,000                | \$189,600    | \$221,300 | \$252,900 | \$284,500 | \$316,100      | \$347,700 | \$379,400      | \$410,900 | \$442,500      | \$474,100 | \$505,700      |  |
|                      | 4              | \$181,700                | \$218,040    | \$254,495 | \$290,835 | \$327,175 | \$363,515      | \$399,855 | \$436,310      | \$472,535 | \$508,875      | \$545,215 | \$581,555      |  |
| 4.875%               | 1              | \$109,060                | \$130,830    | \$152,670 | \$174,510 | \$196,280 | \$218,120      | \$239,890 | \$261,730      | \$283,570 | \$305,340      | \$327,180 | \$348,950      |  |
|                      | 2              | \$132,430                | \$158,865    | \$185,385 | \$211,905 | \$238,340 | \$264,860      | \$291,295 | \$317,815      | \$344,335 | \$370,770      | \$397,290 | \$423,725      |  |
|                      | 3              | \$155,800                | \$186,900    | \$218,100 | \$249,300 | \$280,400 | \$311,600      | \$342,700 | \$373,900      | \$405,100 | \$436,200      | \$467,400 | \$498,500      |  |
|                      | 4              | \$179,170                | \$214,935    | \$250,815 | \$286,695 | \$322,460 | \$358,340      | \$394,105 | \$429,985      | \$465,865 | \$501,630      | \$537,510 | \$573,275      |  |
| 5.000%               | 1              | \$107,450                | \$129,010    | \$150,500 | \$171,990 | \$193,550 | \$215,040      | \$236,530 | \$258,020      | \$279,510 | \$301,000      | \$322,490 | \$344,050      |  |
|                      | 2              | \$130,475                | \$156,655    | \$182,750 | \$208,845 | \$235,025 | \$261,120      | \$287,215 | \$313,310      | \$339,405 | \$365,500      | \$391,595 | \$417,775      |  |
|                      | 3              | \$153,500                | \$184,300    | \$215,000 | \$245,700 | \$276,500 | \$307,200      | \$337,900 | \$368,600      | \$399,300 | \$430,000      | \$460,700 | \$491,500      |  |
|                      | 4              | \$176,525                | \$211,945    | \$247,250 | \$282,555 | \$317,975 | \$353,280      | \$388,585 | \$423,890      | \$459,195 | \$494,500      | \$529,805 | \$565,225      |  |
| 5.125%               | 1              | \$105,980                | \$127,190    | \$148,400 | \$169,610 | \$190,750 | \$212,030      | \$233,170 | \$254,380      | \$275,590 | \$296,800      | \$317,940 | \$339,220      |  |
|                      | 2              | \$128,690                | \$154,445    | \$180,200 | \$205,955 | \$231,625 | \$257,465      | \$283,135 | \$308,890      | \$334,645 | \$360,400      | \$386,070 | \$411,910      |  |
|                      | 3              | \$151,400                | \$181,700    | \$212,000 | \$242,300 | \$272,500 | \$302,900      | \$333,100 | \$363,400      | \$393,700 | \$424,000      | \$454,200 | \$484,600      |  |
|                      | 4              | \$174,110                | \$208,955    | \$243,800 | \$278,645 | \$313,375 | \$348,335      | \$383,065 | \$417,910      | \$452,755 | \$487,600      | \$522,330 | \$557,290      |  |
| 5.250%               | 1              | \$104,510                | \$125,440    | \$146,300 | \$167,230 | \$188,090 | \$209,020      | \$229,950 | \$250,810      | \$271,740 | \$292,670      | \$313,530 | \$334,390      |  |
|                      | 2              | \$126,905                | \$152,320    | \$177,650 | \$203,065 | \$228,395 | \$253,810      | \$279,225 | \$304,555      | \$329,970 | \$355,385      | \$380,715 | \$406,045      |  |
|                      | 3              | \$149,300                | \$179,200    | \$209,000 | \$238,900 | \$268,700 | \$298,600      | \$328,500 | \$358,300      | \$388,200 | \$418,100      | \$447,900 | \$477,700      |  |
|                      | 4              | \$171,695                | \$206,080    | \$240,350 | \$274,735 | \$309,005 | \$343,390      | \$377,775 | \$412,045      | \$446,430 | \$480,815      | \$515,085 | \$549,355      |  |
| 5.375%               | 1              | \$103,040                | \$123,690    | \$144,270 | \$164,850 | \$185,570 | \$206,150      | \$226,730 | \$247,310      | \$267,960 | \$288,540      | \$309,190 | \$329,840      |  |
|                      | 2              | \$125,120                | \$150,195    | \$175,185 | \$200,175 | \$225,335 | \$250,325      | \$275,315 | \$300,305      | \$325,380 | \$350,370      | \$375,445 | \$400,520      |  |
|                      | 3              | \$147,200                | \$176,700    | \$206,100 | \$235,500 | \$265,100 | \$294,500      | \$323,900 | \$353,300      | \$382,800 | \$412,200      | \$441,700 | \$471,200      |  |
|                      | 4              | \$169,280                | \$203,205    | \$237,015 | \$270,825 | \$304,865 | \$338,675      | \$372,485 | \$406,295      | \$440,220 | \$474,030      | \$507,955 | \$541,880      |  |
| 5.500%               | 1              | \$101,640                | \$121,940    | \$142,310 | \$162,610 | \$182,980 | \$203,280      | \$223,580 | \$243,950      | \$264,320 | \$284,550      | \$304,920 | \$325,290      |  |
|                      | 2              | \$123,420                | \$148,070    | \$172,805 | \$197,455 | \$222,190 | \$246,840      | \$271,490 | \$296,225      | \$320,960 | \$345,525      | \$370,260 | \$394,995      |  |
|                      | 3              | \$145,200                | \$174,200    | \$203,300 | \$232,300 | \$261,400 | \$290,400      | \$319,400 | \$348,500      | \$377,600 | \$406,500      | \$435,600 | \$464,700      |  |
|                      | 4              | \$166,980                | \$200,330    | \$233,795 | \$267,145 | \$300,610 | \$333,960      | \$367,310 | \$400,775      | \$434,240 | \$467,475      | \$500,940 | \$534,405      |  |
| 5.625%               | 1              | \$100,240                | \$120,330    | \$140,350 | \$160,370 | \$180,460 | \$200,550      | \$220,570 | \$240,590      | \$260,610 | \$280,700      | \$300,790 | \$320,810      |  |
|                      | 2              | \$121,720                | \$146,115    | \$170,425 | \$194,735 | \$219,130 | \$243,525      | \$267,835 | \$292,145      | \$316,455 | \$340,850      | \$365,245 | \$389,555      |  |
|                      | 3              | \$143,200                | \$171,900    | \$200,500 | \$229,100 | \$257,800 | \$286,500      | \$315,100 | \$343,700      | \$372,300 | \$401,000      | \$429,700 | \$458,300      |  |
|                      | 4              | \$164,680                | \$197,685    | \$230,575 | \$263,465 | \$296,470 | \$329,475      | \$362,365 | \$395,255      | \$428,145 | \$461,150      | \$494,155 | \$527,045      |  |





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

**2013**  
**AFFORDABLE SALES PRICE GUIDELINES**  
**HANA**  
**MULTI-FAMILY**

Effective: **February 1, 2013**

| 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%      |
|                      |                | \$34,810                 | \$41,772     | \$48,734      | \$55,696       | \$62,658       | \$69,620       | \$76,582  | \$83,544  | \$90,506       | \$97,468  | \$104,430  | \$111,392 |
| 5.750%               | 1              | \$98,910                 | \$118,720    | \$138,460     | \$158,270      | \$178,010      | \$197,750      | \$217,560 | \$237,300 | \$257,110      | \$276,920 | \$296,660  | \$316,470 |
|                      | 2              | \$120,105                | \$144,160    | \$168,130     | \$192,185      | \$216,155      | \$240,125      | \$264,180 | \$288,150 | \$312,205      | \$336,260 | \$360,230  | \$384,285 |
|                      | 3              | \$141,300                | \$169,600    | \$197,800     | \$226,100      | \$254,300      | \$282,500      | \$310,800 | \$339,000 | \$367,300      | \$395,600 | \$423,800  | \$452,100 |
|                      | 4              | \$162,495                | \$195,040    | \$227,470     | \$260,015      | \$292,445      | \$324,875      | \$357,420 | \$389,850 | \$422,395      | \$454,940 | \$487,370  | \$519,915 |
| 5.875%               | 1              | \$97,580                 | \$117,040    | \$136,570     | \$156,100      | \$175,560      | \$195,090      | \$214,620 | \$234,150 | \$253,610      | \$273,140 | \$292,670  | \$312,200 |
|                      | 2              | \$118,490                | \$142,120    | \$165,835     | \$189,550      | \$213,180      | \$236,895      | \$260,610 | \$284,325 | \$307,955      | \$331,670 | \$355,385  | \$379,100 |
|                      | 3              | \$139,400                | \$167,200    | \$195,100     | \$223,000      | \$250,800      | \$278,700      | \$306,600 | \$334,500 | \$362,300      | \$390,200 | \$418,100  | \$446,000 |
|                      | 4              | \$160,310                | \$192,280    | \$224,365     | \$256,450      | \$288,420      | \$320,505      | \$352,590 | \$384,675 | \$416,645      | \$448,730 | \$480,815  | \$512,900 |
| 6.000%               | 1              | \$96,250                 | \$115,500    | \$134,750     | \$154,070      | \$173,250      | \$192,500      | \$211,750 | \$231,000 | \$250,320      | \$269,500 | \$288,820  | \$308,000 |
|                      | 2              | \$116,875                | \$140,250    | \$163,625     | \$187,085      | \$210,375      | \$233,750      | \$257,125 | \$280,500 | \$303,960      | \$327,250 | \$350,710  | \$374,000 |
|                      | 3              | \$137,500                | \$165,000    | \$192,500     | \$220,100      | \$247,500      | \$275,000      | \$302,500 | \$330,000 | \$357,600      | \$385,000 | \$412,600  | \$440,000 |
|                      | 4              | \$158,125                | \$189,750    | \$221,375     | \$253,115      | \$284,625      | \$316,250      | \$347,875 | \$379,500 | \$411,240      | \$442,750 | \$474,490  | \$506,000 |
| 6.125%               | 1              | \$94,990                 | \$113,960    | \$133,000     | \$151,970      | \$171,010      | \$189,980      | \$208,950 | \$227,920 | \$246,960      | \$265,930 | \$284,970  | \$303,940 |
|                      | 2              | \$115,345                | \$138,380    | \$161,500     | \$184,535      | \$207,655      | \$230,690      | \$253,725 | \$276,760 | \$299,880      | \$322,915 | \$346,035  | \$369,070 |
|                      | 3              | \$135,700                | \$162,800    | \$190,000     | \$217,100      | \$244,300      | \$271,400      | \$298,500 | \$325,600 | \$352,800      | \$379,900 | \$407,100  | \$434,200 |
|                      | 4              | \$156,055                | \$187,220    | \$218,500     | \$249,665      | \$280,945      | \$312,110      | \$343,275 | \$374,440 | \$405,720      | \$436,885 | \$468,165  | \$499,330 |
| 6.250%               | 1              | \$93,730                 | \$112,490    | \$131,250     | \$149,940      | \$168,700      | \$187,460      | \$206,220 | \$224,980 | \$243,670      | \$262,430 | \$281,190  | \$299,950 |
|                      | 2              | \$113,815                | \$136,595    | \$159,375     | \$182,070      | \$204,850      | \$227,630      | \$250,410 | \$273,190 | \$295,885      | \$318,665 | \$341,445  | \$364,225 |
|                      | 3              | \$133,900                | \$160,700    | \$187,500     | \$214,200      | \$241,000      | \$267,800      | \$294,600 | \$321,400 | \$348,100      | \$374,900 | \$401,700  | \$428,500 |
|                      | 4              | \$153,985                | \$184,805    | \$215,625     | \$246,330      | \$277,150      | \$307,970      | \$338,790 | \$369,610 | \$400,315      | \$431,135 | \$461,955  | \$492,775 |
| 6.375%               | 1              | \$92,470                 | \$111,020    | \$129,500     | \$147,980      | \$166,530      | \$185,010      | \$203,490 | \$222,040 | \$240,520      | \$259,000 | \$277,550  | \$296,030 |
|                      | 2              | \$112,285                | \$134,810    | \$157,250     | \$179,690      | \$202,215      | \$224,655      | \$247,095 | \$269,620 | \$292,060      | \$314,500 | \$337,025  | \$359,465 |
|                      | 3              | \$132,100                | \$158,600    | \$185,000     | \$211,400      | \$237,900      | \$264,300      | \$290,700 | \$317,200 | \$343,600      | \$370,000 | \$396,500  | \$422,900 |
|                      | 4              | \$151,915                | \$182,390    | \$212,750     | \$243,110      | \$273,585      | \$303,945      | \$334,305 | \$364,780 | \$395,140      | \$425,500 | \$455,975  | \$486,335 |
| 6.500%               | 1              | \$91,280                 | \$109,550    | \$127,820     | \$146,090      | \$164,360      | \$182,630      | \$200,830 | \$219,100 | \$237,370      | \$255,640 | \$273,910  | \$292,180 |
|                      | 2              | \$110,840                | \$133,025    | \$155,210     | \$177,395      | \$199,580      | \$221,765      | \$243,865 | \$266,050 | \$288,235      | \$310,420 | \$332,605  | \$354,790 |
|                      | 3              | \$130,400                | \$156,500    | \$182,600     | \$208,700      | \$234,800      | \$260,900      | \$286,900 | \$313,000 | \$339,100      | \$365,200 | \$391,300  | \$417,400 |
|                      | 4              | \$149,960                | \$179,975    | \$209,990     | \$240,005      | \$270,020      | \$300,035      | \$329,935 | \$359,950 | \$389,965      | \$419,980 | \$449,995  | \$480,010 |
| 6.625%               | 1              | \$90,160                 | \$108,150    | \$126,210     | \$144,200      | \$162,260      | \$180,250      | \$198,240 | \$216,370 | \$234,360      | \$252,350 | \$270,410  | \$288,400 |
|                      | 2              | \$109,480                | \$131,325    | \$153,255     | \$175,100      | \$197,030      | \$218,875      | \$240,720 | \$262,735 | \$284,580      | \$306,425 | \$328,355  | \$350,200 |
|                      | 3              | \$128,800                | \$154,500    | \$180,300     | \$206,000      | \$231,800      | \$257,500      | \$283,200 | \$309,100 | \$334,800      | \$360,500 | \$386,300  | \$412,000 |
|                      | 4              | \$148,120                | \$177,675    | \$207,345     | \$236,900      | \$266,570      | \$296,125      | \$325,680 | \$355,465 | \$385,020      | \$414,575 | \$444,245  | \$473,800 |
| 6.750%               | 1              | \$88,970                 | \$106,820    | \$124,530     | \$142,380      | \$160,160      | \$178,010      | \$195,720 | \$213,570 | \$231,350      | \$249,200 | \$266,910  | \$284,760 |
|                      | 2              | \$108,035                | \$129,710    | \$151,215     | \$172,890      | \$194,480      | \$216,155      | \$237,660 | \$259,335 | \$280,925      | \$302,600 | \$324,105  | \$345,780 |
|                      | 3              | \$127,100                | \$152,600    | \$177,900     | \$203,400      | \$228,800      | \$254,300      | \$279,600 | \$305,100 | \$330,500      | \$356,000 | \$381,300  | \$406,800 |
|                      | 4              | \$146,165                | \$175,490    | \$204,585     | \$233,910      | \$263,120      | \$292,445      | \$321,540 | \$350,865 | \$380,075      | \$409,400 | \$438,495  | \$467,820 |
| 6.875%               | 1              | \$87,850                 | \$105,420    | \$122,990     | \$140,560      | \$158,130      | \$175,700      | \$193,270 | \$210,840 | \$228,410      | \$245,980 | \$263,550  | \$281,120 |
|                      | 2              | \$106,675                | \$128,010    | \$149,345     | \$170,680      | \$192,015      | \$213,350      | \$234,685 | \$256,020 | \$277,355      | \$298,690 | \$320,025  | \$341,360 |
|                      | 3              | \$125,500                | \$150,600    | \$175,700     | \$200,800      | \$225,900      | \$251,000      | \$276,100 | \$301,200 | \$326,300      | \$351,400 | \$376,500  | \$401,600 |
|                      | 4              | \$144,325                | \$173,190    | \$202,055     | \$230,920      | \$259,785      | \$288,650      | \$317,515 | \$346,380 | \$375,245      | \$404,110 | \$432,975  | \$461,840 |
| 7.000%               | 1              | \$86,730                 | \$104,090    | \$121,450     | \$138,810      | \$156,100      | \$173,530      | \$190,820 | \$208,250 | \$225,540      | \$242,900 | \$260,260  | \$277,550 |
|                      | 2              | \$105,315                | \$126,395    | \$147,475     | \$168,555      | \$189,550      | \$210,715      | \$231,710 | \$252,875 | \$273,870      | \$294,950 | \$316,030  | \$337,025 |
|                      | 3              | \$123,900                | \$148,700    | \$173,500     | \$198,300      | \$223,000      | \$247,900      | \$272,600 | \$297,500 | \$322,200      | \$347,000 | \$371,800  | \$396,500 |
|                      | 4              | \$142,485                | \$171,005    | \$199,525     | \$228,045      | \$256,450      | \$285,085      | \$313,490 | \$342,125 | \$370,530      | \$399,050 | \$427,570  | \$455,975 |



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

**2013**  
**AFFORDABLE SALES PRICE GUIDELINES**  
**HANA**  
**MULTI-FAMILY**

Effective: **February 1, 2013**

| Prevailing Int. Rate | No. of Bedroom | Percent of Median Income |           |                            |           |           |                                 |           |                            |           |                                  |           |                              |  |
|----------------------|----------------|--------------------------|-----------|----------------------------|-----------|-----------|---------------------------------|-----------|----------------------------|-----------|----------------------------------|-----------|------------------------------|--|
|                      |                | Very Low<br>50% & Below  |           | Low Income<br>(51% to 80%) |           |           | Below Moderate<br>(81% to 100%) |           | Moderate<br>(101% to 120%) |           | Above Moderate<br>(121% to 140%) |           | Gap Income<br>(141% to 160%) |  |
|                      |                | 50%                      | 60%       | 70%                        | 80%       | 90%       | 100%                            | 110%      | 120%                       | 130%      | 140%                             | 150%      | 160%                         |  |
|                      |                | \$34,810                 | \$41,772  | \$48,734                   | \$55,696  | \$62,658  | \$69,620                        | \$76,582  | \$83,544                   | \$90,506  | \$97,468                         | \$104,430 | \$111,392                    |  |
| 7.125%               | 1              | \$85,680                 | \$102,830 | \$119,980                  | \$137,060 | \$154,140 | \$171,290                       | \$188,440 | \$205,590                  | \$222,740 | \$239,820                        | \$256,970 | \$274,120                    |  |
|                      | 2              | \$104,040                | \$124,865 | \$145,690                  | \$166,430 | \$187,170 | \$207,995                       | \$228,820 | \$249,645                  | \$270,470 | \$291,210                        | \$312,035 | \$332,860                    |  |
|                      | 3              | \$122,400                | \$146,900 | \$171,400                  | \$195,800 | \$220,200 | \$244,700                       | \$269,200 | \$293,700                  | \$318,200 | \$342,600                        | \$367,100 | \$391,600                    |  |
|                      | 4              | \$140,760                | \$168,935 | \$197,110                  | \$225,170 | \$253,230 | \$281,405                       | \$309,580 | \$337,755                  | \$365,930 | \$393,990                        | \$422,165 | \$450,340                    |  |
| 7.250%               | 1              | \$84,630                 | \$101,500 | \$118,440                  | \$135,380 | \$152,250 | \$169,190                       | \$186,130 | \$203,070                  | \$219,940 | \$236,880                        | \$253,820 | \$270,690                    |  |
|                      | 2              | \$102,765                | \$123,250 | \$143,820                  | \$164,390 | \$184,875 | \$205,445                       | \$226,015 | \$246,585                  | \$267,070 | \$287,640                        | \$308,210 | \$328,695                    |  |
|                      | 3              | \$120,900                | \$145,000 | \$169,200                  | \$193,400 | \$217,500 | \$241,700                       | \$265,900 | \$290,100                  | \$314,200 | \$338,400                        | \$362,600 | \$386,700                    |  |
|                      | 4              | \$139,035                | \$166,750 | \$194,580                  | \$222,410 | \$250,125 | \$277,955                       | \$305,785 | \$333,615                  | \$361,330 | \$389,160                        | \$416,990 | \$444,705                    |  |
| 7.375%               | 1              | \$83,510                 | \$100,310 | \$116,970                  | \$133,700 | \$150,360 | \$167,160                       | \$183,820 | \$200,550                  | \$217,210 | \$234,010                        | \$250,670 | \$267,400                    |  |
|                      | 2              | \$101,405                | \$121,805 | \$142,035                  | \$162,350 | \$182,580 | \$202,980                       | \$223,210 | \$243,525                  | \$263,755 | \$284,155                        | \$304,385 | \$324,700                    |  |
|                      | 3              | \$119,300                | \$143,300 | \$167,100                  | \$191,000 | \$214,800 | \$238,800                       | \$262,600 | \$286,500                  | \$310,300 | \$334,300                        | \$358,100 | \$382,000                    |  |
|                      | 4              | \$137,195                | \$164,795 | \$192,165                  | \$219,650 | \$247,020 | \$274,620                       | \$301,990 | \$329,475                  | \$356,845 | \$384,445                        | \$411,815 | \$439,300                    |  |
| 7.500%               | 1              | \$82,530                 | \$99,050  | \$115,570                  | \$132,020 | \$148,540 | \$165,060                       | \$181,580 | \$198,100                  | \$214,550 | \$231,070                        | \$247,590 | \$264,110                    |  |
|                      | 2              | \$100,215                | \$120,275 | \$140,335                  | \$160,310 | \$180,370 | \$200,430                       | \$220,490 | \$240,550                  | \$260,525 | \$280,585                        | \$300,645 | \$320,705                    |  |
|                      | 3              | \$117,900                | \$141,500 | \$165,100                  | \$188,600 | \$212,200 | \$235,800                       | \$259,400 | \$283,000                  | \$306,500 | \$330,100                        | \$353,700 | \$377,300                    |  |
|                      | 4              | \$135,585                | \$162,725 | \$189,865                  | \$216,890 | \$244,030 | \$271,170                       | \$298,310 | \$325,450                  | \$352,475 | \$379,615                        | \$406,755 | \$433,895                    |  |
| 7.625%               | 1              | \$81,550                 | \$97,860  | \$114,170                  | \$130,480 | \$146,790 | \$163,030                       | \$179,340 | \$195,650                  | \$212,030 | \$228,340                        | \$244,650 | \$260,960                    |  |
|                      | 2              | \$99,025                 | \$118,830 | \$138,635                  | \$158,440 | \$178,245 | \$197,965                       | \$217,770 | \$237,575                  | \$257,465 | \$277,270                        | \$297,075 | \$316,880                    |  |
|                      | 3              | \$116,500                | \$139,800 | \$163,100                  | \$186,400 | \$209,700 | \$232,900                       | \$256,200 | \$279,500                  | \$302,900 | \$326,200                        | \$349,500 | \$372,800                    |  |
|                      | 4              | \$133,975                | \$160,770 | \$187,565                  | \$214,360 | \$241,155 | \$267,835                       | \$294,630 | \$321,425                  | \$348,335 | \$375,130                        | \$401,925 | \$428,720                    |  |
| 7.750%               | 1              | \$80,570                 | \$96,670  | \$112,770                  | \$128,870 | \$145,040 | \$161,070                       | \$177,240 | \$193,340                  | \$209,510 | \$225,540                        | \$241,640 | \$257,810                    |  |
|                      | 2              | \$97,835                 | \$117,385 | \$136,935                  | \$156,485 | \$176,120 | \$195,585                       | \$215,220 | \$234,770                  | \$254,405 | \$273,870                        | \$293,420 | \$313,055                    |  |
|                      | 3              | \$115,100                | \$138,100 | \$161,100                  | \$184,100 | \$207,200 | \$230,100                       | \$253,200 | \$276,200                  | \$299,300 | \$322,200                        | \$345,200 | \$368,300                    |  |
|                      | 4              | \$132,365                | \$158,815 | \$185,265                  | \$211,715 | \$238,280 | \$264,615                       | \$291,180 | \$317,630                  | \$344,195 | \$370,530                        | \$396,980 | \$423,545                    |  |

Maximum affordable sales price is based on the following factors:

- \$69,620** 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: **February 1, 2013**

**2013**  
**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%         | \$4,870  | \$5,570  | \$6,270  | \$6,960  | \$7,520   | \$8,080   | \$8,630   | \$9,190   |
| 20%         | \$9,750  | \$11,140 | \$12,530 | \$13,920 | \$15,040  | \$16,150  | \$17,270  | \$18,380  |
| 30%         | \$14,620 | \$16,710 | \$18,800 | \$20,890 | \$22,560  | \$24,230  | \$25,900  | \$27,570  |
| 40%         | \$19,490 | \$22,280 | \$25,060 | \$27,850 | \$30,080  | \$32,300  | \$34,530  | \$36,760  |
| 50%         | \$24,370 | \$27,850 | \$31,330 | \$34,810 | \$37,590  | \$40,380  | \$43,160  | \$45,950  |
| 60%         | \$29,240 | \$33,420 | \$37,590 | \$41,770 | \$45,110  | \$48,460  | \$51,800  | \$55,140  |
| 70%         | \$34,110 | \$38,990 | \$43,860 | \$48,730 | \$52,630  | \$56,530  | \$60,430  | \$64,330  |
| 80%         | \$38,990 | \$44,560 | \$50,130 | \$55,700 | \$60,150  | \$64,610  | \$69,060  | \$73,520  |
| 90%         | \$43,860 | \$50,130 | \$56,390 | \$62,660 | \$67,670  | \$72,680  | \$77,700  | \$82,710  |
| 100%        | \$48,730 | \$55,700 | \$62,660 | \$69,620 | \$75,190  | \$80,760  | \$86,330  | \$91,900  |
| 110%        | \$53,610 | \$61,270 | \$68,920 | \$76,580 | \$82,710  | \$88,840  | \$94,960  | \$101,090 |
| 120%        | \$58,480 | \$66,840 | \$75,190 | \$83,540 | \$90,230  | \$96,910  | \$103,590 | \$110,280 |
| 130%        | \$63,350 | \$72,400 | \$81,460 | \$90,510 | \$97,750  | \$104,990 | \$112,230 | \$119,470 |
| 140%        | \$68,230 | \$77,970 | \$87,720 | \$97,470 | \$105,270 | \$113,060 | \$120,860 | \$128,660 |

### 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%         | \$122                       | \$131   | \$157   | \$181   | \$202   | \$223   |
| 20%         | \$244                       | \$261   | \$313   | \$362   | \$404   | \$446   |
| 30%         | \$366                       | \$392   | \$470   | \$543   | \$606   | \$668   |
| 40%         | \$487                       | \$522   | \$627   | \$724   | \$808   | \$891   |
| 50%         | \$609                       | \$653   | \$783   | \$905   | \$1,010 | \$1,114 |
| 60%         | \$731                       | \$783   | \$940   | \$1,086 | \$1,212 | \$1,337 |
| 70%         | \$853                       | \$914   | \$1,097 | \$1,267 | \$1,413 | \$1,560 |
| 80%         | \$975                       | \$1,044 | \$1,253 | \$1,448 | \$1,615 | \$1,782 |
| 90%         | \$1,097                     | \$1,175 | \$1,410 | \$1,629 | \$1,817 | \$2,005 |
| 100%        | \$1,218                     | \$1,305 | \$1,567 | \$1,810 | \$2,019 | \$2,228 |
| 110%        | \$1,340                     | \$1,436 | \$1,723 | \$1,991 | \$2,221 | \$2,451 |
| 120%        | \$1,462                     | \$1,567 | \$1,880 | \$2,172 | \$2,423 | \$2,673 |
| 130%        | \$1,584                     | \$1,697 | \$2,037 | \$2,353 | \$2,625 | \$2,896 |
| 140%        | \$1,706                     | \$1,828 | \$2,193 | \$2,534 | \$2,827 | \$3,119 |

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



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

Effective: **February 1, 2013**

**2013**  
 AFFORDABLE SALES PRICE GUIDELINES

**LANA'I**  
**METHODOLOGY**

For Calculating Median Family Income

Factors used in calculation:

|  |          |
|--|----------|
| HUD's 2013 median family income for the County of Maui   | \$78,600 |
| HUD's 2011 median family income for the County of Maui   | \$76,000 |
| American Community Survey 5-Year Estimate 2007-2011 median family income for Lana'i<br>(from the Hawaii State Data Center) | \$66,667 |

Estimated 2013 median family income for Lana'i:

$$\begin{array}{r}
 \$78,600 \\
 - \quad \$76,000 \\
 \hline
 \$2,600
 \end{array}
 \qquad
 \begin{array}{r}
 \$2,600 \\
 \hline
 \$76,000
 \end{array}
 = 3.42\% \text{ (rate of increase from 2011 to 2013 for County of Maui)}$$

$$\begin{array}{r}
 \$66,667 \\
 \times \quad 3.42\% \\
 \hline
 \$2,281
 \end{array}
 + \begin{array}{r}
 \$66,667 \\
 \hline
 \$68,948
 \end{array}
 \text{ (Est. 2013 Lana'i median family income)}$$

Est. 2013 Lanai'i median family income  
 (Rounded to the nearest \$10)

**\$68,950**





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**COUNTY OF MAUI**

**2013**  
**AFFORDABLE SALES PRICE GUIDELINES**  
**LANA'I**  
**SINGLE FAMILY**

Effective: **February 1, 2013**

| Prevailing Int. Rate | No. of Bedroom | Percent of Median Income |           |                            |           |           |           |                                 |           |                            |           |                                  |           |                              |  |
|----------------------|----------------|--------------------------|-----------|----------------------------|-----------|-----------|-----------|---------------------------------|-----------|----------------------------|-----------|----------------------------------|-----------|------------------------------|--|
|                      |                | Very Low<br>50% & Below  |           | Low Income<br>(51% to 80%) |           |           |           | Below Moderate<br>(81% to 100%) |           | Moderate<br>(101% to 120%) |           | Above Moderate<br>(121% to 140%) |           | Gap Income<br>(141% to 160%) |  |
|                      |                | 50%                      | 60%       | 70%                        | 80%       | 90%       | 100%      | 110%                            | 120%      | 130%                       | 140%      | 150%                             | 160%      |                              |  |
|                      |                | \$34,475                 | \$41,370  | \$48,265                   | \$55,160  | \$62,055  | \$68,950  | \$75,845                        | \$82,740  | \$89,635                   | \$96,530  | \$103,425                        | \$110,320 |                              |  |
| 3.000%               | 1              | \$150,640                | \$180,740 | \$210,910                  | \$241,010 | \$271,110 | \$301,280 | \$331,380                       | \$361,480 | \$391,650                  | \$421,750 | \$451,920                        | \$482,020 |                              |  |
|                      | 2              | \$182,920                | \$219,470 | \$256,105                  | \$292,655 | \$329,205 | \$365,840 | \$402,390                       | \$438,940 | \$475,575                  | \$512,125 | \$548,760                        | \$585,310 |                              |  |
|                      | 3              | \$215,200                | \$258,200 | \$301,300                  | \$344,300 | \$387,300 | \$430,400 | \$473,400                       | \$516,400 | \$559,500                  | \$602,500 | \$645,600                        | \$688,600 |                              |  |
|                      | 4              | \$247,480                | \$296,930 | \$346,495                  | \$395,945 | \$445,395 | \$494,960 | \$544,410                       | \$593,860 | \$643,425                  | \$692,875 | \$742,440                        | \$791,890 |                              |  |
| 3.125%               | 1              | \$148,260                | \$177,870 | \$207,550                  | \$237,230 | \$266,840 | \$296,520 | \$326,130                       | \$355,810 | \$385,420                  | \$415,100 | \$444,780                        | \$474,390 |                              |  |
|                      | 2              | \$180,030                | \$215,985 | \$252,025                  | \$288,065 | \$324,020 | \$360,060 | \$396,015                       | \$432,055 | \$468,010                  | \$504,050 | \$540,090                        | \$576,045 |                              |  |
|                      | 3              | \$211,800                | \$254,100 | \$296,500                  | \$338,900 | \$381,200 | \$423,600 | \$465,900                       | \$508,300 | \$550,600                  | \$593,000 | \$635,400                        | \$677,700 |                              |  |
|                      | 4              | \$243,570                | \$292,215 | \$340,975                  | \$389,735 | \$438,380 | \$487,140 | \$535,785                       | \$584,545 | \$633,190                  | \$681,950 | \$730,710                        | \$779,355 |                              |  |
| 3.250%               | 1              | \$145,950                | \$175,140 | \$204,260                  | \$233,450 | \$262,640 | \$291,830 | \$321,020                       | \$350,210 | \$379,400                  | \$408,590 | \$437,780                        | \$466,970 |                              |  |
|                      | 2              | \$177,225                | \$212,670 | \$248,030                  | \$283,475 | \$318,920 | \$354,365 | \$389,810                       | \$425,255 | \$460,700                  | \$496,145 | \$531,590                        | \$567,035 |                              |  |
|                      | 3              | \$208,500                | \$250,200 | \$291,800                  | \$333,500 | \$375,200 | \$416,900 | \$458,600                       | \$500,300 | \$542,000                  | \$583,700 | \$625,400                        | \$667,100 |                              |  |
|                      | 4              | \$239,775                | \$287,730 | \$335,570                  | \$383,525 | \$431,480 | \$479,435 | \$527,390                       | \$575,345 | \$623,300                  | \$671,255 | \$719,210                        | \$767,165 |                              |  |
| 3.375%               | 1              | \$143,640                | \$172,410 | \$201,110                  | \$229,810 | \$258,580 | \$287,280 | \$316,050                       | \$344,750 | \$373,520                  | \$402,220 | \$430,920                        | \$459,690 |                              |  |
|                      | 2              | \$174,420                | \$209,355 | \$244,205                  | \$279,055 | \$313,990 | \$348,840 | \$383,775                       | \$418,625 | \$453,560                  | \$488,410 | \$523,260                        | \$558,195 |                              |  |
|                      | 3              | \$205,200                | \$246,300 | \$287,300                  | \$328,300 | \$369,400 | \$410,400 | \$451,500                       | \$492,500 | \$533,600                  | \$574,600 | \$615,600                        | \$656,700 |                              |  |
|                      | 4              | \$235,980                | \$283,245 | \$330,395                  | \$377,545 | \$424,810 | \$471,960 | \$519,225                       | \$566,375 | \$613,640                  | \$660,790 | \$707,940                        | \$755,205 |                              |  |
| 3.500%               | 1              | \$141,400                | \$169,680 | \$198,030                  | \$226,310 | \$254,590 | \$282,870 | \$311,150                       | \$339,430 | \$367,710                  | \$395,990 | \$424,270                        | \$452,550 |                              |  |
|                      | 2              | \$171,700                | \$206,040 | \$240,465                  | \$274,805 | \$309,145 | \$343,485 | \$377,825                       | \$412,165 | \$446,505                  | \$480,845 | \$515,185                        | \$549,525 |                              |  |
|                      | 3              | \$202,000                | \$242,400 | \$282,900                  | \$323,300 | \$363,700 | \$404,100 | \$444,500                       | \$484,900 | \$525,300                  | \$565,700 | \$606,100                        | \$646,500 |                              |  |
|                      | 4              | \$232,300                | \$278,760 | \$325,335                  | \$371,795 | \$418,255 | \$464,715 | \$511,175                       | \$557,635 | \$604,095                  | \$650,555 | \$697,015                        | \$743,475 |                              |  |
| 3.625%               | 1              | \$139,230                | \$167,090 | \$194,950                  | \$222,810 | \$250,670 | \$278,530 | \$306,390                       | \$334,180 | \$362,040                  | \$389,900 | \$417,760                        | \$445,620 |                              |  |
|                      | 2              | \$169,065                | \$202,895 | \$236,725                  | \$270,555 | \$304,385 | \$338,215 | \$372,045                       | \$405,790 | \$439,620                  | \$473,450 | \$507,280                        | \$541,110 |                              |  |
|                      | 3              | \$198,900                | \$238,700 | \$278,500                  | \$318,300 | \$358,100 | \$397,900 | \$437,700                       | \$477,400 | \$517,200                  | \$557,000 | \$596,800                        | \$636,600 |                              |  |
|                      | 4              | \$228,735                | \$274,505 | \$320,275                  | \$366,045 | \$411,815 | \$457,585 | \$503,355                       | \$549,010 | \$594,780                  | \$640,550 | \$686,320                        | \$732,090 |                              |  |
| 3.750%               | 1              | \$137,130                | \$164,570 | \$192,010                  | \$219,380 | \$246,820 | \$274,260 | \$301,700                       | \$329,140 | \$356,510                  | \$383,950 | \$411,390                        | \$438,830 |                              |  |
|                      | 2              | \$166,515                | \$199,835 | \$233,155                  | \$266,390 | \$299,710 | \$333,030 | \$366,350                       | \$399,670 | \$432,905                  | \$466,225 | \$499,545                        | \$532,865 |                              |  |
|                      | 3              | \$195,900                | \$235,100 | \$274,300                  | \$313,400 | \$352,600 | \$391,800 | \$431,000                       | \$470,200 | \$509,300                  | \$548,500 | \$587,700                        | \$626,900 |                              |  |
|                      | 4              | \$225,285                | \$270,365 | \$315,445                  | \$360,410 | \$405,490 | \$450,570 | \$495,650                       | \$540,730 | \$585,695                  | \$630,775 | \$675,855                        | \$720,935 |                              |  |
| 3.875%               | 1              | \$135,030                | \$162,050 | \$189,070                  | \$216,090 | \$243,110 | \$270,130 | \$297,080                       | \$324,100 | \$351,120                  | \$378,140 | \$405,160                        | \$432,180 |                              |  |
|                      | 2              | \$163,965                | \$196,775 | \$229,585                  | \$262,395 | \$295,205 | \$328,015 | \$360,740                       | \$393,550 | \$426,360                  | \$459,170 | \$491,980                        | \$524,790 |                              |  |
|                      | 3              | \$192,900                | \$231,500 | \$270,100                  | \$308,700 | \$347,300 | \$385,900 | \$424,400                       | \$463,000 | \$501,600                  | \$540,200 | \$578,800                        | \$617,400 |                              |  |
|                      | 4              | \$221,835                | \$266,225 | \$310,615                  | \$355,005 | \$399,395 | \$443,785 | \$488,060                       | \$532,450 | \$576,840                  | \$621,230 | \$665,620                        | \$710,010 |                              |  |
| 4.000%               | 1              | \$133,000                | \$159,600 | \$186,200                  | \$212,800 | \$239,470 | \$266,070 | \$292,670                       | \$319,270 | \$345,870                  | \$372,470 | \$399,070                        | \$425,670 |                              |  |
|                      | 2              | \$161,500                | \$193,800 | \$226,100                  | \$258,400 | \$290,785 | \$323,085 | \$355,385                       | \$387,685 | \$419,985                  | \$452,285 | \$484,585                        | \$516,885 |                              |  |
|                      | 3              | \$190,000                | \$228,000 | \$266,000                  | \$304,000 | \$342,100 | \$380,100 | \$418,100                       | \$456,100 | \$494,100                  | \$532,100 | \$570,100                        | \$608,100 |                              |  |
|                      | 4              | \$218,500                | \$262,200 | \$305,900                  | \$349,600 | \$393,415 | \$437,115 | \$480,815                       | \$524,515 | \$568,215                  | \$611,915 | \$655,615                        | \$699,315 |                              |  |
| 4.125%               | 1              | \$131,040                | \$157,220 | \$183,470                  | \$209,650 | \$235,830 | \$262,080 | \$288,260                       | \$314,510 | \$340,690                  | \$366,870 | \$393,120                        | \$419,300 |                              |  |
|                      | 2              | \$159,120                | \$190,910 | \$222,785                  | \$254,575 | \$286,365 | \$318,240 | \$350,030                       | \$381,905 | \$413,695                  | \$445,485 | \$477,360                        | \$509,150 |                              |  |
|                      | 3              | \$187,200                | \$224,600 | \$262,100                  | \$299,500 | \$336,900 | \$374,400 | \$411,800                       | \$449,300 | \$486,700                  | \$524,100 | \$561,600                        | \$599,000 |                              |  |
|                      | 4              | \$215,280                | \$258,290 | \$301,415                  | \$344,425 | \$387,435 | \$430,560 | \$473,570                       | \$516,695 | \$559,705                  | \$602,715 | \$645,840                        | \$688,850 |                              |  |
| 4.250%               | 1              | \$129,080                | \$154,910 | \$180,740                  | \$206,570 | \$232,400 | \$258,160 | \$283,990                       | \$309,820 | \$335,650                  | \$361,480 | \$387,310                        | \$413,070 |                              |  |
|                      | 2              | \$156,740                | \$188,105 | \$219,470                  | \$250,835 | \$282,200 | \$313,480 | \$344,845                       | \$376,210 | \$407,575                  | \$438,940 | \$470,305                        | \$501,585 |                              |  |
|                      | 3              | \$184,400                | \$221,300 | \$258,200                  | \$295,100 | \$332,000 | \$368,800 | \$405,700                       | \$442,600 | \$479,500                  | \$516,400 | \$553,300                        | \$590,100 |                              |  |
|                      | 4              | \$212,060                | \$254,495 | \$296,930                  | \$339,365 | \$381,800 | \$424,120 | \$466,555                       | \$508,990 | \$551,425                  | \$593,860 | \$636,295                        | \$678,615 |                              |  |



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**COUNTY OF MAUI**

**2013**  
**AFFORDABLE SALES PRICE GUIDELINES**  
**LANA'I**  
**SINGLE FAMILY**

Effective: **February 1, 2013**

| Prevailing Int. Rate | No. of Bedroom | Percent of Median Income |           |                            |           |           |           |                                 |           |                            |           |                                  |           |                              |  |
|----------------------|----------------|--------------------------|-----------|----------------------------|-----------|-----------|-----------|---------------------------------|-----------|----------------------------|-----------|----------------------------------|-----------|------------------------------|--|
|                      |                | Very Low<br>50% & Below  |           | Low Income<br>(51% to 80%) |           |           |           | Below Moderate<br>(81% to 100%) |           | Moderate<br>(101% to 120%) |           | Above Moderate<br>(121% to 140%) |           | Gap Income<br>(141% to 160%) |  |
|                      |                | 50%                      | 60%       | 70%                        | 80%       | 90%       | 100%      | 110%                            | 120%      | 130%                       | 140%      | 150%                             | 160%      |                              |  |
|                      |                | \$34,475                 | \$41,370  | \$48,265                   | \$55,160  | \$62,055  | \$68,950  | \$75,845                        | \$82,740  | \$89,635                   | \$96,530  | \$103,425                        | \$110,320 |                              |  |
| 4.375%               | 1              | \$127,190                | \$152,600 | \$178,080                  | \$203,490 | \$228,970 | \$254,380 | \$279,860                       | \$305,270 | \$330,680                  | \$356,160 | \$381,570                        | \$407,050 |                              |  |
|                      | 2              | \$154,445                | \$185,300 | \$216,240                  | \$247,095 | \$278,035 | \$308,890 | \$339,830                       | \$370,685 | \$401,540                  | \$432,480 | \$463,335                        | \$494,275 |                              |  |
|                      | 3              | \$181,700                | \$218,000 | \$254,400                  | \$290,700 | \$327,100 | \$363,400 | \$399,800                       | \$436,100 | \$472,400                  | \$508,800 | \$545,100                        | \$581,500 |                              |  |
|                      | 4              | \$208,955                | \$250,700 | \$292,560                  | \$334,305 | \$376,165 | \$417,910 | \$459,770                       | \$501,515 | \$543,260                  | \$585,120 | \$626,865                        | \$668,725 |                              |  |
| 4.500%               | 1              | \$125,370                | \$150,430 | \$175,490                  | \$200,550 | \$225,610 | \$250,670 | \$275,730                       | \$300,790 | \$325,850                  | \$350,910 | \$376,040                        | \$401,100 |                              |  |
|                      | 2              | \$152,235                | \$182,665 | \$213,095                  | \$243,525 | \$273,955 | \$304,385 | \$334,815                       | \$365,245 | \$395,675                  | \$426,105 | \$456,620                        | \$487,050 |                              |  |
|                      | 3              | \$179,100                | \$214,900 | \$250,700                  | \$286,500 | \$322,300 | \$358,100 | \$393,900                       | \$429,700 | \$465,500                  | \$501,300 | \$537,200                        | \$573,000 |                              |  |
|                      | 4              | \$205,965                | \$247,135 | \$288,305                  | \$329,475 | \$370,645 | \$411,815 | \$452,985                       | \$494,155 | \$535,325                  | \$576,495 | \$617,780                        | \$658,950 |                              |  |
| 4.625%               | 1              | \$123,550                | \$148,190 | \$172,900                  | \$197,610 | \$222,320 | \$247,030 | \$271,740                       | \$296,450 | \$321,160                  | \$345,870 | \$370,580                        | \$395,290 |                              |  |
|                      | 2              | \$150,025                | \$179,945 | \$209,950                  | \$239,955 | \$269,960 | \$299,965 | \$329,970                       | \$359,975 | \$389,980                  | \$419,985 | \$449,990                        | \$479,995 |                              |  |
|                      | 3              | \$176,500                | \$211,700 | \$247,000                  | \$282,300 | \$317,600 | \$352,900 | \$388,200                       | \$423,500 | \$458,800                  | \$494,100 | \$529,400                        | \$564,700 |                              |  |
|                      | 4              | \$202,975                | \$243,455 | \$284,050                  | \$324,645 | \$365,240 | \$405,835 | \$446,430                       | \$487,025 | \$527,620                  | \$568,215 | \$608,810                        | \$649,405 |                              |  |
| 4.750%               | 1              | \$121,730                | \$146,090 | \$170,450                  | \$194,810 | \$219,170 | \$243,460 | \$267,820                       | \$292,180 | \$316,540                  | \$340,900 | \$365,260                        | \$389,550 |                              |  |
|                      | 2              | \$147,815                | \$177,395 | \$206,975                  | \$236,555 | \$266,135 | \$295,630 | \$325,210                       | \$354,790 | \$384,370                  | \$413,950 | \$443,530                        | \$473,025 |                              |  |
|                      | 3              | \$173,900                | \$208,700 | \$243,500                  | \$278,300 | \$313,100 | \$347,800 | \$382,600                       | \$417,400 | \$452,200                  | \$487,000 | \$521,800                        | \$556,500 |                              |  |
|                      | 4              | \$199,985                | \$240,005 | \$280,025                  | \$320,045 | \$360,065 | \$399,970 | \$439,990                       | \$480,010 | \$520,030                  | \$560,050 | \$600,070                        | \$639,975 |                              |  |
| 4.875%               | 1              | \$119,980                | \$143,990 | \$168,000                  | \$192,010 | \$216,020 | \$240,030 | \$264,040                       | \$288,050 | \$311,990                  | \$336,000 | \$360,010                        | \$384,020 |                              |  |
|                      | 2              | \$145,690                | \$174,845 | \$204,000                  | \$233,155 | \$262,310 | \$291,465 | \$320,620                       | \$349,690 | \$378,845                  | \$408,000 | \$437,155                        | \$466,310 |                              |  |
|                      | 3              | \$171,400                | \$205,700 | \$240,000                  | \$274,300 | \$308,600 | \$342,900 | \$377,200                       | \$411,400 | \$445,700                  | \$480,000 | \$514,300                        | \$548,600 |                              |  |
|                      | 4              | \$197,110                | \$236,555 | \$276,000                  | \$315,445 | \$354,890 | \$394,335 | \$433,780                       | \$473,110 | \$512,555                  | \$552,000 | \$591,445                        | \$630,890 |                              |  |
| 5.000%               | 1              | \$118,300                | \$141,960 | \$165,620                  | \$189,280 | \$212,940 | \$236,600 | \$260,260                       | \$283,920 | \$307,580                  | \$331,240 | \$354,900                        | \$378,560 |                              |  |
|                      | 2              | \$143,650                | \$172,380 | \$201,110                  | \$229,840 | \$258,570 | \$287,300 | \$316,030                       | \$344,760 | \$373,490                  | \$402,220 | \$430,950                        | \$459,680 |                              |  |
|                      | 3              | \$169,000                | \$202,800 | \$236,600                  | \$270,400 | \$304,200 | \$338,000 | \$371,800                       | \$405,600 | \$439,400                  | \$473,200 | \$507,000                        | \$540,800 |                              |  |
|                      | 4              | \$194,350                | \$233,220 | \$272,090                  | \$310,960 | \$349,830 | \$388,700 | \$427,570                       | \$466,440 | \$505,310                  | \$544,180 | \$583,050                        | \$621,920 |                              |  |
| 5.125%               | 1              | \$116,620                | \$139,930 | \$163,310                  | \$186,620 | \$209,930 | \$233,240 | \$256,620                       | \$279,930 | \$303,240                  | \$326,550 | \$349,930                        | \$373,240 |                              |  |
|                      | 2              | \$141,610                | \$169,915 | \$198,305                  | \$226,610 | \$254,915 | \$283,220 | \$311,610                       | \$339,915 | \$368,220                  | \$396,525 | \$424,915                        | \$453,220 |                              |  |
|                      | 3              | \$166,600                | \$199,900 | \$233,300                  | \$266,600 | \$299,900 | \$333,200 | \$366,600                       | \$399,900 | \$433,200                  | \$466,500 | \$499,900                        | \$533,200 |                              |  |
|                      | 4              | \$191,590                | \$229,885 | \$268,295                  | \$306,590 | \$344,885 | \$383,180 | \$421,590                       | \$459,885 | \$498,180                  | \$536,475 | \$574,885                        | \$613,180 |                              |  |
| 5.250%               | 1              | \$115,010                | \$138,040 | \$161,000                  | \$184,030 | \$206,990 | \$230,020 | \$252,980                       | \$276,010 | \$299,040                  | \$322,000 | \$345,030                        | \$367,990 |                              |  |
|                      | 2              | \$139,655                | \$167,620 | \$195,500                  | \$223,465 | \$251,345 | \$279,310 | \$307,190                       | \$335,155 | \$363,120                  | \$391,000 | \$418,965                        | \$446,845 |                              |  |
|                      | 3              | \$164,300                | \$197,200 | \$230,000                  | \$262,900 | \$295,700 | \$328,600 | \$361,400                       | \$394,300 | \$427,200                  | \$460,000 | \$492,900                        | \$525,700 |                              |  |
|                      | 4              | \$188,945                | \$226,780 | \$264,500                  | \$302,335 | \$340,055 | \$377,890 | \$415,610                       | \$453,445 | \$491,280                  | \$529,000 | \$566,835                        | \$604,555 |                              |  |
| 5.375%               | 1              | \$113,400                | \$136,080 | \$158,760                  | \$181,440 | \$204,120 | \$226,800 | \$249,480                       | \$272,160 | \$294,840                  | \$317,520 | \$340,200                        | \$362,880 |                              |  |
|                      | 2              | \$137,700                | \$165,240 | \$192,780                  | \$220,320 | \$247,860 | \$275,400 | \$302,940                       | \$330,480 | \$358,020                  | \$385,560 | \$413,100                        | \$440,640 |                              |  |
|                      | 3              | \$162,000                | \$194,400 | \$226,800                  | \$259,200 | \$291,600 | \$324,000 | \$356,400                       | \$388,800 | \$421,200                  | \$453,600 | \$486,000                        | \$518,400 |                              |  |
|                      | 4              | \$186,300                | \$223,560 | \$260,820                  | \$298,080 | \$335,340 | \$372,600 | \$409,860                       | \$447,120 | \$484,380                  | \$521,640 | \$558,900                        | \$596,160 |                              |  |
| 5.500%               | 1              | \$111,860                | \$134,190 | \$156,590                  | \$178,990 | \$201,320 | \$223,720 | \$246,050                       | \$268,450 | \$290,780                  | \$313,180 | \$335,580                        | \$357,910 |                              |  |
|                      | 2              | \$135,830                | \$162,945 | \$190,145                  | \$217,345 | \$244,460 | \$271,660 | \$298,775                       | \$325,975 | \$353,090                  | \$380,290 | \$407,490                        | \$434,605 |                              |  |
|                      | 3              | \$159,800                | \$191,700 | \$223,700                  | \$255,700 | \$287,600 | \$319,600 | \$351,500                       | \$383,500 | \$415,400                  | \$447,400 | \$479,400                        | \$511,300 |                              |  |
|                      | 4              | \$183,770                | \$220,455 | \$257,255                  | \$294,055 | \$330,740 | \$367,540 | \$404,225                       | \$441,025 | \$477,710                  | \$514,510 | \$551,310                        | \$587,995 |                              |  |
| 5.625%               | 1              | \$110,320                | \$132,370 | \$154,420                  | \$176,540 | \$198,590 | \$220,640 | \$242,690                       | \$264,740 | \$286,860                  | \$308,910 | \$330,960                        | \$353,010 |                              |  |
|                      | 2              | \$133,960                | \$160,735 | \$187,510                  | \$214,370 | \$241,145 | \$267,920 | \$294,695                       | \$321,470 | \$348,330                  | \$375,105 | \$401,880                        | \$428,655 |                              |  |
|                      | 3              | \$157,600                | \$189,100 | \$220,600                  | \$252,200 | \$283,700 | \$315,200 | \$346,700                       | \$378,200 | \$409,800                  | \$441,300 | \$472,800                        | \$504,300 |                              |  |
|                      | 4              | \$181,240                | \$217,465 | \$253,690                  | \$290,030 | \$326,255 | \$362,480 | \$398,705                       | \$434,930 | \$471,270                  | \$507,495 | \$543,720                        | \$579,945 |                              |  |



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

**2013**  
**AFFORDABLE SALES PRICE GUIDELINES**  
**LANA'I**  
**SINGLE FAMILY**

Effective: **February 1, 2013**

| Prevailing Int. Rate | No. of Bedroom | Percent of Median Income |           |                            |           |           |           |                                 |           |                            |           |                                  |           |                              |  |
|----------------------|----------------|--------------------------|-----------|----------------------------|-----------|-----------|-----------|---------------------------------|-----------|----------------------------|-----------|----------------------------------|-----------|------------------------------|--|
|                      |                | Very Low<br>50% & Below  |           | Low Income<br>(51% to 80%) |           |           |           | Below Moderate<br>(81% to 100%) |           | Moderate<br>(101% to 120%) |           | Above Moderate<br>(121% to 140%) |           | Gap Income<br>(141% to 160%) |  |
|                      |                | 50%                      | 60%       | 70%                        | 80%       | 90%       | 100%      | 110%                            | 120%      | 130%                       | 140%      | 150%                             | 160%      |                              |  |
|                      |                | \$34,475                 | \$41,370  | \$48,265                   | \$55,160  | \$62,055  | \$68,950  | \$75,845                        | \$82,740  | \$89,635                   | \$96,530  | \$103,425                        | \$110,320 |                              |  |
| 5.750%               | 1              | \$108,850                | \$130,620 | \$152,320                  | \$174,090 | \$195,860 | \$217,630 | \$239,400                       | \$261,170 | \$282,940                  | \$304,710 | \$326,480                        | \$348,250 |                              |  |
|                      | 2              | \$132,175                | \$158,610 | \$184,960                  | \$211,395 | \$237,830 | \$264,265 | \$290,700                       | \$317,135 | \$343,570                  | \$370,005 | \$396,440                        | \$422,875 |                              |  |
|                      | 3              | \$155,500                | \$186,600 | \$217,600                  | \$248,700 | \$279,800 | \$310,900 | \$342,000                       | \$373,100 | \$404,200                  | \$435,300 | \$466,400                        | \$497,500 |                              |  |
|                      | 4              | \$178,825                | \$214,590 | \$250,240                  | \$286,005 | \$321,770 | \$357,535 | \$393,300                       | \$429,065 | \$464,830                  | \$500,595 | \$536,360                        | \$572,125 |                              |  |
| 5.875%               | 1              | \$107,380                | \$128,800 | \$150,290                  | \$171,780 | \$193,270 | \$214,690 | \$236,180                       | \$257,670 | \$279,160                  | \$300,580 | \$322,070                        | \$343,560 |                              |  |
|                      | 2              | \$130,390                | \$156,400 | \$182,495                  | \$208,590 | \$234,685 | \$260,695 | \$286,790                       | \$312,885 | \$338,980                  | \$364,990 | \$391,085                        | \$417,180 |                              |  |
|                      | 3              | \$153,400                | \$184,000 | \$214,700                  | \$245,400 | \$276,100 | \$306,700 | \$337,400                       | \$368,100 | \$398,800                  | \$429,400 | \$460,100                        | \$490,800 |                              |  |
|                      | 4              | \$176,410                | \$211,600 | \$246,905                  | \$282,210 | \$317,515 | \$352,705 | \$388,010                       | \$423,315 | \$458,620                  | \$493,810 | \$529,115                        | \$564,420 |                              |  |
| 6.000%               | 1              | \$105,910                | \$127,120 | \$148,260                  | \$169,470 | \$190,680 | \$211,820 | \$233,030                       | \$254,240 | \$275,380                  | \$296,590 | \$317,800                        | \$338,940 |                              |  |
|                      | 2              | \$128,605                | \$154,360 | \$180,030                  | \$205,785 | \$231,540 | \$257,210 | \$282,965                       | \$308,720 | \$334,390                  | \$360,145 | \$385,900                        | \$411,570 |                              |  |
|                      | 3              | \$151,300                | \$181,600 | \$211,800                  | \$242,100 | \$272,400 | \$302,600 | \$332,900                       | \$363,200 | \$393,400                  | \$423,700 | \$454,000                        | \$484,200 |                              |  |
|                      | 4              | \$173,995                | \$208,840 | \$243,570                  | \$278,415 | \$313,260 | \$347,990 | \$382,835                       | \$417,680 | \$452,410                  | \$487,255 | \$522,100                        | \$556,830 |                              |  |
| 6.125%               | 1              | \$104,510                | \$125,440 | \$146,300                  | \$167,230 | \$188,160 | \$209,020 | \$229,950                       | \$250,810 | \$271,740                  | \$292,670 | \$313,530                        | \$334,460 |                              |  |
|                      | 2              | \$126,905                | \$152,320 | \$177,650                  | \$203,065 | \$228,480 | \$253,810 | \$279,225                       | \$304,555 | \$329,970                  | \$355,385 | \$380,715                        | \$406,130 |                              |  |
|                      | 3              | \$149,300                | \$179,200 | \$209,000                  | \$238,900 | \$268,800 | \$298,600 | \$328,500                       | \$358,300 | \$388,200                  | \$418,100 | \$447,900                        | \$477,800 |                              |  |
|                      | 4              | \$171,695                | \$206,080 | \$240,350                  | \$274,735 | \$309,120 | \$343,390 | \$377,775                       | \$412,045 | \$446,430                  | \$480,815 | \$515,085                        | \$549,470 |                              |  |
| 6.250%               | 1              | \$103,110                | \$123,760 | \$144,410                  | \$165,060 | \$185,640 | \$206,290 | \$226,940                       | \$247,520 | \$268,170                  | \$288,820 | \$309,400                        | \$330,050 |                              |  |
|                      | 2              | \$125,205                | \$150,280 | \$175,355                  | \$200,430 | \$225,420 | \$250,495 | \$275,570                       | \$300,560 | \$325,635                  | \$350,710 | \$375,700                        | \$400,775 |                              |  |
|                      | 3              | \$147,300                | \$176,800 | \$206,300                  | \$235,800 | \$265,200 | \$294,700 | \$324,200                       | \$353,600 | \$383,100                  | \$412,600 | \$442,000                        | \$471,500 |                              |  |
|                      | 4              | \$169,395                | \$203,320 | \$237,245                  | \$271,170 | \$304,980 | \$338,905 | \$372,830                       | \$406,640 | \$440,565                  | \$474,490 | \$508,300                        | \$542,225 |                              |  |
| 6.375%               | 1              | \$101,780                | \$122,150 | \$142,520                  | \$162,890 | \$183,260 | \$203,560 | \$223,930                       | \$244,300 | \$264,670                  | \$285,040 | \$305,410                        | \$325,710 |                              |  |
|                      | 2              | \$123,590                | \$148,325 | \$173,060                  | \$197,795 | \$222,530 | \$247,180 | \$271,915                       | \$296,650 | \$321,385                  | \$346,120 | \$370,855                        | \$395,505 |                              |  |
|                      | 3              | \$145,400                | \$174,500 | \$203,600                  | \$232,700 | \$261,800 | \$290,800 | \$319,900                       | \$349,000 | \$378,100                  | \$407,200 | \$436,300                        | \$465,300 |                              |  |
|                      | 4              | \$167,210                | \$200,675 | \$234,140                  | \$267,605 | \$301,070 | \$334,420 | \$367,885                       | \$401,350 | \$434,815                  | \$468,280 | \$501,745                        | \$535,095 |                              |  |
| 6.500%               | 1              | \$100,450                | \$120,540 | \$140,630                  | \$160,790 | \$180,880 | \$200,970 | \$221,060                       | \$241,150 | \$261,240                  | \$281,330 | \$301,420                        | \$321,510 |                              |  |
|                      | 2              | \$121,975                | \$146,370 | \$170,765                  | \$195,245 | \$219,640 | \$244,035 | \$268,430                       | \$292,825 | \$317,220                  | \$341,615 | \$366,010                        | \$390,405 |                              |  |
|                      | 3              | \$143,500                | \$172,200 | \$200,900                  | \$229,700 | \$258,400 | \$287,100 | \$315,800                       | \$344,500 | \$373,200                  | \$401,900 | \$430,600                        | \$459,300 |                              |  |
|                      | 4              | \$165,025                | \$198,030 | \$231,035                  | \$264,155 | \$297,160 | \$330,165 | \$363,170                       | \$396,175 | \$429,180                  | \$462,185 | \$495,190                        | \$528,195 |                              |  |
| 6.625%               | 1              | \$99,190                 | \$119,000 | \$138,880                  | \$158,690 | \$178,500 | \$198,380 | \$218,190                       | \$238,000 | \$257,880                  | \$277,690 | \$297,570                        | \$317,380 |                              |  |
|                      | 2              | \$120,445                | \$144,500 | \$168,640                  | \$192,695 | \$216,750 | \$240,890 | \$264,945                       | \$289,000 | \$313,140                  | \$337,195 | \$361,335                        | \$385,390 |                              |  |
|                      | 3              | \$141,700                | \$170,000 | \$198,400                  | \$226,700 | \$255,000 | \$283,400 | \$311,700                       | \$340,000 | \$368,400                  | \$396,700 | \$425,100                        | \$453,400 |                              |  |
|                      | 4              | \$162,955                | \$195,500 | \$228,160                  | \$260,705 | \$293,250 | \$325,910 | \$358,455                       | \$391,000 | \$423,660                  | \$456,205 | \$488,865                        | \$521,410 |                              |  |
| 6.750%               | 1              | \$97,930                 | \$117,530 | \$137,060                  | \$156,660 | \$176,260 | \$195,860 | \$215,390                       | \$234,990 | \$254,590                  | \$274,190 | \$293,720                        | \$313,320 |                              |  |
|                      | 2              | \$118,915                | \$142,715 | \$166,430                  | \$190,230 | \$214,030 | \$237,830 | \$261,545                       | \$285,345 | \$309,145                  | \$332,945 | \$356,660                        | \$380,460 |                              |  |
|                      | 3              | \$139,900                | \$167,900 | \$195,800                  | \$223,800 | \$251,800 | \$279,800 | \$307,700                       | \$335,700 | \$363,700                  | \$391,700 | \$419,600                        | \$447,600 |                              |  |
|                      | 4              | \$160,885                | \$193,085 | \$225,170                  | \$257,370 | \$289,570 | \$321,770 | \$353,855                       | \$386,055 | \$418,255                  | \$450,455 | \$482,540                        | \$514,740 |                              |  |
| 6.875%               | 1              | \$96,670                 | \$115,990 | \$135,310                  | \$154,700 | \$174,020 | \$193,340 | \$212,660                       | \$231,980 | \$251,370                  | \$270,690 | \$290,010                        | \$309,330 |                              |  |
|                      | 2              | \$117,385                | \$140,845 | \$164,305                  | \$187,850 | \$211,310 | \$234,770 | \$258,230                       | \$281,690 | \$305,235                  | \$328,695 | \$352,155                        | \$375,615 |                              |  |
|                      | 3              | \$138,100                | \$165,700 | \$193,300                  | \$221,000 | \$248,600 | \$276,200 | \$303,800                       | \$331,400 | \$359,100                  | \$386,700 | \$414,300                        | \$441,900 |                              |  |
|                      | 4              | \$158,815                | \$190,555 | \$222,295                  | \$254,150 | \$285,890 | \$317,630 | \$349,370                       | \$381,110 | \$412,965                  | \$444,705 | \$476,445                        | \$508,185 |                              |  |
| 7.000%               | 1              | \$95,480                 | \$114,520 | \$133,630                  | \$152,740 | \$171,850 | \$190,890 | \$210,000                       | \$229,110 | \$248,150                  | \$267,260 | \$286,370                        | \$305,480 |                              |  |
|                      | 2              | \$115,940                | \$139,060 | \$162,265                  | \$185,470 | \$208,675 | \$231,795 | \$255,000                       | \$278,205 | \$301,325                  | \$324,530 | \$347,735                        | \$370,940 |                              |  |
|                      | 3              | \$136,400                | \$163,600 | \$190,900                  | \$218,200 | \$245,500 | \$272,700 | \$300,000                       | \$327,300 | \$354,500                  | \$381,800 | \$409,100                        | \$436,400 |                              |  |
|                      | 4              | \$156,860                | \$188,140 | \$219,535                  | \$250,930 | \$282,325 | \$313,605 | \$345,000                       | \$376,395 | \$407,675                  | \$439,070 | \$470,465                        | \$501,860 |                              |  |



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**2013**  
**AFFORDABLE SALES PRICE GUIDELINES**  
**LANA'I**  
**SINGLE FAMILY**

Effective: **February 1, 2013**

| Prevailing Int. Rate | No. of Bedroom | Percent of Median Income |           |                            |           |           |           |                                 |           |                            |           |                                  |           |                              |  |
|----------------------|----------------|--------------------------|-----------|----------------------------|-----------|-----------|-----------|---------------------------------|-----------|----------------------------|-----------|----------------------------------|-----------|------------------------------|--|
|                      |                | Very Low<br>50% & Below  |           | Low Income<br>(51% to 80%) |           |           |           | Below Moderate<br>(81% to 100%) |           | Moderate<br>(101% to 120%) |           | Above Moderate<br>(121% to 140%) |           | Gap Income<br>(141% to 160%) |  |
|                      |                | 50%                      | 60%       | 70%                        | 80%       | 90%       | 100%      | 110%                            | 120%      | 130%                       | 140%      | 150%                             | 160%      |                              |  |
|                      |                | \$34,475                 | \$41,370  | \$48,265                   | \$55,160  | \$62,055  | \$68,950  | \$75,845                        | \$82,740  | \$89,635                   | \$96,530  | \$103,425                        | \$110,320 |                              |  |
| 7.125%               | 1              | \$94,290                 | \$113,120 | \$131,950                  | \$150,850 | \$169,680 | \$188,510 | \$207,410                       | \$226,240 | \$245,070                  | \$263,970 | \$282,800                        | \$301,630 |                              |  |
|                      | 2              | \$114,495                | \$137,360 | \$160,225                  | \$183,175 | \$206,040 | \$228,905 | \$251,855                       | \$274,720 | \$297,585                  | \$320,535 | \$343,400                        | \$366,265 |                              |  |
|                      | 3              | \$134,700                | \$161,600 | \$188,500                  | \$215,500 | \$242,400 | \$269,300 | \$296,300                       | \$323,200 | \$350,100                  | \$377,100 | \$404,000                        | \$430,900 |                              |  |
|                      | 4              | \$154,905                | \$185,840 | \$216,775                  | \$247,825 | \$278,760 | \$309,695 | \$340,745                       | \$371,680 | \$402,615                  | \$433,665 | \$464,600                        | \$495,535 |                              |  |
| 7.250%               | 1              | \$93,100                 | \$111,720 | \$130,340                  | \$148,960 | \$167,580 | \$186,200 | \$204,820                       | \$223,440 | \$242,060                  | \$260,680 | \$279,300                        | \$297,920 |                              |  |
|                      | 2              | \$113,050                | \$135,660 | \$158,270                  | \$180,880 | \$203,490 | \$226,100 | \$248,710                       | \$271,320 | \$293,930                  | \$316,540 | \$339,150                        | \$361,760 |                              |  |
|                      | 3              | \$133,000                | \$159,600 | \$188,200                  | \$212,800 | \$239,400 | \$266,000 | \$292,600                       | \$319,200 | \$345,800                  | \$372,400 | \$399,000                        | \$425,600 |                              |  |
|                      | 4              | \$152,950                | \$183,540 | \$214,130                  | \$244,720 | \$275,310 | \$305,900 | \$336,490                       | \$367,080 | \$397,670                  | \$428,260 | \$458,850                        | \$489,440 |                              |  |
| 7.375%               | 1              | \$91,980                 | \$110,320 | \$128,730                  | \$147,140 | \$165,480 | \$183,890 | \$202,300                       | \$220,710 | \$239,050                  | \$257,460 | \$275,870                        | \$294,210 |                              |  |
|                      | 2              | \$111,690                | \$133,960 | \$156,315                  | \$178,670 | \$200,940 | \$223,295 | \$245,650                       | \$268,005 | \$290,275                  | \$312,630 | \$334,985                        | \$357,255 |                              |  |
|                      | 3              | \$131,400                | \$157,600 | \$183,900                  | \$210,200 | \$236,400 | \$262,700 | \$289,000                       | \$315,300 | \$341,500                  | \$367,800 | \$394,100                        | \$420,300 |                              |  |
|                      | 4              | \$151,110                | \$181,240 | \$211,485                  | \$241,730 | \$271,860 | \$302,105 | \$332,350                       | \$362,595 | \$392,725                  | \$422,970 | \$453,215                        | \$483,345 |                              |  |
| 7.500%               | 1              | \$90,860                 | \$108,990 | \$127,190                  | \$145,320 | \$163,520 | \$181,650 | \$199,850                       | \$217,980 | \$236,180                  | \$254,310 | \$272,510                        | \$290,640 |                              |  |
|                      | 2              | \$110,330                | \$132,345 | \$154,445                  | \$176,460 | \$198,560 | \$220,575 | \$242,675                       | \$264,690 | \$286,790                  | \$308,805 | \$330,905                        | \$352,920 |                              |  |
|                      | 3              | \$129,800                | \$155,700 | \$181,700                  | \$207,600 | \$233,600 | \$259,500 | \$285,500                       | \$311,400 | \$337,400                  | \$363,300 | \$389,300                        | \$415,200 |                              |  |
|                      | 4              | \$149,270                | \$179,055 | \$208,955                  | \$238,740 | \$268,640 | \$298,425 | \$328,325                       | \$358,110 | \$388,010                  | \$417,795 | \$447,695                        | \$477,480 |                              |  |
| 7.625%               | 1              | \$89,740                 | \$107,660 | \$125,580                  | \$143,570 | \$161,490 | \$179,480 | \$197,400                       | \$215,320 | \$233,310                  | \$251,230 | \$269,150                        | \$287,140 |                              |  |
|                      | 2              | \$108,970                | \$130,730 | \$152,490                  | \$174,335 | \$196,095 | \$217,940 | \$239,700                       | \$261,460 | \$283,305                  | \$305,065 | \$326,825                        | \$348,670 |                              |  |
|                      | 3              | \$128,200                | \$153,800 | \$179,400                  | \$205,100 | \$230,700 | \$256,400 | \$282,000                       | \$307,600 | \$333,300                  | \$358,900 | \$384,500                        | \$410,200 |                              |  |
|                      | 4              | \$147,430                | \$176,870 | \$206,310                  | \$235,865 | \$265,305 | \$294,860 | \$324,300                       | \$353,740 | \$383,295                  | \$412,735 | \$442,175                        | \$471,730 |                              |  |
| 7.750%               | 1              | \$88,620                 | \$106,400 | \$124,110                  | \$141,820 | \$159,530 | \$177,310 | \$195,020                       | \$212,730 | \$230,510                  | \$248,220 | \$265,930                        | \$283,640 |                              |  |
|                      | 2              | \$107,610                | \$129,200 | \$150,705                  | \$172,210 | \$193,715 | \$215,305 | \$236,810                       | \$258,315 | \$279,905                  | \$301,410 | \$322,915                        | \$344,420 |                              |  |
|                      | 3              | \$126,600                | \$152,000 | \$177,300                  | \$202,600 | \$227,900 | \$253,300 | \$278,600                       | \$303,900 | \$329,300                  | \$354,600 | \$379,900                        | \$405,200 |                              |  |
|                      | 4              | \$145,590                | \$174,800 | \$203,895                  | \$232,990 | \$262,085 | \$291,295 | \$320,390                       | \$349,485 | \$378,695                  | \$407,790 | \$436,885                        | \$465,980 |                              |  |

Maximum affordable sales price is based on the following factors:

- \$68,950** Median family income as established by the Department of Housing and Human Concerns (DHHC)
- 30** Number of years for a fixed-rate mortgage loan with no discount points
- 30%** Percentage of gross monthly income for housing expenses (principle and interest payment only)
- 5%** Percentage of the purchase price for downpayment.





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

**2013**  
**AFFORDABLE SALES PRICE GUIDELINES**  
**LANA'I**  
**MULTI-FAMILY**

Effective: **February 1, 2013**

| Prevailing Int. Rate | No. of Bedroom | Percent of Median Income |             |              |           |           |           |                |           |                |           |                |           |                |  |
|----------------------|----------------|--------------------------|-------------|--------------|-----------|-----------|-----------|----------------|-----------|----------------|-----------|----------------|-----------|----------------|--|
|                      |                | Very Low                 |             | Low Income   |           |           |           | Below Moderate |           | Moderate       |           | Above Moderate |           | Gap Income     |  |
|                      |                | 50% & Below              | 50% & Below | (51% to 80%) |           |           |           | (81% to 100%)  |           | (101% to 120%) |           | (121% to 140%) |           | (141% to 160%) |  |
|                      |                | 50%                      | 60%         | 70%          | 80%       | 90%       | 100%      | 110%           | 120%      | 130%           | 140%      | 150%           | 160%      |                |  |
| 3.000%               | 1              | \$34,475                 | \$41,370    | \$48,265     | \$55,160  | \$62,055  | \$68,950  | \$75,845       | \$82,740  | \$89,635       | \$96,530  | \$103,425      | \$110,320 |                |  |
|                      | 2              | \$135,590                | \$162,680   | \$189,840    | \$216,930 | \$244,020 | \$271,180 | \$298,270      | \$325,360 | \$352,520      | \$379,610 | \$406,700      | \$433,790 |                |  |
|                      | 3              | \$164,645                | \$197,540   | \$230,520    | \$263,415 | \$296,310 | \$329,290 | \$362,185      | \$395,080 | \$428,060      | \$460,955 | \$493,850      | \$526,745 |                |  |
|                      | 4              | \$193,700                | \$232,400   | \$271,200    | \$309,900 | \$348,600 | \$387,400 | \$426,100      | \$464,800 | \$503,600      | \$542,300 | \$581,000      | \$619,700 |                |  |
| 3.125%               | 1              | \$222,755                | \$267,260   | \$311,880    | \$356,385 | \$400,890 | \$445,510 | \$490,015      | \$534,520 | \$579,140      | \$623,645 | \$668,150      | \$712,655 |                |  |
|                      | 2              | \$133,420                | \$160,090   | \$186,830    | \$213,500 | \$240,170 | \$266,840 | \$293,510      | \$320,250 | \$346,850      | \$373,590 | \$400,330      | \$426,930 |                |  |
|                      | 3              | \$162,010                | \$194,395   | \$226,865    | \$259,250 | \$291,635 | \$324,020 | \$356,405      | \$388,875 | \$421,175      | \$453,645 | \$486,115      | \$518,415 |                |  |
|                      | 4              | \$190,600                | \$228,700   | \$266,900    | \$305,000 | \$343,100 | \$381,200 | \$419,300      | \$457,500 | \$495,500      | \$533,700 | \$571,900      | \$609,900 |                |  |
| 3.250%               | 1              | \$219,190                | \$263,005   | \$306,935    | \$350,750 | \$394,565 | \$438,380 | \$482,195      | \$526,125 | \$569,825      | \$613,755 | \$657,685      | \$701,385 |                |  |
|                      | 2              | \$131,390                | \$157,640   | \$183,820    | \$210,140 | \$236,390 | \$262,640 | \$288,890      | \$315,210 | \$341,460      | \$367,710 | \$394,030      | \$420,280 |                |  |
|                      | 3              | \$159,545                | \$191,420   | \$223,210    | \$255,170 | \$287,045 | \$318,920 | \$350,795      | \$382,755 | \$414,630      | \$446,505 | \$478,465      | \$510,340 |                |  |
|                      | 4              | \$187,700                | \$225,200   | \$262,600    | \$300,200 | \$337,700 | \$375,200 | \$412,700      | \$450,300 | \$487,800      | \$525,300 | \$562,900      | \$600,400 |                |  |
| 3.375%               | 1              | \$215,855                | \$258,980   | \$301,990    | \$345,230 | \$388,355 | \$431,480 | \$474,605      | \$517,845 | \$560,970      | \$604,095 | \$647,335      | \$690,460 |                |  |
|                      | 2              | \$129,290                | \$155,190   | \$181,020    | \$206,850 | \$232,750 | \$258,580 | \$284,480      | \$310,310 | \$336,140      | \$361,970 | \$387,800      | \$413,700 |                |  |
|                      | 3              | \$156,995                | \$188,445   | \$219,810    | \$251,175 | \$282,625 | \$313,990 | \$345,440      | \$376,805 | \$408,170      | \$439,535 | \$470,900      | \$502,350 |                |  |
|                      | 4              | \$184,700                | \$221,700   | \$258,600    | \$295,500 | \$332,500 | \$369,400 | \$406,400      | \$443,300 | \$480,200      | \$517,100 | \$554,000      | \$591,000 |                |  |
| 3.500%               | 1              | \$212,405                | \$254,955   | \$297,390    | \$339,825 | \$382,375 | \$424,810 | \$467,360      | \$509,795 | \$552,230      | \$594,665 | \$637,100      | \$679,650 |                |  |
|                      | 2              | \$127,260                | \$152,740   | \$178,220    | \$203,700 | \$229,110 | \$254,590 | \$280,070      | \$305,480 | \$330,960      | \$356,370 | \$381,850      | \$407,330 |                |  |
|                      | 3              | \$154,530                | \$185,470   | \$216,410    | \$247,350 | \$278,205 | \$309,145 | \$340,085      | \$370,940 | \$401,880      | \$432,735 | \$463,675      | \$494,615 |                |  |
|                      | 4              | \$181,800                | \$218,200   | \$254,600    | \$291,000 | \$327,300 | \$363,700 | \$400,100      | \$436,400 | \$472,800      | \$509,100 | \$545,500      | \$581,900 |                |  |
| 3.625%               | 1              | \$209,070                | \$250,930   | \$292,790    | \$334,650 | \$376,395 | \$418,255 | \$460,115      | \$501,860 | \$543,720      | \$585,465 | \$627,325      | \$669,185 |                |  |
|                      | 2              | \$129,328                | \$155,193   | \$181,131    | \$206,996 | \$232,862 | \$258,727 | \$284,593      | \$310,458 | \$336,324      | \$362,189 | \$388,055      | \$413,920 |                |  |
|                      | 3              | \$152,150                | \$182,580   | \$213,095    | \$243,525 | \$273,955 | \$304,385 | \$334,815      | \$365,245 | \$395,675      | \$426,105 | \$456,535      | \$486,965 |                |  |
|                      | 4              | \$179,000                | \$214,800   | \$250,700    | \$286,500 | \$322,300 | \$358,100 | \$393,900      | \$429,700 | \$465,500      | \$501,300 | \$537,100      | \$572,900 |                |  |
| 3.750%               | 1              | \$205,850                | \$247,020   | \$288,305    | \$329,475 | \$370,645 | \$411,815 | \$452,985      | \$494,155 | \$535,325      | \$576,495 | \$617,665      | \$658,835 |                |  |
|                      | 2              | \$123,410                | \$148,120   | \$172,830    | \$197,470 | \$222,110 | \$246,820 | \$271,530      | \$296,240 | \$320,880      | \$345,590 | \$370,230      | \$394,940 |                |  |
|                      | 3              | \$149,855                | \$179,860   | \$209,865    | \$239,785 | \$269,705 | \$299,710 | \$329,715      | \$359,720 | \$389,640      | \$419,645 | \$449,565      | \$479,570 |                |  |
|                      | 4              | \$176,300                | \$211,600   | \$246,900    | \$282,100 | \$317,300 | \$352,600 | \$387,900      | \$423,200 | \$458,400      | \$493,700 | \$529,000      | \$564,200 |                |  |
| 3.875%               | 1              | \$202,745                | \$243,340   | \$283,935    | \$324,415 | \$364,895 | \$405,490 | \$446,085      | \$486,680 | \$527,160      | \$567,755 | \$608,235      | \$648,830 |                |  |
|                      | 2              | \$121,520                | \$145,880   | \$170,170    | \$194,460 | \$218,820 | \$243,110 | \$267,400      | \$291,690 | \$315,980      | \$340,340 | \$364,630      | \$388,990 |                |  |
|                      | 3              | \$147,560                | \$177,140   | \$206,635    | \$236,130 | \$265,710 | \$295,205 | \$324,700      | \$354,195 | \$383,690      | \$413,270 | \$442,765      | \$472,345 |                |  |
|                      | 4              | \$173,600                | \$208,400   | \$243,100    | \$277,800 | \$312,600 | \$347,300 | \$382,000      | \$416,700 | \$451,400      | \$486,200 | \$520,900      | \$555,700 |                |  |
| 4.000%               | 1              | \$199,640                | \$239,660   | \$279,565    | \$319,470 | \$359,490 | \$399,395 | \$439,300      | \$479,205 | \$519,110      | \$559,130 | \$599,035      | \$639,055 |                |  |
|                      | 2              | \$119,700                | \$143,640   | \$167,580    | \$191,520 | \$215,530 | \$239,470 | \$263,410      | \$287,350 | \$311,290      | \$335,230 | \$359,170      | \$383,110 |                |  |
|                      | 3              | \$145,350                | \$174,420   | \$203,490    | \$232,560 | \$261,715 | \$290,785 | \$319,855      | \$348,925 | \$377,995      | \$407,065 | \$436,135      | \$465,205 |                |  |
|                      | 4              | \$171,000                | \$205,200   | \$239,400    | \$273,600 | \$307,900 | \$342,100 | \$376,300      | \$410,500 | \$444,700      | \$478,900 | \$513,100      | \$547,300 |                |  |
| 4.125%               | 1              | \$196,650                | \$235,980   | \$275,310    | \$314,640 | \$354,085 | \$393,415 | \$432,745      | \$472,075 | \$511,405      | \$550,735 | \$590,065      | \$629,395 |                |  |
|                      | 2              | \$117,950                | \$141,470   | \$165,130    | \$188,720 | \$212,240 | \$235,900 | \$259,420      | \$283,080 | \$306,600      | \$330,190 | \$353,780      | \$377,370 |                |  |
|                      | 3              | \$143,225                | \$171,785   | \$200,515    | \$229,160 | \$257,720 | \$286,450 | \$315,010      | \$343,740 | \$372,300      | \$400,945 | \$429,590      | \$458,235 |                |  |
|                      | 4              | \$168,500                | \$202,100   | \$235,900    | \$269,600 | \$303,200 | \$337,000 | \$370,600      | \$404,400 | \$438,000      | \$471,700 | \$505,400      | \$539,100 |                |  |
| 4.250%               | 1              | \$193,775                | \$232,415   | \$271,285    | \$310,040 | \$348,680 | \$387,550 | \$426,190      | \$465,060 | \$503,700      | \$542,455 | \$581,210      | \$619,965 |                |  |
|                      | 2              | \$116,200                | \$139,440   | \$162,680    | \$185,920 | \$209,160 | \$232,330 | \$255,570      | \$278,810 | \$302,120      | \$325,360 | \$348,600      | \$371,770 |                |  |
|                      | 3              | \$141,100                | \$169,320   | \$197,540    | \$225,760 | \$253,980 | \$282,115 | \$310,335      | \$338,555 | \$366,860      | \$395,080 | \$423,300      | \$451,435 |                |  |
|                      |                | \$166,000                | \$199,200   | \$232,400    | \$265,600 | \$298,800 | \$331,900 | \$365,100      | \$398,300 | \$431,600      | \$464,800 | \$498,000      | \$531,100 |                |  |



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

**2013**  
**AFFORDABLE SALES PRICE GUIDELINES**

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

Effective: **February 1, 2013**

| 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%           |  |
|                      |                | \$34,475                 | \$41,370     | \$48,265  | \$55,160  | \$62,055  | \$68,950       | \$75,845  | \$82,740       | \$89,635  | \$96,530       | \$103,425 | \$110,320      |  |
| 4.375%               | 1              | \$114,450                | \$137,340    | \$160,300 | \$183,120 | \$206,080 | \$228,970      | \$251,860 | \$274,750      | \$297,640 | \$320,530      | \$343,420 | \$366,380      |  |
|                      | 2              | \$138,975                | \$166,770    | \$194,650 | \$222,360 | \$250,240 | \$278,035      | \$305,830 | \$333,625      | \$361,420 | \$389,215      | \$417,010 | \$444,890      |  |
|                      | 3              | \$163,500                | \$196,200    | \$229,000 | \$261,600 | \$294,400 | \$327,100      | \$359,800 | \$392,500      | \$425,200 | \$457,900      | \$490,600 | \$523,400      |  |
|                      | 4              | \$188,025                | \$225,630    | \$263,350 | \$300,840 | \$338,560 | \$376,165      | \$413,770 | \$451,375      | \$488,980 | \$526,585      | \$564,190 | \$601,910      |  |
| 4.500%               | 1              | \$112,840                | \$135,380    | \$157,920 | \$180,530 | \$203,070 | \$225,610      | \$248,150 | \$270,690      | \$293,300 | \$315,840      | \$338,450 | \$360,990      |  |
|                      | 2              | \$137,020                | \$164,390    | \$191,760 | \$219,215 | \$246,585 | \$273,955      | \$301,325 | \$328,695      | \$356,150 | \$383,520      | \$410,975 | \$438,345      |  |
|                      | 3              | \$161,200                | \$193,400    | \$225,600 | \$257,900 | \$290,100 | \$322,300      | \$354,500 | \$386,700      | \$419,000 | \$451,200      | \$483,500 | \$515,700      |  |
|                      | 4              | \$185,380                | \$222,410    | \$259,440 | \$296,585 | \$333,615 | \$370,645      | \$407,675 | \$444,705      | \$481,850 | \$518,880      | \$556,025 | \$593,055      |  |
| 4.625%               | 1              | \$111,230                | \$133,350    | \$155,610 | \$177,870 | \$200,060 | \$222,320      | \$244,580 | \$266,840      | \$289,030 | \$311,290      | \$333,550 | \$355,740      |  |
|                      | 2              | \$135,065                | \$161,925    | \$188,955 | \$215,985 | \$242,930 | \$269,960      | \$296,990 | \$324,020      | \$350,965 | \$377,995      | \$405,025 | \$431,970      |  |
|                      | 3              | \$158,900                | \$190,500    | \$222,300 | \$254,100 | \$285,800 | \$317,600      | \$349,400 | \$381,200      | \$412,900 | \$444,700      | \$476,500 | \$508,200      |  |
|                      | 4              | \$182,735                | \$219,075    | \$255,645 | \$292,215 | \$328,670 | \$365,240      | \$401,810 | \$438,380      | \$474,835 | \$511,405      | \$547,975 | \$584,430      |  |
| 4.750%               | 1              | \$109,550                | \$131,460    | \$153,440 | \$175,350 | \$197,260 | \$219,100      | \$241,010 | \$262,990      | \$284,900 | \$306,810      | \$328,720 | \$350,630      |  |
|                      | 2              | \$133,025                | \$159,630    | \$186,320 | \$212,925 | \$239,530 | \$266,050      | \$292,655 | \$319,345      | \$345,950 | \$372,555      | \$399,160 | \$425,765      |  |
|                      | 3              | \$156,500                | \$187,800    | \$219,200 | \$250,500 | \$281,800 | \$313,000      | \$344,300 | \$375,700      | \$407,000 | \$438,300      | \$469,600 | \$500,900      |  |
|                      | 4              | \$179,975                | \$215,970    | \$252,080 | \$288,075 | \$324,070 | \$359,950      | \$395,945 | \$432,055      | \$468,050 | \$504,045      | \$540,040 | \$576,035      |  |
| 4.875%               | 1              | \$108,010                | \$129,570    | \$151,200 | \$172,830 | \$194,390 | \$216,020      | \$237,650 | \$259,210      | \$280,770 | \$302,400      | \$324,030 | \$345,590      |  |
|                      | 2              | \$131,155                | \$157,335    | \$183,600 | \$209,865 | \$236,045 | \$262,310      | \$288,575 | \$314,755      | \$340,935 | \$367,200      | \$393,465 | \$419,645      |  |
|                      | 3              | \$154,300                | \$185,100    | \$216,000 | \$246,900 | \$277,700 | \$308,600      | \$339,500 | \$370,300      | \$401,100 | \$432,000      | \$462,900 | \$493,700      |  |
|                      | 4              | \$177,445                | \$212,865    | \$248,400 | \$283,935 | \$319,355 | \$354,890      | \$390,425 | \$425,845      | \$461,265 | \$496,800      | \$532,335 | \$567,755      |  |
| 5.000%               | 1              | \$106,470                | \$127,750    | \$149,030 | \$170,380 | \$191,660 | \$212,940      | \$234,220 | \$255,500      | \$276,850 | \$298,130      | \$319,410 | \$340,690      |  |
|                      | 2              | \$129,285                | \$155,125    | \$180,965 | \$206,890 | \$232,730 | \$258,570      | \$284,410 | \$310,250      | \$336,175 | \$362,015      | \$387,855 | \$413,695      |  |
|                      | 3              | \$152,100                | \$182,500    | \$212,900 | \$243,400 | \$273,800 | \$304,200      | \$334,600 | \$365,000      | \$395,500 | \$425,900      | \$456,300 | \$486,700      |  |
|                      | 4              | \$174,915                | \$209,875    | \$244,835 | \$279,910 | \$314,870 | \$349,830      | \$384,790 | \$419,750      | \$454,825 | \$489,785      | \$524,745 | \$559,705      |  |
| 5.125%               | 1              | \$104,930                | \$125,930    | \$147,000 | \$167,930 | \$188,930 | \$209,930      | \$230,930 | \$251,930      | \$272,930 | \$293,930      | \$314,930 | \$335,930      |  |
|                      | 2              | \$127,415                | \$152,915    | \$178,500 | \$203,915 | \$229,415 | \$254,915      | \$280,415 | \$305,915      | \$331,415 | \$356,915      | \$382,415 | \$407,915      |  |
|                      | 3              | \$149,900                | \$179,900    | \$210,000 | \$239,900 | \$269,900 | \$299,900      | \$329,900 | \$359,900      | \$389,900 | \$419,900      | \$449,900 | \$479,900      |  |
|                      | 4              | \$172,385                | \$206,885    | \$241,500 | \$275,885 | \$310,385 | \$344,885      | \$379,385 | \$413,885      | \$448,385 | \$482,885      | \$517,385 | \$551,885      |  |
| 5.250%               | 1              | \$103,530                | \$124,250    | \$144,900 | \$165,620 | \$186,270 | \$206,990      | \$227,710 | \$248,430      | \$269,150 | \$289,800      | \$310,520 | \$331,170      |  |
|                      | 2              | \$125,715                | \$150,875    | \$175,950 | \$201,110 | \$226,185 | \$251,345      | \$276,505 | \$301,665      | \$326,825 | \$351,900      | \$377,060 | \$402,135      |  |
|                      | 3              | \$147,900                | \$177,500    | \$207,000 | \$236,600 | \$266,100 | \$295,700      | \$325,300 | \$354,900      | \$384,500 | \$414,000      | \$443,600 | \$473,100      |  |
|                      | 4              | \$170,085                | \$204,125    | \$238,050 | \$272,090 | \$306,015 | \$340,055      | \$374,095 | \$408,135      | \$442,175 | \$476,100      | \$510,140 | \$544,065      |  |
| 5.375%               | 1              | \$102,060                | \$122,500    | \$142,870 | \$163,310 | \$183,680 | \$204,120      | \$224,560 | \$244,930      | \$265,370 | \$285,740      | \$306,180 | \$326,620      |  |
|                      | 2              | \$123,930                | \$148,750    | \$173,485 | \$198,305 | \$223,040 | \$247,860      | \$272,680 | \$297,415      | \$322,235 | \$346,970      | \$371,790 | \$396,610      |  |
|                      | 3              | \$145,800                | \$175,000    | \$204,100 | \$233,300 | \$262,400 | \$291,600      | \$320,800 | \$349,900      | \$379,100 | \$408,200      | \$437,400 | \$466,600      |  |
|                      | 4              | \$167,670                | \$201,250    | \$234,715 | \$268,295 | \$301,760 | \$335,340      | \$368,920 | \$402,385      | \$435,965 | \$469,430      | \$503,010 | \$536,590      |  |
| 5.500%               | 1              | \$100,660                | \$120,750    | \$140,910 | \$161,070 | \$181,160 | \$201,320      | \$221,480 | \$241,640      | \$261,730 | \$281,890      | \$302,050 | \$322,140      |  |
|                      | 2              | \$122,230                | \$146,625    | \$171,105 | \$195,585 | \$219,980 | \$244,460      | \$268,940 | \$293,420      | \$317,815 | \$342,295      | \$366,775 | \$391,170      |  |
|                      | 3              | \$143,800                | \$172,500    | \$201,300 | \$230,100 | \$258,800 | \$287,600      | \$316,400 | \$345,200      | \$373,900 | \$402,700      | \$431,500 | \$460,200      |  |
|                      | 4              | \$165,370                | \$198,375    | \$231,495 | \$264,615 | \$297,620 | \$330,740      | \$363,860 | \$396,980      | \$429,985 | \$463,105      | \$496,225 | \$529,230      |  |
| 5.625%               | 1              | \$99,260                 | \$119,140    | \$138,950 | \$158,900 | \$178,710 | \$198,590      | \$218,400 | \$238,280      | \$258,160 | \$278,040      | \$297,850 | \$317,730      |  |
|                      | 2              | \$120,530                | \$144,670    | \$168,725 | \$192,950 | \$217,005 | \$241,145      | \$265,200 | \$289,340      | \$313,480 | \$337,620      | \$361,675 | \$385,815      |  |
|                      | 3              | \$141,800                | \$170,200    | \$198,500 | \$227,000 | \$255,300 | \$283,700      | \$312,000 | \$340,400      | \$368,800 | \$397,200      | \$425,500 | \$453,900      |  |
|                      | 4              | \$163,070                | \$195,730    | \$228,275 | \$261,050 | \$293,595 | \$326,255      | \$358,800 | \$391,460      | \$424,120 | \$456,780      | \$489,325 | \$521,985      |  |



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

**2013**  
**AFFORDABLE SALES PRICE GUIDELINES**  
**LANA'I**  
**MULTI-FAMILY**

Effective: **February 1, 2013**

| 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%      |                |  |
|                      |                | \$34,475                 | \$41,370  | \$48,265     | \$55,160  | \$62,055  | \$68,950  | \$75,845       | \$82,740  | \$89,635       | \$96,530  | \$103,425      | \$110,320 |                |  |
| 5.750%               | 1              | \$98,000                 | \$117,530 | \$137,060    | \$156,660 | \$176,260 | \$195,860 | \$215,460      | \$235,060 | \$254,660      | \$274,260 | \$293,860      | \$313,460 |                |  |
|                      | 2              | \$119,000                | \$142,715 | \$166,430    | \$190,230 | \$214,030 | \$237,830 | \$261,630      | \$285,430 | \$309,230      | \$333,030 | \$356,830      | \$380,630 |                |  |
|                      | 3              | \$140,000                | \$167,900 | \$195,800    | \$223,800 | \$251,800 | \$279,800 | \$307,800      | \$335,800 | \$363,800      | \$391,800 | \$419,800      | \$447,800 |                |  |
|                      | 4              | \$161,000                | \$193,085 | \$225,170    | \$257,370 | \$289,570 | \$321,770 | \$353,970      | \$386,170 | \$418,370      | \$450,570 | \$482,770      | \$514,970 |                |  |
| 5.875%               | 1              | \$96,670                 | \$115,920 | \$135,240    | \$154,630 | \$173,950 | \$193,200 | \$212,590      | \$231,910 | \$251,230      | \$270,550 | \$289,870      | \$309,190 |                |  |
|                      | 2              | \$117,385                | \$140,760 | \$164,220    | \$187,765 | \$211,225 | \$234,600 | \$258,145      | \$281,605 | \$305,065      | \$328,525 | \$351,985      | \$375,445 |                |  |
|                      | 3              | \$138,100                | \$165,600 | \$193,200    | \$220,900 | \$248,500 | \$276,000 | \$303,700      | \$331,300 | \$358,900      | \$386,500 | \$414,100      | \$441,700 |                |  |
|                      | 4              | \$158,815                | \$190,440 | \$222,180    | \$254,035 | \$285,775 | \$317,400 | \$349,255      | \$380,995 | \$412,735      | \$444,475 | \$476,215      | \$507,955 |                |  |
| 6.000%               | 1              | \$95,340                 | \$114,380 | \$133,420    | \$152,530 | \$171,640 | \$190,610 | \$209,720      | \$228,830 | \$247,870      | \$266,910 | \$286,020      | \$305,060 |                |  |
|                      | 2              | \$115,770                | \$138,890 | \$162,010    | \$185,215 | \$208,420 | \$231,455 | \$254,660      | \$277,865 | \$300,985      | \$324,105 | \$347,310      | \$370,430 |                |  |
|                      | 3              | \$136,200                | \$163,400 | \$190,600    | \$217,900 | \$245,200 | \$272,300 | \$299,600      | \$326,900 | \$354,100      | \$381,300 | \$408,600      | \$435,800 |                |  |
|                      | 4              | \$156,630                | \$187,910 | \$219,190    | \$250,585 | \$281,980 | \$313,145 | \$344,540      | \$375,935 | \$407,215      | \$438,495 | \$469,890      | \$501,170 |                |  |
| 6.125%               | 1              | \$94,080                 | \$112,910 | \$131,670    | \$150,500 | \$169,330 | \$188,090 | \$206,990      | \$225,750 | \$244,580      | \$263,410 | \$282,170      | \$301,000 |                |  |
|                      | 2              | \$114,240                | \$137,105 | \$159,885    | \$182,750 | \$205,615 | \$228,395 | \$251,345      | \$274,125 | \$296,990      | \$319,855 | \$342,635      | \$365,500 |                |  |
|                      | 3              | \$134,400                | \$161,300 | \$188,100    | \$215,000 | \$241,900 | \$268,700 | \$295,700      | \$322,500 | \$349,400      | \$376,300 | \$403,100      | \$430,000 |                |  |
|                      | 4              | \$154,560                | \$185,495 | \$216,315    | \$247,250 | \$278,185 | \$309,005 | \$340,055      | \$370,875 | \$401,810      | \$432,745 | \$463,565      | \$494,500 |                |  |
| 6.250%               | 1              | \$92,820                 | \$111,370 | \$129,990    | \$148,540 | \$167,090 | \$185,640 | \$204,260      | \$222,740 | \$241,360      | \$259,910 | \$278,460      | \$297,080 |                |  |
|                      | 2              | \$112,710                | \$135,235 | \$157,845    | \$180,370 | \$202,895 | \$225,420 | \$248,030      | \$270,470 | \$293,080      | \$315,605 | \$338,130      | \$360,740 |                |  |
|                      | 3              | \$132,600                | \$159,100 | \$185,700    | \$212,200 | \$238,700 | \$265,200 | \$291,800      | \$318,200 | \$344,800      | \$371,300 | \$397,800      | \$424,400 |                |  |
|                      | 4              | \$152,490                | \$182,965 | \$213,555    | \$244,030 | \$274,505 | \$304,980 | \$335,570      | \$365,930 | \$396,520      | \$426,995 | \$457,470      | \$488,060 |                |  |
| 6.375%               | 1              | \$91,630                 | \$109,970 | \$128,240    | \$146,580 | \$164,920 | \$183,190 | \$201,530      | \$219,870 | \$238,210      | \$256,550 | \$274,890      | \$293,160 |                |  |
|                      | 2              | \$111,265                | \$133,535 | \$155,720    | \$177,990 | \$200,260 | \$222,445 | \$244,715      | \$266,985 | \$289,255      | \$311,525 | \$333,795      | \$355,980 |                |  |
|                      | 3              | \$130,900                | \$157,100 | \$183,200    | \$209,400 | \$235,600 | \$261,700 | \$287,900      | \$314,100 | \$340,300      | \$366,500 | \$392,700      | \$418,800 |                |  |
|                      | 4              | \$150,535                | \$180,665 | \$210,680    | \$240,810 | \$270,940 | \$300,955 | \$331,085      | \$361,215 | \$391,345      | \$421,475 | \$451,605      | \$481,620 |                |  |
| 6.500%               | 1              | \$90,440                 | \$108,500 | \$126,560    | \$144,690 | \$162,820 | \$180,880 | \$198,940      | \$217,070 | \$235,130      | \$253,190 | \$271,250      | \$289,380 |                |  |
|                      | 2              | \$109,820                | \$131,750 | \$153,680    | \$175,695 | \$197,710 | \$219,640 | \$241,570      | \$263,585 | \$285,515      | \$307,445 | \$329,375      | \$351,390 |                |  |
|                      | 3              | \$129,200                | \$155,000 | \$180,800    | \$206,700 | \$232,600 | \$258,400 | \$284,200      | \$310,100 | \$335,900      | \$361,700 | \$387,500      | \$413,400 |                |  |
|                      | 4              | \$148,580                | \$178,250 | \$207,920    | \$237,705 | \$267,490 | \$297,160 | \$326,830      | \$356,615 | \$386,285      | \$415,955 | \$445,625      | \$475,410 |                |  |
| 6.625%               | 1              | \$89,250                 | \$107,100 | \$125,020    | \$142,800 | \$160,650 | \$178,570 | \$196,350      | \$214,200 | \$232,120      | \$249,900 | \$267,820      | \$285,670 |                |  |
|                      | 2              | \$108,375                | \$130,050 | \$151,810    | \$173,400 | \$195,075 | \$216,835 | \$238,425      | \$260,100 | \$281,860      | \$303,450 | \$325,210      | \$346,885 |                |  |
|                      | 3              | \$127,500                | \$153,000 | \$178,600    | \$204,000 | \$229,500 | \$255,100 | \$280,500      | \$306,000 | \$331,600      | \$357,000 | \$382,600      | \$408,100 |                |  |
|                      | 4              | \$146,625                | \$175,950 | \$205,390    | \$234,600 | \$263,925 | \$293,365 | \$322,575      | \$351,900 | \$381,340      | \$410,550 | \$439,990      | \$469,315 |                |  |
| 6.750%               | 1              | \$88,130                 | \$105,770 | \$123,340    | \$140,980 | \$158,620 | \$176,260 | \$193,830      | \$211,470 | \$229,110      | \$246,750 | \$264,320      | \$281,960 |                |  |
|                      | 2              | \$107,015                | \$128,435 | \$149,770    | \$171,190 | \$192,610 | \$214,030 | \$235,365      | \$256,785 | \$278,205      | \$299,625 | \$320,960      | \$342,380 |                |  |
|                      | 3              | \$125,900                | \$151,100 | \$176,200    | \$201,400 | \$226,600 | \$251,800 | \$276,900      | \$302,100 | \$327,300      | \$352,500 | \$377,600      | \$402,800 |                |  |
|                      | 4              | \$144,785                | \$173,765 | \$202,630    | \$231,610 | \$260,590 | \$289,570 | \$318,435      | \$347,415 | \$376,395      | \$405,375 | \$434,240      | \$463,220 |                |  |
| 6.875%               | 1              | \$87,010                 | \$104,370 | \$121,800    | \$139,230 | \$156,590 | \$174,020 | \$191,380      | \$208,810 | \$226,240      | \$243,600 | \$261,030      | \$278,390 |                |  |
|                      | 2              | \$105,655                | \$126,735 | \$147,900    | \$169,065 | \$190,145 | \$211,310 | \$232,390      | \$253,555 | \$274,720      | \$295,800 | \$316,965      | \$338,045 |                |  |
|                      | 3              | \$124,300                | \$149,100 | \$174,000    | \$198,900 | \$223,700 | \$248,600 | \$273,400      | \$298,300 | \$323,200      | \$348,000 | \$372,900      | \$397,700 |                |  |
|                      | 4              | \$142,945                | \$171,465 | \$200,100    | \$228,735 | \$257,255 | \$285,890 | \$314,410      | \$343,045 | \$371,680      | \$400,200 | \$428,835      | \$457,355 |                |  |
| 7.000%               | 1              | \$85,960                 | \$103,040 | \$120,260    | \$137,480 | \$154,700 | \$171,780 | \$189,000      | \$206,220 | \$223,370      | \$240,520 | \$257,740      | \$274,960 |                |  |
|                      | 2              | \$104,380                | \$125,120 | \$146,030    | \$166,940 | \$187,850 | \$208,590 | \$229,500      | \$250,410 | \$271,235      | \$292,060 | \$312,970      | \$333,880 |                |  |
|                      | 3              | \$122,800                | \$147,200 | \$171,800    | \$196,400 | \$221,000 | \$245,400 | \$270,000      | \$294,600 | \$319,100      | \$343,600 | \$368,200      | \$392,800 |                |  |
|                      | 4              | \$141,220                | \$169,280 | \$197,570    | \$225,860 | \$254,150 | \$282,210 | \$310,500      | \$338,790 | \$366,965      | \$395,140 | \$423,430      | \$451,720 |                |  |



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

**2013**  
**AFFORDABLE SALES PRICE GUIDELINES**

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

Effective: **February 1, 2013**

| 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%      |                |  |
|                      |                | \$34,475                 | \$41,370  | \$48,265     | \$55,160  | \$62,055  | \$68,950  | \$75,845       | \$82,740  | \$89,635       | \$96,530  | \$103,425      | \$110,320 |                |  |
| 7.125%               | 1              | \$84,840                 | \$101,780 | \$118,790    | \$135,800 | \$152,740 | \$169,680 | \$186,690      | \$203,630 | \$220,570      | \$237,580 | \$254,520      | \$271,460 |                |  |
|                      | 2              | \$103,020                | \$123,590 | \$144,245    | \$164,900 | \$185,470 | \$206,040 | \$226,695      | \$247,265 | \$267,835      | \$288,490 | \$309,060      | \$329,630 |                |  |
|                      | 3              | \$121,200                | \$145,400 | \$169,700    | \$194,000 | \$218,200 | \$242,400 | \$266,700      | \$290,900 | \$315,100      | \$339,400 | \$363,600      | \$387,800 |                |  |
|                      | 4              | \$139,380                | \$167,210 | \$195,155    | \$223,100 | \$250,930 | \$278,760 | \$306,705      | \$334,535 | \$362,365      | \$390,310 | \$418,140      | \$445,970 |                |  |
| 7.250%               | 1              | \$83,790                 | \$100,520 | \$117,320    | \$134,050 | \$150,850 | \$167,580 | \$184,310      | \$201,110 | \$217,840      | \$234,640 | \$251,370      | \$268,100 |                |  |
|                      | 2              | \$101,745                | \$122,060 | \$142,460    | \$162,775 | \$183,175 | \$203,490 | \$223,805      | \$244,205 | \$264,520      | \$284,920 | \$305,235      | \$325,550 |                |  |
|                      | 3              | \$119,700                | \$143,600 | \$167,600    | \$191,500 | \$215,500 | \$239,400 | \$263,300      | \$287,300 | \$311,200      | \$335,200 | \$359,100      | \$383,000 |                |  |
|                      | 4              | \$137,655                | \$165,140 | \$192,740    | \$220,225 | \$247,825 | \$275,310 | \$302,795      | \$330,395 | \$357,880      | \$385,480 | \$412,965      | \$440,450 |                |  |
| 7.375%               | 1              | \$82,810                 | \$99,260  | \$115,850    | \$132,440 | \$148,960 | \$165,480 | \$182,070      | \$198,660 | \$215,180      | \$231,700 | \$248,290      | \$264,810 |                |  |
|                      | 2              | \$100,555                | \$120,530 | \$140,675    | \$160,820 | \$180,880 | \$200,940 | \$221,085      | \$241,230 | \$261,290      | \$281,350 | \$301,495      | \$321,555 |                |  |
|                      | 3              | \$118,300                | \$141,800 | \$165,500    | \$189,200 | \$212,800 | \$236,400 | \$260,100      | \$283,800 | \$307,400      | \$331,000 | \$354,700      | \$378,300 |                |  |
|                      | 4              | \$136,045                | \$163,070 | \$190,325    | \$217,580 | \$244,720 | \$271,860 | \$299,115      | \$326,370 | \$353,510      | \$380,650 | \$407,905      | \$435,045 |                |  |
| 7.500%               | 1              | \$81,760                 | \$98,070  | \$114,450    | \$130,760 | \$147,140 | \$163,520 | \$179,900      | \$196,210 | \$212,590      | \$228,900 | \$245,280      | \$261,590 |                |  |
|                      | 2              | \$99,280                 | \$119,085 | \$138,975    | \$158,780 | \$178,670 | \$198,560 | \$218,450      | \$238,255 | \$258,145      | \$277,950 | \$297,840      | \$317,645 |                |  |
|                      | 3              | \$116,800                | \$140,100 | \$163,500    | \$186,800 | \$210,200 | \$233,600 | \$257,000      | \$280,300 | \$303,700      | \$327,000 | \$350,400      | \$373,700 |                |  |
|                      | 4              | \$134,320                | \$161,115 | \$188,025    | \$214,820 | \$241,730 | \$268,640 | \$295,550      | \$322,345 | \$349,255      | \$376,050 | \$402,960      | \$429,755 |                |  |
| 7.625%               | 1              | \$80,780                 | \$96,880  | \$113,050    | \$129,220 | \$145,320 | \$161,560 | \$177,660      | \$193,760 | \$210,000      | \$226,100 | \$242,270      | \$258,440 |                |  |
|                      | 2              | \$98,090                 | \$117,640 | \$137,275    | \$156,910 | \$176,460 | \$196,180 | \$215,730      | \$235,280 | \$255,000      | \$274,550 | \$294,185      | \$313,820 |                |  |
|                      | 3              | \$115,400                | \$138,400 | \$161,500    | \$184,600 | \$207,600 | \$230,800 | \$253,800      | \$276,800 | \$300,000      | \$323,000 | \$346,100      | \$369,200 |                |  |
|                      | 4              | \$132,710                | \$159,160 | \$185,725    | \$212,290 | \$238,740 | \$265,420 | \$291,870      | \$318,320 | \$345,000      | \$371,450 | \$398,015      | \$424,580 |                |  |
| 7.750%               | 1              | \$79,730                 | \$95,760  | \$111,720    | \$127,610 | \$143,570 | \$159,600 | \$175,490      | \$191,450 | \$207,480      | \$223,370 | \$239,330      | \$255,290 |                |  |
|                      | 2              | \$96,815                 | \$116,280 | \$135,660    | \$154,955 | \$174,335 | \$193,800 | \$213,095      | \$232,475 | \$251,940      | \$271,235 | \$290,615      | \$309,995 |                |  |
|                      | 3              | \$113,900                | \$136,800 | \$159,600    | \$182,300 | \$205,100 | \$228,000 | \$250,700      | \$273,500 | \$296,400      | \$319,100 | \$341,900      | \$364,700 |                |  |
|                      | 4              | \$130,985                | \$157,320 | \$183,540    | \$209,645 | \$235,865 | \$262,200 | \$288,305      | \$314,525 | \$340,860      | \$366,965 | \$393,185      | \$419,405 |                |  |

Maximum affordable sales price is based on the following factors:

- \$68,950** Median family income as established by the Department of Housing and Human Concerns (DHHC)
- 30** Number of years for a fixed-rate mortgage loan with no discount points
- 30%** Percentage of gross monthly income for housing expenses (principle and interest payment only)
- 5%** Percentage of the purchase price for downpayment.



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

Effective: **February 1, 2013**

**2013**  
**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%         | \$4,830  | \$5,520  | \$6,210  | \$6,900  | \$7,450   | \$8,000   | \$8,550   | \$9,100   |
| 20%         | \$9,650  | \$11,030 | \$12,410 | \$13,790 | \$14,890  | \$16,000  | \$17,100  | \$18,200  |
| 30%         | \$14,480 | \$16,550 | \$18,620 | \$20,690 | \$22,340  | \$23,990  | \$25,650  | \$27,300  |
| 40%         | \$19,310 | \$22,060 | \$24,820 | \$27,580 | \$29,790  | \$31,990  | \$34,200  | \$36,410  |
| 50%         | \$24,130 | \$27,580 | \$31,030 | \$34,480 | \$37,230  | \$39,990  | \$42,750  | \$45,510  |
| 60%         | \$28,960 | \$33,100 | \$37,230 | \$41,370 | \$44,680  | \$47,990  | \$51,300  | \$54,610  |
| 70%         | \$33,790 | \$38,610 | \$43,440 | \$48,270 | \$52,130  | \$55,990  | \$59,850  | \$63,710  |
| 80%         | \$38,610 | \$44,130 | \$49,640 | \$55,160 | \$59,570  | \$63,990  | \$68,400  | \$72,810  |
| 90%         | \$43,440 | \$49,640 | \$55,850 | \$62,060 | \$67,020  | \$71,980  | \$76,950  | \$81,910  |
| 100%        | \$48,270 | \$55,160 | \$62,060 | \$68,950 | \$74,470  | \$79,980  | \$85,500  | \$91,010  |
| 110%        | \$53,090 | \$60,680 | \$68,260 | \$75,850 | \$81,910  | \$87,980  | \$94,050  | \$100,120 |
| 120%        | \$57,920 | \$66,190 | \$74,470 | \$82,740 | \$89,360  | \$95,980  | \$102,600 | \$109,220 |
| 130%        | \$62,740 | \$71,710 | \$80,670 | \$89,640 | \$96,810  | \$103,980 | \$111,150 | \$118,320 |
| 140%        | \$67,570 | \$77,220 | \$86,880 | \$96,530 | \$104,250 | \$111,970 | \$119,700 | \$127,420 |

### 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%         | \$121                       | \$129   | \$155   | \$179   | \$200   | \$221   |
| 20%         | \$241                       | \$259   | \$310   | \$359   | \$400   | \$441   |
| 30%         | \$362                       | \$388   | \$466   | \$538   | \$600   | \$662   |
| 40%         | \$483                       | \$517   | \$621   | \$717   | \$800   | \$883   |
| 50%         | \$603                       | \$646   | \$776   | \$896   | \$1,000 | \$1,103 |
| 60%         | \$724                       | \$776   | \$931   | \$1,076 | \$1,200 | \$1,324 |
| 70%         | \$845                       | \$905   | \$1,086 | \$1,255 | \$1,400 | \$1,545 |
| 80%         | \$965                       | \$1,034 | \$1,241 | \$1,434 | \$1,600 | \$1,765 |
| 90%         | \$1,086                     | \$1,164 | \$1,396 | \$1,614 | \$1,800 | \$1,986 |
| 100%        | \$1,207                     | \$1,293 | \$1,552 | \$1,793 | \$2,000 | \$2,206 |
| 110%        | \$1,327                     | \$1,422 | \$1,707 | \$1,972 | \$2,200 | \$2,427 |
| 120%        | \$1,448                     | \$1,551 | \$1,862 | \$2,151 | \$2,400 | \$2,648 |
| 130%        | \$1,569                     | \$1,681 | \$2,017 | \$2,331 | \$2,600 | \$2,868 |
| 140%        | \$1,689                     | \$1,810 | \$2,172 | \$2,510 | \$2,799 | \$3,089 |

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





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Effective: **February 1, 2013**

**2013**  
 AFFORDABLE SALES PRICE GUIDELINES  
**MOLOKA'I**  
**METHODOLOGY**

For Calculating Median Family Income

Factors used in calculation:

|   |          |      |
|---|----------|------|
| American Community Survey 5-Year Estimate 2007-2011 population for Molokai                | 7,298    | 100% |
| American Community Survey 5-Year Estimate 2007-2011 population for West Molokai           | 2,557    | 35%  |
| American Community Survey 5-Year Estimate 2007-2011 population for East Molokai           | 4,741    | 65%  |
| American Community Survey 5-Year Estimate 2007-2011 median family income for West Molokai | \$44,648 |      |
| American Community Survey 5-Year Estimate 2007-2011 median family income for West Molokai | \$51,829 |      |
| HUD's 2013 median family income for the County of Maui                                    | \$78,600 |      |
| HUD's 2011 median family income for the County of Maui                                    | \$76,000 |      |

Estimated 2011 median family income for Molokai:

$$\$44,648 \times 35\% + \$51,829 \times 65\% = \$49,316$$

Estimated 2013 median family income for Molokai:

$$\begin{array}{r}
 \$78,600 \\
 - \quad \$76,000 \\
 \hline
 \$2,600
 \end{array}
 \qquad
 \begin{array}{r}
 \$2,600 \\
 \hline
 \$76,000
 \end{array}
 = 3.42\% \text{ (rate of increase from 2011 to 2013 for County of Maui)}$$

$$\begin{array}{r}
 \$49,316 \\
 \times \quad 3.42\% \\
 \hline
 \$1,687
 \end{array}
 \qquad
 + \quad
 \begin{array}{r}
 \$49,316 \\
 + \quad \$1,687 \\
 \hline
 \$51,003 \text{ (Est. 2013 Molokai median family income)}
 \end{array}$$

Est. 2013 Molokai median family income **\$51,000**  
 (Rounded to nearest \$10)



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**2013**  
**AFFORDABLE SALES PRICE GUIDELINES**  
**MOLOKA'I**  
**SINGLE FAMILY**

Effective: **February 1, 2013**

| 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%           |  |
|                      |                | \$25,500                 | \$30,600     | \$35,700  | \$40,800  | \$45,900  | \$51,000       | \$56,100  | \$61,200       | \$66,300  | \$71,400       | \$76,500  | \$81,600       |  |
| 3.000%               | 1              | \$111,440                | \$133,700    | \$155,960 | \$178,290 | \$200,550 | \$222,810      | \$245,140 | \$267,400      | \$289,660 | \$311,990      | \$334,250 | \$356,510      |  |
|                      | 2              | \$135,320                | \$162,350    | \$189,380 | \$216,495 | \$243,525 | \$270,555      | \$297,670 | \$324,700      | \$351,730 | \$378,845      | \$405,875 | \$432,905      |  |
|                      | 3              | \$159,200                | \$191,000    | \$222,800 | \$254,700 | \$286,500 | \$318,300      | \$350,200 | \$382,000      | \$413,800 | \$445,700      | \$477,500 | \$509,300      |  |
|                      | 4              | \$183,080                | \$219,650    | \$256,220 | \$292,905 | \$329,475 | \$366,045      | \$402,730 | \$439,300      | \$475,870 | \$512,555      | \$549,125 | \$585,695      |  |
| 3.125%               | 1              | \$109,690                | \$131,600    | \$153,510 | \$175,420 | \$197,400 | \$219,310      | \$241,220 | \$263,200      | \$285,110 | \$307,020      | \$329,000 | \$350,910      |  |
|                      | 2              | \$133,195                | \$159,800    | \$186,405 | \$213,010 | \$239,700 | \$266,305      | \$292,910 | \$319,600      | \$346,205 | \$372,810      | \$399,500 | \$426,105      |  |
|                      | 3              | \$156,700                | \$188,000    | \$219,300 | \$250,600 | \$282,000 | \$313,300      | \$344,600 | \$376,000      | \$407,300 | \$438,600      | \$470,000 | \$501,300      |  |
|                      | 4              | \$180,205                | \$216,200    | \$252,195 | \$288,190 | \$324,300 | \$360,295      | \$396,290 | \$432,400      | \$468,395 | \$504,390      | \$540,500 | \$576,495      |  |
| 3.250%               | 1              | \$107,940                | \$129,500    | \$151,130 | \$172,690 | \$194,250 | \$215,880      | \$237,440 | \$259,070      | \$280,630 | \$302,190      | \$323,820 | \$345,380      |  |
|                      | 2              | \$131,070                | \$157,250    | \$183,515 | \$209,695 | \$235,875 | \$262,140      | \$288,320 | \$314,585      | \$340,765 | \$366,945      | \$393,210 | \$419,390      |  |
|                      | 3              | \$154,200                | \$185,000    | \$215,900 | \$246,700 | \$277,500 | \$308,400      | \$339,200 | \$370,100      | \$400,900 | \$431,700      | \$462,600 | \$493,400      |  |
|                      | 4              | \$177,330                | \$212,750    | \$248,285 | \$283,705 | \$319,125 | \$354,660      | \$390,080 | \$425,615      | \$461,035 | \$496,455      | \$531,990 | \$567,410      |  |
| 3.375%               | 1              | \$106,260                | \$127,470    | \$148,750 | \$170,030 | \$191,240 | \$212,520      | \$233,730 | \$255,010      | \$276,290 | \$297,500      | \$318,780 | \$339,990      |  |
|                      | 2              | \$129,030                | \$154,785    | \$180,625 | \$206,465 | \$232,220 | \$258,060      | \$283,815 | \$309,655      | \$335,495 | \$361,250      | \$387,090 | \$412,845      |  |
|                      | 3              | \$151,800                | \$182,100    | \$212,500 | \$242,900 | \$273,200 | \$303,600      | \$333,900 | \$364,300      | \$394,700 | \$425,000      | \$455,400 | \$485,700      |  |
|                      | 4              | \$174,570                | \$209,415    | \$244,375 | \$279,335 | \$314,180 | \$349,140      | \$383,985 | \$418,945      | \$453,905 | \$488,750      | \$523,710 | \$558,555      |  |
| 3.500%               | 1              | \$104,580                | \$125,510    | \$146,440 | \$167,370 | \$188,300 | \$209,230      | \$230,160 | \$251,090      | \$271,950 | \$292,880      | \$313,810 | \$334,740      |  |
|                      | 2              | \$126,990                | \$152,405    | \$177,820 | \$203,235 | \$228,650 | \$254,065      | \$279,480 | \$304,895      | \$330,225 | \$355,640      | \$381,055 | \$406,470      |  |
|                      | 3              | \$149,400                | \$179,300    | \$209,200 | \$239,100 | \$269,000 | \$298,900      | \$328,800 | \$358,700      | \$388,500 | \$418,400      | \$448,300 | \$478,200      |  |
|                      | 4              | \$171,810                | \$206,195    | \$240,580 | \$274,965 | \$309,350 | \$343,735      | \$378,120 | \$412,505      | \$446,775 | \$481,160      | \$515,545 | \$549,930      |  |
| 3.625%               | 1              | \$102,970                | \$123,620    | \$144,200 | \$164,780 | \$185,430 | \$206,010      | \$226,590 | \$247,170      | \$267,820 | \$288,400      | \$308,980 | \$329,630      |  |
|                      | 2              | \$125,035                | \$150,110    | \$175,100 | \$200,090 | \$225,165 | \$250,155      | \$275,145 | \$300,135      | \$325,210 | \$350,200      | \$375,190 | \$400,265      |  |
|                      | 3              | \$147,100                | \$176,600    | \$206,000 | \$235,400 | \$264,900 | \$294,300      | \$323,700 | \$353,100      | \$382,600 | \$412,000      | \$441,400 | \$470,900      |  |
|                      | 4              | \$169,165                | \$203,090    | \$236,900 | \$270,710 | \$304,635 | \$338,445      | \$372,255 | \$406,065      | \$439,990 | \$473,800      | \$507,610 | \$541,535      |  |
| 3.750%               | 1              | \$101,430                | \$121,730    | \$142,030 | \$162,260 | \$182,560 | \$202,860      | \$223,160 | \$243,460      | \$263,690 | \$283,990      | \$304,290 | \$324,590      |  |
|                      | 2              | \$123,165                | \$147,815    | \$172,465 | \$197,030 | \$221,680 | \$246,330      | \$270,980 | \$295,630      | \$320,195 | \$344,845      | \$369,495 | \$394,145      |  |
|                      | 3              | \$144,900                | \$173,900    | \$202,900 | \$231,800 | \$260,800 | \$289,800      | \$318,800 | \$347,800      | \$376,700 | \$405,700      | \$434,700 | \$463,700      |  |
|                      | 4              | \$166,635                | \$199,985    | \$233,335 | \$266,570 | \$299,920 | \$333,270      | \$366,620 | \$399,970      | \$433,205 | \$466,555      | \$499,905 | \$533,255      |  |
| 3.875%               | 1              | \$99,890                 | \$119,840    | \$139,860 | \$159,810 | \$179,830 | \$199,870      | \$219,800 | \$239,750      | \$259,700 | \$279,720      | \$299,670 | \$319,690      |  |
|                      | 2              | \$121,295                | \$145,520    | \$169,830 | \$194,055 | \$218,365 | \$242,590      | \$266,900 | \$291,125      | \$315,350 | \$339,660      | \$363,885 | \$388,195      |  |
|                      | 3              | \$142,700                | \$171,200    | \$199,800 | \$228,300 | \$256,900 | \$285,400      | \$314,000 | \$342,500      | \$371,000 | \$399,600      | \$428,100 | \$456,700      |  |
|                      | 4              | \$164,105                | \$196,880    | \$229,770 | \$262,545 | \$295,435 | \$328,210      | \$361,100 | \$393,875      | \$426,650 | \$459,540      | \$492,315 | \$525,205      |  |
| 4.000%               | 1              | \$98,420                 | \$118,090    | \$137,760 | \$157,430 | \$177,100 | \$196,770      | \$216,440 | \$236,110      | \$255,850 | \$275,520      | \$295,190 | \$314,860      |  |
|                      | 2              | \$119,510                | \$143,395    | \$167,280 | \$191,165 | \$215,050 | \$238,935      | \$262,820 | \$286,705      | \$310,675 | \$334,560      | \$358,445 | \$382,330      |  |
|                      | 3              | \$140,600                | \$168,700    | \$196,800 | \$224,900 | \$253,000 | \$281,100      | \$309,200 | \$337,300      | \$365,500 | \$393,600      | \$421,700 | \$449,800      |  |
|                      | 4              | \$161,690                | \$194,005    | \$226,320 | \$258,635 | \$290,950 | \$323,265      | \$355,580 | \$387,895      | \$420,325 | \$452,640      | \$484,955 | \$517,270      |  |
| 4.125%               | 1              | \$96,950                 | \$116,340    | \$135,660 | \$155,050 | \$174,440 | \$193,830      | \$213,220 | \$232,610      | \$252,000 | \$271,390      | \$290,780 | \$310,170      |  |
|                      | 2              | \$117,725                | \$141,270    | \$164,730 | \$188,275 | \$211,820 | \$235,365      | \$258,910 | \$282,455      | \$306,000 | \$329,545      | \$353,090 | \$376,635      |  |
|                      | 3              | \$138,500                | \$166,200    | \$193,800 | \$221,500 | \$249,200 | \$276,900      | \$304,600 | \$332,300      | \$360,000 | \$387,700      | \$415,400 | \$443,100      |  |
|                      | 4              | \$159,275                | \$191,130    | \$222,870 | \$254,725 | \$286,580 | \$318,435      | \$350,290 | \$382,145      | \$414,000 | \$445,855      | \$477,710 | \$509,565      |  |
| 4.250%               | 1              | \$95,480                 | \$114,590    | \$133,700 | \$152,810 | \$171,850 | \$190,960      | \$210,070 | \$229,180      | \$248,290 | \$267,330      | \$286,440 | \$305,550      |  |
|                      | 2              | \$115,940                | \$139,145    | \$162,350 | \$185,555 | \$208,675 | \$231,880      | \$255,085 | \$278,290      | \$301,495 | \$324,615      | \$347,820 | \$371,025      |  |
|                      | 3              | \$136,400                | \$163,700    | \$191,000 | \$218,300 | \$245,500 | \$272,800      | \$300,100 | \$327,400      | \$354,700 | \$381,900      | \$409,200 | \$436,500      |  |
|                      | 4              | \$156,860                | \$188,255    | \$219,650 | \$251,045 | \$282,325 | \$313,720      | \$345,115 | \$376,510      | \$407,905 | \$439,185      | \$470,580 | \$501,975      |  |



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2013  
 AFFORDABLE SALES PRICE GUIDELINES  
**MOLOKA'I**  
**SINGLE FAMILY**

Effective: **February 1, 2013**

| Prevailing Int. Rate | No. of Bedroom | Percent of Median Income |           |                            |           |           |           |                                 |           |                            |           |                                  |           |                              |  |
|----------------------|----------------|--------------------------|-----------|----------------------------|-----------|-----------|-----------|---------------------------------|-----------|----------------------------|-----------|----------------------------------|-----------|------------------------------|--|
|                      |                | Very Low<br>50% & Below  |           | Low Income<br>(51% to 80%) |           |           |           | Below Moderate<br>(81% to 100%) |           | Moderate<br>(101% to 120%) |           | Above Moderate<br>(121% to 140%) |           | Gap Income<br>(141% to 160%) |  |
|                      |                | 50%                      | 60%       | 70%                        | 80%       | 90%       | 100%      | 110%                            | 120%      | 130%                       | 140%      | 150%                             | 160%      |                              |  |
|                      |                | \$25,500                 | \$30,600  | \$35,700                   | \$40,800  | \$45,900  | \$51,000  | \$56,100                        | \$61,200  | \$66,300                   | \$71,400  | \$76,500                         | \$81,600  |                              |  |
| 4.375%               | 1              | \$94,080                 | \$112,910 | \$131,740                  | \$150,500 | \$169,330 | \$188,160 | \$206,990                       | \$225,820 | \$244,580                  | \$263,410 | \$282,240                        | \$301,070 |                              |  |
|                      | 2              | \$114,240                | \$137,105 | \$159,970                  | \$182,750 | \$205,615 | \$228,480 | \$251,345                       | \$274,210 | \$296,990                  | \$319,855 | \$342,720                        | \$365,585 |                              |  |
|                      | 3              | \$134,400                | \$161,300 | \$188,200                  | \$215,000 | \$241,900 | \$268,800 | \$295,700                       | \$322,600 | \$349,400                  | \$376,300 | \$403,200                        | \$430,100 |                              |  |
|                      | 4              | \$154,560                | \$185,495 | \$216,430                  | \$247,250 | \$278,185 | \$309,120 | \$340,055                       | \$370,990 | \$401,810                  | \$432,745 | \$463,680                        | \$494,615 |                              |  |
| 4.500%               | 1              | \$92,680                 | \$111,230 | \$129,780                  | \$148,330 | \$166,880 | \$185,430 | \$203,980                       | \$222,530 | \$241,010                  | \$259,560 | \$278,110                        | \$296,660 |                              |  |
|                      | 2              | \$112,540                | \$135,065 | \$157,590                  | \$180,115 | \$202,640 | \$225,165 | \$247,690                       | \$270,215 | \$292,655                  | \$315,180 | \$337,705                        | \$360,230 |                              |  |
|                      | 3              | \$132,400                | \$158,900 | \$185,400                  | \$211,900 | \$238,400 | \$264,900 | \$291,400                       | \$317,900 | \$344,300                  | \$370,800 | \$397,300                        | \$423,800 |                              |  |
|                      | 4              | \$152,260                | \$182,735 | \$213,210                  | \$243,685 | \$274,160 | \$304,635 | \$335,110                       | \$365,585 | \$395,945                  | \$426,420 | \$456,895                        | \$487,370 |                              |  |
| 4.625%               | 1              | \$91,350                 | \$109,620 | \$127,890                  | \$146,160 | \$164,430 | \$182,700 | \$200,970                       | \$219,240 | \$237,580                  | \$255,850 | \$274,120                        | \$292,390 |                              |  |
|                      | 2              | \$110,925                | \$133,110 | \$155,295                  | \$177,480 | \$199,665 | \$221,850 | \$244,035                       | \$266,220 | \$288,490                  | \$310,675 | \$332,860                        | \$355,045 |                              |  |
|                      | 3              | \$130,500                | \$156,600 | \$182,700                  | \$208,800 | \$234,900 | \$261,000 | \$287,100                       | \$313,200 | \$339,400                  | \$365,500 | \$391,600                        | \$417,700 |                              |  |
|                      | 4              | \$150,075                | \$180,090 | \$210,105                  | \$240,120 | \$270,135 | \$300,150 | \$330,165                       | \$360,180 | \$390,310                  | \$420,325 | \$450,340                        | \$480,355 |                              |  |
| 4.750%               | 1              | \$90,020                 | \$108,080 | \$126,070                  | \$144,060 | \$162,120 | \$180,110 | \$198,100                       | \$216,090 | \$234,150                  | \$252,140 | \$270,130                        | \$288,190 |                              |  |
|                      | 2              | \$109,310                | \$131,240 | \$153,085                  | \$174,930 | \$196,860 | \$218,705 | \$240,550                       | \$262,395 | \$284,325                  | \$306,170 | \$328,015                        | \$349,945 |                              |  |
|                      | 3              | \$128,600                | \$154,400 | \$180,100                  | \$205,800 | \$231,600 | \$257,300 | \$283,000                       | \$308,700 | \$334,500                  | \$360,200 | \$385,900                        | \$411,700 |                              |  |
|                      | 4              | \$147,890                | \$177,560 | \$207,115                  | \$236,670 | \$266,340 | \$295,895 | \$325,450                       | \$355,005 | \$384,675                  | \$414,230 | \$443,785                        | \$473,455 |                              |  |
| 4.875%               | 1              | \$88,760                 | \$106,540 | \$124,250                  | \$142,030 | \$159,740 | \$177,520 | \$195,300                       | \$213,010 | \$230,790                  | \$248,500 | \$266,280                        | \$284,060 |                              |  |
|                      | 2              | \$107,780                | \$129,370 | \$150,875                  | \$172,465 | \$193,970 | \$215,560 | \$237,150                       | \$258,655 | \$280,245                  | \$301,750 | \$323,340                        | \$344,930 |                              |  |
|                      | 3              | \$126,800                | \$152,200 | \$177,500                  | \$202,900 | \$228,200 | \$253,600 | \$279,000                       | \$304,300 | \$329,700                  | \$355,000 | \$380,400                        | \$405,800 |                              |  |
|                      | 4              | \$145,820                | \$175,030 | \$204,125                  | \$233,335 | \$262,430 | \$291,640 | \$320,850                       | \$349,945 | \$379,155                  | \$408,250 | \$437,460                        | \$466,670 |                              |  |
| 5.000%               | 1              | \$87,500                 | \$105,000 | \$122,500                  | \$140,000 | \$157,500 | \$175,000 | \$192,500                       | \$210,000 | \$227,500                  | \$245,000 | \$262,500                        | \$280,000 |                              |  |
|                      | 2              | \$106,250                | \$127,500 | \$148,750                  | \$170,000 | \$191,250 | \$212,500 | \$233,750                       | \$255,000 | \$276,250                  | \$297,500 | \$318,750                        | \$340,000 |                              |  |
|                      | 3              | \$125,000                | \$150,000 | \$175,000                  | \$200,000 | \$225,000 | \$250,000 | \$275,000                       | \$300,000 | \$325,000                  | \$350,000 | \$375,000                        | \$400,000 |                              |  |
|                      | 4              | \$143,750                | \$172,500 | \$201,250                  | \$230,000 | \$258,750 | \$287,500 | \$316,250                       | \$345,000 | \$373,750                  | \$402,500 | \$431,250                        | \$460,000 |                              |  |
| 5.125%               | 1              | \$86,240                 | \$103,530 | \$120,750                  | \$138,040 | \$155,260 | \$172,550 | \$189,770                       | \$207,060 | \$224,280                  | \$241,570 | \$258,790                        | \$276,080 |                              |  |
|                      | 2              | \$104,720                | \$125,715 | \$146,625                  | \$167,620 | \$188,530 | \$209,525 | \$230,435                       | \$251,430 | \$272,340                  | \$293,335 | \$314,245                        | \$335,240 |                              |  |
|                      | 3              | \$123,200                | \$147,900 | \$172,500                  | \$197,200 | \$221,800 | \$246,500 | \$271,100                       | \$295,800 | \$320,400                  | \$345,100 | \$369,700                        | \$394,400 |                              |  |
|                      | 4              | \$141,680                | \$170,085 | \$198,375                  | \$226,780 | \$255,070 | \$283,475 | \$311,765                       | \$340,170 | \$368,460                  | \$396,865 | \$425,155                        | \$453,560 |                              |  |
| 5.250%               | 1              | \$85,050                 | \$102,060 | \$119,070                  | \$136,080 | \$153,090 | \$170,100 | \$187,110                       | \$204,190 | \$221,200                  | \$238,210 | \$255,220                        | \$272,230 |                              |  |
|                      | 2              | \$103,275                | \$123,930 | \$144,585                  | \$165,240 | \$185,895 | \$206,550 | \$227,205                       | \$247,945 | \$268,600                  | \$289,255 | \$309,910                        | \$330,565 |                              |  |
|                      | 3              | \$121,500                | \$145,800 | \$170,100                  | \$194,400 | \$218,700 | \$243,000 | \$267,300                       | \$291,700 | \$316,000                  | \$340,300 | \$364,600                        | \$388,900 |                              |  |
|                      | 4              | \$139,725                | \$167,670 | \$195,615                  | \$223,560 | \$251,505 | \$279,450 | \$307,395                       | \$335,455 | \$363,400                  | \$391,345 | \$419,290                        | \$447,235 |                              |  |
| 5.375%               | 1              | \$83,860                 | \$100,660 | \$117,460                  | \$134,190 | \$150,990 | \$167,790 | \$184,520                       | \$201,320 | \$218,120                  | \$234,850 | \$251,650                        | \$268,450 |                              |  |
|                      | 2              | \$101,830                | \$122,230 | \$142,630                  | \$162,945 | \$183,345 | \$203,745 | \$224,060                       | \$244,460 | \$264,860                  | \$285,175 | \$305,575                        | \$325,975 |                              |  |
|                      | 3              | \$119,800                | \$143,800 | \$167,800                  | \$191,700 | \$215,700 | \$239,700 | \$263,600                       | \$287,600 | \$311,600                  | \$335,500 | \$359,500                        | \$383,500 |                              |  |
|                      | 4              | \$137,770                | \$165,370 | \$192,970                  | \$220,455 | \$248,055 | \$275,655 | \$303,140                       | \$330,740 | \$358,340                  | \$385,825 | \$413,425                        | \$441,025 |                              |  |
| 5.500%               | 1              | \$82,740                 | \$99,260  | \$115,850                  | \$132,370 | \$148,890 | \$165,480 | \$182,000                       | \$198,520 | \$215,110                  | \$231,630 | \$248,220                        | \$264,740 |                              |  |
|                      | 2              | \$100,470                | \$120,530 | \$140,675                  | \$160,735 | \$180,795 | \$200,940 | \$221,000                       | \$241,060 | \$261,205                  | \$281,265 | \$301,410                        | \$321,470 |                              |  |
|                      | 3              | \$118,200                | \$141,800 | \$165,500                  | \$189,100 | \$212,700 | \$236,400 | \$260,000                       | \$283,600 | \$307,300                  | \$330,900 | \$354,600                        | \$378,200 |                              |  |
|                      | 4              | \$135,930                | \$163,070 | \$190,325                  | \$217,465 | \$244,605 | \$271,860 | \$299,000                       | \$326,140 | \$353,395                  | \$380,535 | \$407,790                        | \$434,930 |                              |  |
| 5.625%               | 1              | \$81,620                 | \$97,930  | \$114,240                  | \$130,550 | \$146,860 | \$163,170 | \$179,550                       | \$195,860 | \$212,170                  | \$228,480 | \$244,790                        | \$261,100 |                              |  |
|                      | 2              | \$99,110                 | \$118,915 | \$138,720                  | \$158,525 | \$178,330 | \$198,135 | \$218,025                       | \$237,830 | \$257,635                  | \$277,440 | \$297,245                        | \$317,050 |                              |  |
|                      | 3              | \$116,600                | \$139,900 | \$163,200                  | \$186,500 | \$209,800 | \$233,100 | \$256,500                       | \$279,800 | \$303,100                  | \$326,400 | \$349,700                        | \$373,000 |                              |  |
|                      | 4              | \$134,090                | \$160,885 | \$187,680                  | \$214,475 | \$241,270 | \$268,065 | \$294,975                       | \$321,770 | \$348,565                  | \$375,360 | \$402,155                        | \$428,950 |                              |  |



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

**2013**  
**AFFORDABLE SALES PRICE GUIDELINES**  
**MOLOKA'I**  
**SINGLE FAMILY**

Effective: **February 1, 2013**

| Prevailing Int. Rate | No. of Bedroom | Percent of Median Income |           |                            |           |           |           |                                 |           |                            |           |                                  |           |                              |  |
|----------------------|----------------|--------------------------|-----------|----------------------------|-----------|-----------|-----------|---------------------------------|-----------|----------------------------|-----------|----------------------------------|-----------|------------------------------|--|
|                      |                | Very Low<br>50% & Below  |           | Low Income<br>(51% to 80%) |           |           |           | Below Moderate<br>(81% to 100%) |           | Moderate<br>(101% to 120%) |           | Above Moderate<br>(121% to 140%) |           | Gap Income<br>(141% to 160%) |  |
|                      |                | 50%                      | 60%       | 70%                        | 80%       | 90%       | 100%      | 110%                            | 120%      | 130%                       | 140%      | 150%                             | 160%      |                              |  |
|                      |                | \$25,500                 | \$30,600  | \$35,700                   | \$40,800  | \$45,900  | \$51,000  | \$56,100                        | \$61,200  | \$66,300                   | \$71,400  | \$76,500                         | \$81,600  |                              |  |
| 5.750%               | 1              | \$80,500                 | \$96,600  | \$112,700                  | \$128,800 | \$144,900 | \$161,000 | \$177,100                       | \$193,200 | \$209,300                  | \$225,400 | \$241,500                        | \$257,600 |                              |  |
|                      | 2              | \$97,750                 | \$117,300 | \$136,850                  | \$156,400 | \$175,950 | \$195,500 | \$215,050                       | \$234,600 | \$254,150                  | \$273,700 | \$293,250                        | \$312,800 |                              |  |
|                      | 3              | \$113,000                | \$138,000 | \$161,000                  | \$184,000 | \$207,000 | \$230,000 | \$253,000                       | \$276,000 | \$299,000                  | \$322,000 | \$345,000                        | \$368,000 |                              |  |
|                      | 4              | \$132,250                | \$158,700 | \$185,150                  | \$211,600 | \$238,050 | \$264,500 | \$290,950                       | \$317,400 | \$343,850                  | \$370,300 | \$396,750                        | \$423,200 |                              |  |
| 5.875%               | 1              | \$79,380                 | \$95,270  | \$111,160                  | \$127,050 | \$142,940 | \$158,830 | \$174,720                       | \$190,610 | \$206,430                  | \$222,320 | \$238,210                        | \$254,100 |                              |  |
|                      | 2              | \$96,390                 | \$115,685 | \$134,980                  | \$154,275 | \$173,570 | \$192,865 | \$212,160                       | \$231,455 | \$250,665                  | \$269,960 | \$289,255                        | \$308,550 |                              |  |
|                      | 3              | \$113,400                | \$136,100 | \$158,800                  | \$181,500 | \$204,200 | \$226,900 | \$249,600                       | \$272,300 | \$294,900                  | \$317,600 | \$340,300                        | \$363,000 |                              |  |
|                      | 4              | \$130,410                | \$156,515 | \$182,620                  | \$208,725 | \$234,830 | \$260,935 | \$287,040                       | \$313,145 | \$339,135                  | \$365,240 | \$391,345                        | \$417,450 |                              |  |
| 6.000%               | 1              | \$78,330                 | \$94,010  | \$109,690                  | \$125,370 | \$141,050 | \$156,730 | \$172,340                       | \$188,020 | \$203,700                  | \$219,380 | \$235,060                        | \$250,740 |                              |  |
|                      | 2              | \$95,115                 | \$114,155 | \$133,195                  | \$152,235 | \$171,275 | \$190,315 | \$209,270                       | \$228,310 | \$247,350                  | \$266,390 | \$285,430                        | \$304,470 |                              |  |
|                      | 3              | \$111,900                | \$134,300 | \$156,700                  | \$179,100 | \$201,500 | \$223,900 | \$246,200                       | \$268,600 | \$291,000                  | \$313,400 | \$335,800                        | \$358,200 |                              |  |
|                      | 4              | \$128,685                | \$154,445 | \$180,205                  | \$205,965 | \$231,725 | \$257,485 | \$283,130                       | \$308,890 | \$334,650                  | \$360,410 | \$386,170                        | \$411,930 |                              |  |
| 6.125%               | 1              | \$77,280                 | \$92,750  | \$108,220                  | \$123,690 | \$139,160 | \$154,630 | \$170,100                       | \$185,570 | \$200,970                  | \$216,440 | \$231,910                        | \$247,380 |                              |  |
|                      | 2              | \$93,840                 | \$112,625 | \$131,410                  | \$150,195 | \$168,980 | \$187,765 | \$206,550                       | \$225,335 | \$244,035                  | \$262,820 | \$281,605                        | \$300,390 |                              |  |
|                      | 3              | \$110,400                | \$132,500 | \$154,600                  | \$176,700 | \$198,800 | \$220,900 | \$243,000                       | \$265,100 | \$287,100                  | \$309,200 | \$331,300                        | \$353,400 |                              |  |
|                      | 4              | \$126,960                | \$152,375 | \$177,790                  | \$203,205 | \$228,620 | \$254,035 | \$279,450                       | \$304,865 | \$330,165                  | \$355,580 | \$380,995                        | \$406,410 |                              |  |
| 6.250%               | 1              | \$76,300                 | \$91,560  | \$106,820                  | \$122,080 | \$137,340 | \$152,600 | \$167,860                       | \$183,120 | \$198,380                  | \$213,640 | \$228,900                        | \$244,160 |                              |  |
|                      | 2              | \$92,650                 | \$111,180 | \$129,710                  | \$148,240 | \$166,770 | \$185,300 | \$203,830                       | \$222,360 | \$240,890                  | \$259,420 | \$277,950                        | \$296,480 |                              |  |
|                      | 3              | \$109,000                | \$130,800 | \$152,600                  | \$174,400 | \$196,200 | \$218,000 | \$239,800                       | \$261,600 | \$283,400                  | \$305,200 | \$327,000                        | \$348,800 |                              |  |
|                      | 4              | \$125,350                | \$150,420 | \$175,490                  | \$200,560 | \$225,630 | \$250,700 | \$275,770                       | \$300,840 | \$325,910                  | \$350,980 | \$376,050                        | \$401,120 |                              |  |
| 6.375%               | 1              | \$75,320                 | \$90,370  | \$105,420                  | \$120,470 | \$135,520 | \$150,570 | \$165,620                       | \$180,740 | \$195,790                  | \$210,840 | \$225,890                        | \$240,940 |                              |  |
|                      | 2              | \$91,460                 | \$109,735 | \$128,010                  | \$146,285 | \$164,560 | \$182,835 | \$201,110                       | \$219,470 | \$237,745                  | \$256,020 | \$274,295                        | \$292,570 |                              |  |
|                      | 3              | \$107,600                | \$129,100 | \$150,600                  | \$172,100 | \$193,600 | \$215,100 | \$236,600                       | \$258,200 | \$279,700                  | \$301,200 | \$322,700                        | \$344,200 |                              |  |
|                      | 4              | \$123,740                | \$148,465 | \$173,190                  | \$197,915 | \$222,640 | \$247,365 | \$272,090                       | \$296,930 | \$321,655                  | \$346,380 | \$371,105                        | \$395,830 |                              |  |
| 6.500%               | 1              | \$74,340                 | \$89,180  | \$104,020                  | \$118,930 | \$133,770 | \$148,610 | \$163,520                       | \$178,360 | \$193,200                  | \$208,110 | \$222,950                        | \$237,790 |                              |  |
|                      | 2              | \$90,270                 | \$108,290 | \$126,310                  | \$144,415 | \$162,435 | \$180,455 | \$198,560                       | \$216,580 | \$234,600                  | \$252,705 | \$270,725                        | \$288,745 |                              |  |
|                      | 3              | \$106,200                | \$127,400 | \$148,600                  | \$169,900 | \$191,100 | \$212,300 | \$233,600                       | \$254,800 | \$276,000                  | \$297,300 | \$318,500                        | \$339,700 |                              |  |
|                      | 4              | \$122,130                | \$146,510 | \$170,890                  | \$195,385 | \$219,765 | \$244,145 | \$268,640                       | \$293,020 | \$317,400                  | \$341,895 | \$366,275                        | \$390,655 |                              |  |
| 6.625%               | 1              | \$73,360                 | \$88,060  | \$102,690                  | \$117,390 | \$132,020 | \$146,720 | \$161,420                       | \$176,050 | \$190,750                  | \$205,380 | \$220,080                        | \$234,780 |                              |  |
|                      | 2              | \$89,080                 | \$106,930 | \$124,695                  | \$142,545 | \$160,310 | \$178,160 | \$196,010                       | \$213,775 | \$231,625                  | \$249,390 | \$267,240                        | \$285,090 |                              |  |
|                      | 3              | \$104,800                | \$125,800 | \$146,700                  | \$167,700 | \$188,600 | \$209,600 | \$230,600                       | \$251,500 | \$272,500                  | \$293,400 | \$314,400                        | \$335,400 |                              |  |
|                      | 4              | \$120,520                | \$144,670 | \$168,705                  | \$192,855 | \$216,890 | \$241,040 | \$265,190                       | \$289,225 | \$313,375                  | \$337,410 | \$361,560                        | \$385,710 |                              |  |
| 6.750%               | 1              | \$72,450                 | \$86,940  | \$101,360                  | \$115,850 | \$130,340 | \$144,830 | \$159,320                       | \$173,810 | \$188,300                  | \$202,790 | \$217,280                        | \$231,770 |                              |  |
|                      | 2              | \$87,975                 | \$105,570 | \$123,080                  | \$140,675 | \$158,270 | \$175,865 | \$193,460                       | \$211,055 | \$228,650                  | \$246,245 | \$263,840                        | \$281,435 |                              |  |
|                      | 3              | \$103,500                | \$124,200 | \$144,800                  | \$165,500 | \$186,200 | \$206,900 | \$227,600                       | \$248,300 | \$269,000                  | \$289,700 | \$310,400                        | \$331,100 |                              |  |
|                      | 4              | \$119,025                | \$142,830 | \$166,520                  | \$190,325 | \$214,130 | \$237,935 | \$261,740                       | \$285,545 | \$309,350                  | \$333,155 | \$356,960                        | \$380,765 |                              |  |
| 6.875%               | 1              | \$71,470                 | \$85,820  | \$100,100                  | \$114,380 | \$128,730 | \$143,010 | \$157,290                       | \$171,640 | \$185,920                  | \$200,200 | \$214,480                        | \$228,830 |                              |  |
|                      | 2              | \$86,785                 | \$104,210 | \$121,550                  | \$138,890 | \$156,315 | \$173,655 | \$190,995                       | \$208,420 | \$225,760                  | \$243,100 | \$260,440                        | \$277,865 |                              |  |
|                      | 3              | \$102,100                | \$122,600 | \$143,000                  | \$163,400 | \$183,900 | \$204,300 | \$224,700                       | \$245,200 | \$265,600                  | \$286,000 | \$306,400                        | \$326,900 |                              |  |
|                      | 4              | \$117,415                | \$140,990 | \$164,450                  | \$187,910 | \$211,485 | \$234,945 | \$258,405                       | \$281,980 | \$305,440                  | \$328,900 | \$352,360                        | \$375,935 |                              |  |
| 7.000%               | 1              | \$70,630                 | \$84,700  | \$98,840                   | \$112,980 | \$127,120 | \$141,190 | \$155,330                       | \$169,470 | \$183,540                  | \$197,680 | \$211,820                        | \$225,960 |                              |  |
|                      | 2              | \$85,765                 | \$102,850 | \$120,020                  | \$137,190 | \$154,360 | \$171,445 | \$188,615                       | \$205,785 | \$222,870                  | \$240,040 | \$257,210                        | \$274,380 |                              |  |
|                      | 3              | \$100,900                | \$121,000 | \$141,200                  | \$161,400 | \$181,600 | \$201,700 | \$221,900                       | \$242,100 | \$262,200                  | \$282,400 | \$302,600                        | \$322,800 |                              |  |
|                      | 4              | \$116,035                | \$139,150 | \$162,380                  | \$185,610 | \$208,840 | \$231,955 | \$255,185                       | \$278,415 | \$301,530                  | \$324,760 | \$347,990                        | \$371,220 |                              |  |



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

**2013**  
**AFFORDABLE SALES PRICE GUIDELINES**  
**MOLOKA'I**  
**SINGLE FAMILY**

Effective: **February 1, 2013**

| 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%       |  |
|                      |                | \$25,500                 | \$30,600     | \$35,700   | \$40,800  | \$45,900      | \$51,000       | \$56,100       | \$61,200  | \$66,300       | \$71,400       | \$76,500       | \$81,600   |  |
| 7.125%               | 1              | \$69,720                 | \$83,650     | \$97,580   | \$111,580 | \$125,510     | \$139,440      | \$153,370      | \$167,370 | \$181,300      | \$195,230      | \$209,160      | \$223,090  |  |
|                      | 2              | \$84,660                 | \$101,575    | \$118,490  | \$135,490 | \$152,405     | \$169,320      | \$186,235      | \$203,235 | \$220,150      | \$237,065      | \$253,980      | \$270,895  |  |
|                      | 3              | \$99,600                 | \$119,500    | \$139,400  | \$159,400 | \$179,300     | \$199,200      | \$219,100      | \$239,100 | \$259,000      | \$278,900      | \$298,800      | \$318,700  |  |
|                      | 4              | \$114,540                | \$137,425    | \$160,310  | \$183,310 | \$206,195     | \$229,080      | \$251,965      | \$274,965 | \$297,850      | \$320,735      | \$343,620      | \$366,505  |  |
| 7.250%               | 1              | \$68,880                 | \$82,600     | \$96,390   | \$110,180 | \$123,970     | \$137,690      | \$151,480      | \$165,270 | \$179,060      | \$192,780      | \$206,570      | \$220,360  |  |
|                      | 2              | \$83,640                 | \$100,300    | \$117,045  | \$133,790 | \$150,535     | \$167,195      | \$183,940      | \$200,685 | \$217,430      | \$234,090      | \$250,835      | \$267,580  |  |
|                      | 3              | \$98,400                 | \$118,000    | \$137,700  | \$157,400 | \$177,100     | \$196,700      | \$216,400      | \$236,100 | \$255,800      | \$275,400      | \$295,100      | \$314,800  |  |
|                      | 4              | \$113,160                | \$135,700    | \$158,355  | \$181,010 | \$203,665     | \$226,205      | \$248,860      | \$271,515 | \$294,170      | \$316,710      | \$339,365      | \$362,020  |  |
| 7.375%               | 1              | \$68,040                 | \$81,620     | \$95,200   | \$108,850 | \$122,430     | \$136,010      | \$149,590      | \$163,240 | \$176,820      | \$190,400      | \$204,050      | \$217,630  |  |
|                      | 2              | \$82,620                 | \$99,110     | \$115,600  | \$132,175 | \$148,665     | \$165,155      | \$181,645      | \$198,220 | \$214,710      | \$231,200      | \$247,775      | \$264,265  |  |
|                      | 3              | \$97,200                 | \$116,600    | \$136,000  | \$155,500 | \$174,900     | \$194,300      | \$213,700      | \$233,200 | \$252,600      | \$272,000      | \$291,500      | \$310,900  |  |
|                      | 4              | \$111,780                | \$134,090    | \$156,400  | \$178,825 | \$201,135     | \$223,445      | \$245,755      | \$268,180 | \$290,490      | \$312,800      | \$335,225      | \$357,535  |  |
| 7.500%               | 1              | \$67,200                 | \$80,640     | \$94,080   | \$107,520 | \$120,960     | \$134,330      | \$147,770      | \$161,210 | \$174,650      | \$188,090      | \$201,530      | \$214,970  |  |
|                      | 2              | \$81,600                 | \$97,920     | \$114,240  | \$130,560 | \$146,880     | \$163,115      | \$179,435      | \$195,755 | \$212,075      | \$228,395      | \$244,715      | \$261,035  |  |
|                      | 3              | \$96,000                 | \$115,200    | \$134,400  | \$153,600 | \$172,800     | \$191,900      | \$211,100      | \$230,300 | \$249,500      | \$268,700      | \$287,900      | \$307,100  |  |
|                      | 4              | \$110,400                | \$132,480    | \$154,560  | \$176,640 | \$198,720     | \$220,685      | \$242,765      | \$264,845 | \$286,925      | \$309,005      | \$331,085      | \$353,165  |  |
| 7.625%               | 1              | \$66,360                 | \$79,660     | \$92,890   | \$106,190 | \$119,490     | \$132,720      | \$146,020      | \$159,250 | \$172,550      | \$185,850      | \$199,080      | \$212,380  |  |
|                      | 2              | \$80,580                 | \$96,730     | \$112,795  | \$128,945 | \$145,095     | \$161,160      | \$177,310      | \$193,375 | \$209,525      | \$225,675      | \$241,740      | \$257,890  |  |
|                      | 3              | \$94,800                 | \$113,800    | \$132,700  | \$151,700 | \$170,700     | \$189,600      | \$208,600      | \$227,500 | \$246,500      | \$265,500      | \$284,400      | \$303,400  |  |
|                      | 4              | \$109,020                | \$130,870    | \$152,605  | \$174,455 | \$196,305     | \$218,040      | \$239,890      | \$261,625 | \$283,475      | \$305,325      | \$327,060      | \$348,910  |  |
| 7.750%               | 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  |  |

Maximum affordable sales price is based on the following factors:

- \$51,000** Median family income as established by the Department of Housing and Human Concerns (DHHC)
- 30** Number of years for a fixed-rate mortgage loan with no discount points
- 30%** Percentage of gross monthly income for housing expenses (principle and interest payment only)
- 5%** Percentage of the purchase price for downpayment.





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

**2013**  
**AFFORDABLE SALES PRICE GUIDELINES**  
**MOLOKA'I**  
**MULTI-FAMILY**

Effective: **February 1, 2013**

| 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%      |            |  |
|                      |                | \$25,500                 | \$30,600     | \$35,700   | \$40,800  | \$45,900      | \$51,000  | \$56,100       | \$61,200  | \$66,300       | \$71,400  | \$76,500       | \$81,600  |            |  |
| 3.000%               | 1              | \$100,310                | \$120,330    | \$140,350  | \$160,440 | \$180,530     | \$200,550 | \$220,640      | \$240,660 | \$260,680      | \$280,770 | \$300,860      | \$320,880 |            |  |
|                      | 2              | \$121,805                | \$146,115    | \$170,425  | \$194,820 | \$219,215     | \$243,525 | \$267,920      | \$292,230 | \$316,540      | \$340,935 | \$365,330      | \$389,640 |            |  |
|                      | 3              | \$143,300                | \$171,900    | \$200,500  | \$229,200 | \$257,900     | \$286,500 | \$315,200      | \$343,800 | \$372,400      | \$401,100 | \$429,800      | \$458,400 |            |  |
|                      | 4              | \$164,795                | \$197,685    | \$230,575  | \$263,580 | \$296,585     | \$329,475 | \$362,480      | \$395,370 | \$428,260      | \$461,265 | \$494,270      | \$527,160 |            |  |
| 3.125%               | 1              | \$98,700                 | \$118,440    | \$138,180  | \$157,850 | \$177,660     | \$197,400 | \$217,070      | \$236,880 | \$256,620      | \$276,290 | \$296,100      | \$315,840 |            |  |
|                      | 2              | \$119,850                | \$143,820    | \$167,790  | \$191,675 | \$215,730     | \$239,700 | \$263,585      | \$287,640 | \$311,610      | \$335,495 | \$359,550      | \$383,520 |            |  |
|                      | 3              | \$141,000                | \$169,200    | \$197,400  | \$225,500 | \$253,800     | \$282,000 | \$310,100      | \$338,400 | \$366,600      | \$394,700 | \$423,000      | \$451,200 |            |  |
|                      | 4              | \$162,150                | \$194,580    | \$227,010  | \$259,325 | \$291,870     | \$324,300 | \$356,615      | \$389,160 | \$421,590      | \$453,905 | \$486,450      | \$518,880 |            |  |
| 3.250%               | 1              | \$97,160                 | \$116,550    | \$136,010  | \$155,400 | \$174,860     | \$194,320 | \$213,710      | \$233,170 | \$252,560      | \$271,950 | \$291,410      | \$310,870 |            |  |
|                      | 2              | \$117,980                | \$141,525    | \$165,155  | \$188,700 | \$212,330     | \$235,960 | \$259,505      | \$283,135 | \$306,680      | \$330,225 | \$353,855      | \$377,485 |            |  |
|                      | 3              | \$138,800                | \$166,500    | \$194,300  | \$222,000 | \$249,800     | \$277,600 | \$305,300      | \$333,100 | \$360,800      | \$388,500 | \$416,300      | \$444,100 |            |  |
|                      | 4              | \$159,620                | \$191,475    | \$223,445  | \$255,300 | \$287,270     | \$319,240 | \$351,095      | \$383,065 | \$414,920      | \$446,775 | \$478,745      | \$510,715 |            |  |
| 3.375%               | 1              | \$95,620                 | \$114,730    | \$133,910  | \$153,020 | \$172,130     | \$191,240 | \$210,350      | \$229,530 | \$248,640      | \$267,750 | \$286,930      | \$305,970 |            |  |
|                      | 2              | \$116,110                | \$139,315    | \$162,605  | \$185,810 | \$209,015     | \$232,220 | \$255,425      | \$278,715 | \$301,920      | \$325,125 | \$348,415      | \$371,535 |            |  |
|                      | 3              | \$136,600                | \$163,900    | \$191,300  | \$218,600 | \$245,900     | \$273,200 | \$300,500      | \$327,900 | \$355,200      | \$382,500 | \$409,900      | \$437,100 |            |  |
|                      | 4              | \$157,090                | \$188,485    | \$219,995  | \$251,390 | \$282,785     | \$314,180 | \$345,575      | \$377,085 | \$408,480      | \$439,875 | \$471,385      | \$502,665 |            |  |
| 3.500%               | 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 |            |  |
| 3.625%               | 1              | \$92,680                 | \$111,230    | \$129,780  | \$148,330 | \$166,880     | \$185,430 | \$203,910      | \$222,460 | \$241,010      | \$259,560 | \$278,110      | \$296,660 |            |  |
|                      | 2              | \$112,540                | \$135,065    | \$157,590  | \$180,115 | \$202,640     | \$225,165 | \$247,605      | \$270,130 | \$292,655      | \$315,180 | \$337,705      | \$360,230 |            |  |
|                      | 3              | \$132,400                | \$158,900    | \$185,400  | \$211,900 | \$238,400     | \$264,900 | \$291,300      | \$317,800 | \$344,300      | \$370,800 | \$397,300      | \$423,800 |            |  |
|                      | 4              | \$152,260                | \$182,735    | \$213,210  | \$243,685 | \$274,160     | \$304,635 | \$334,995      | \$365,470 | \$395,945      | \$426,420 | \$456,895      | \$487,370 |            |  |
| 3.750%               | 1              | \$91,280                 | \$109,550    | \$127,820  | \$146,020 | \$164,290     | \$182,560 | \$200,830      | \$219,100 | \$237,300      | \$255,570 | \$273,840      | \$292,110 |            |  |
|                      | 2              | \$110,840                | \$133,025    | \$155,210  | \$177,310 | \$199,495     | \$221,680 | \$243,865      | \$266,050 | \$288,150      | \$310,335 | \$332,520      | \$354,705 |            |  |
|                      | 3              | \$130,400                | \$156,500    | \$182,600  | \$208,600 | \$234,700     | \$260,800 | \$286,900      | \$313,000 | \$339,000      | \$365,100 | \$391,200      | \$417,300 |            |  |
|                      | 4              | \$149,960                | \$179,975    | \$209,990  | \$239,990 | \$269,905     | \$299,920 | \$329,935      | \$359,950 | \$389,850      | \$419,865 | \$449,880      | \$479,895 |            |  |
| 3.875%               | 1              | \$89,880                 | \$107,870    | \$125,860  | \$143,850 | \$161,840     | \$179,830 | \$197,820      | \$215,810 | \$233,730      | \$251,720 | \$269,710      | \$287,700 |            |  |
|                      | 2              | \$109,140                | \$130,985    | \$152,830  | \$174,675 | \$196,520     | \$218,365 | \$240,210      | \$262,055 | \$283,815      | \$305,660 | \$327,505      | \$349,350 |            |  |
|                      | 3              | \$128,400                | \$154,100    | \$179,800  | \$205,500 | \$231,200     | \$256,900 | \$282,600      | \$308,300 | \$333,900      | \$359,600 | \$385,300      | \$411,000 |            |  |
|                      | 4              | \$147,660                | \$177,215    | \$206,770  | \$236,325 | \$265,880     | \$295,435 | \$324,990      | \$354,545 | \$383,985      | \$413,540 | \$443,095      | \$472,650 |            |  |
| 4.000%               | 1              | \$91,396                 | \$109,676    | \$127,955  | \$146,234 | \$164,513     | \$182,793 | \$201,072      | \$219,351 | \$237,703      | \$255,910 | \$274,189      | \$292,468 |            |  |
|                      | 2              | \$107,525                | \$129,030    | \$150,535  | \$172,040 | \$193,545     | \$215,050 | \$236,555      | \$258,060 | \$279,650      | \$301,070 | \$322,575      | \$344,080 |            |  |
|                      | 3              | \$126,500                | \$151,800    | \$177,100  | \$202,400 | \$227,700     | \$253,000 | \$278,300      | \$303,600 | \$329,000      | \$354,200 | \$379,500      | \$404,800 |            |  |
|                      | 4              | \$145,475                | \$174,570    | \$203,665  | \$232,760 | \$261,855     | \$290,950 | \$320,045      | \$349,140 | \$378,350      | \$407,330 | \$436,425      | \$465,520 |            |  |
| 4.125%               | 1              | \$87,290                 | \$104,720    | \$122,080  | \$139,580 | \$157,010     | \$174,440 | \$191,870      | \$209,370 | \$226,800      | \$244,230 | \$261,730      | \$279,160 |            |  |
|                      | 2              | \$105,995                | \$127,160    | \$148,240  | \$169,490 | \$190,655     | \$211,820 | \$232,985      | \$254,235 | \$275,400      | \$296,565 | \$317,815      | \$338,980 |            |  |
|                      | 3              | \$124,700                | \$149,600    | \$174,400  | \$199,400 | \$224,300     | \$249,200 | \$274,100      | \$299,100 | \$324,000      | \$348,900 | \$373,900      | \$398,800 |            |  |
|                      | 4              | \$143,405                | \$172,040    | \$200,560  | \$229,310 | \$257,945     | \$286,580 | \$315,215      | \$343,965 | \$372,600      | \$401,235 | \$429,985      | \$458,620 |            |  |
| 4.250%               | 1              | \$85,960                 | \$103,110    | \$120,330  | \$137,550 | \$154,700     | \$171,850 | \$189,070      | \$206,290 | \$223,440      | \$240,590 | \$257,810      | \$275,030 |            |  |
|                      | 2              | \$104,380                | \$125,205    | \$146,115  | \$167,025 | \$187,850     | \$208,675 | \$229,585      | \$250,495 | \$271,320      | \$292,145 | \$313,055      | \$333,965 |            |  |
|                      | 3              | \$122,800                | \$147,300    | \$171,900  | \$196,500 | \$221,000     | \$245,500 | \$270,100      | \$294,700 | \$319,200      | \$343,700 | \$368,300      | \$392,900 |            |  |
|                      | 4              | \$141,220                | \$169,395    | \$197,685  | \$225,975 | \$254,150     | \$282,325 | \$310,615      | \$338,905 | \$367,080      | \$395,255 | \$423,545      | \$451,835 |            |  |



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

**2013**  
**AFFORDABLE SALES PRICE GUIDELINES**  
**MOLOKA'I**  
**MULTI-FAMILY**

Effective: **February 1, 2013**

| Prevailing Int. Rate | No. of Bedroom | Percent of Median Income |           |                            |           |           |                                 |           |                            |           |                                  |           |                              |  |
|----------------------|----------------|--------------------------|-----------|----------------------------|-----------|-----------|---------------------------------|-----------|----------------------------|-----------|----------------------------------|-----------|------------------------------|--|
|                      |                | Very Low<br>50% & Below  |           | Low Income<br>(51% to 80%) |           |           | Below Moderate<br>(81% to 100%) |           | Moderate<br>(101% to 120%) |           | Above Moderate<br>(121% to 140%) |           | Gap Income<br>(141% to 160%) |  |
|                      |                | 50%                      | 60%       | 70%                        | 80%       | 90%       | 100%                            | 110%      | 120%                       | 130%      | 140%                             | 150%      | 160%                         |  |
|                      |                | \$25,500                 | \$30,600  | \$35,700                   | \$40,800  | \$45,900  | \$51,000                        | \$56,100  | \$61,200                   | \$66,300  | \$71,400                         | \$76,500  | \$81,600                     |  |
| 4.375%               | 1              | \$84,700                 | \$101,640 | \$118,580                  | \$135,450 | \$152,390 | \$169,330                       | \$186,270 | \$203,210                  | \$220,150 | \$237,090                        | \$254,030 | \$270,970                    |  |
|                      | 2              | \$102,850                | \$123,420 | \$143,990                  | \$164,475 | \$185,045 | \$205,615                       | \$226,185 | \$246,755                  | \$267,325 | \$287,895                        | \$308,465 | \$329,035                    |  |
|                      | 3              | \$121,000                | \$145,200 | \$169,400                  | \$193,500 | \$217,700 | \$241,900                       | \$266,100 | \$290,300                  | \$314,500 | \$338,700                        | \$362,900 | \$387,100                    |  |
|                      | 4              | \$139,150                | \$166,980 | \$194,810                  | \$222,525 | \$250,355 | \$278,185                       | \$306,015 | \$333,845                  | \$361,675 | \$389,505                        | \$417,335 | \$445,165                    |  |
| 4.500%               | 1              | \$86,122                 | \$103,318 | \$120,585                  | \$137,781 | \$155,049 | \$172,244                       | \$189,512 | \$206,707                  | \$223,903 | \$241,098                        | \$258,366 | \$275,562                    |  |
|                      | 2              | \$101,320                | \$121,550 | \$141,865                  | \$162,095 | \$182,410 | \$202,640                       | \$222,955 | \$243,185                  | \$263,415 | \$283,645                        | \$303,960 | \$324,190                    |  |
|                      | 3              | \$119,200                | \$143,000 | \$166,900                  | \$190,700 | \$214,600 | \$238,400                       | \$262,300 | \$286,100                  | \$309,900 | \$333,700                        | \$357,600 | \$381,400                    |  |
|                      | 4              | \$137,080                | \$164,450 | \$191,935                  | \$219,305 | \$246,790 | \$274,160                       | \$301,645 | \$329,015                  | \$356,385 | \$383,755                        | \$411,240 | \$438,610                    |  |
| 4.625%               | 1              | \$82,250                 | \$98,630  | \$115,080                  | \$131,530 | \$147,980 | \$164,430                       | \$180,880 | \$197,330                  | \$213,850 | \$230,300                        | \$246,680 | \$263,130                    |  |
|                      | 2              | \$99,875                 | \$119,765 | \$139,740                  | \$159,715 | \$179,690 | \$199,665                       | \$219,640 | \$239,615                  | \$259,675 | \$279,650                        | \$299,540 | \$319,515                    |  |
|                      | 3              | \$117,500                | \$140,900 | \$164,400                  | \$187,900 | \$211,400 | \$234,900                       | \$258,400 | \$281,900                  | \$305,500 | \$329,000                        | \$352,400 | \$375,900                    |  |
|                      | 4              | \$135,125                | \$162,035 | \$189,060                  | \$216,085 | \$243,110 | \$270,135                       | \$297,160 | \$324,185                  | \$351,325 | \$378,350                        | \$405,260 | \$432,285                    |  |
| 4.750%               | 1              | \$80,990                 | \$97,300  | \$113,470                  | \$129,640 | \$145,880 | \$162,120                       | \$178,290 | \$194,460                  | \$210,770 | \$226,940                        | \$243,110 | \$259,350                    |  |
|                      | 2              | \$98,345                 | \$118,150 | \$137,785                  | \$157,420 | \$177,140 | \$196,860                       | \$216,495 | \$236,130                  | \$255,935 | \$275,570                        | \$295,205 | \$314,925                    |  |
|                      | 3              | \$115,700                | \$139,000 | \$162,100                  | \$185,200 | \$208,400 | \$231,600                       | \$254,700 | \$277,800                  | \$301,100 | \$324,200                        | \$347,300 | \$370,500                    |  |
|                      | 4              | \$133,055                | \$159,850 | \$186,415                  | \$212,980 | \$239,660 | \$266,340                       | \$292,905 | \$319,470                  | \$346,265 | \$372,830                        | \$399,395 | \$426,075                    |  |
| 4.875%               | 1              | \$79,870                 | \$95,900  | \$111,860                  | \$127,820 | \$143,780 | \$159,740                       | \$175,770 | \$191,730                  | \$207,690 | \$223,650                        | \$239,680 | \$255,640                    |  |
|                      | 2              | \$96,985                 | \$116,450 | \$135,830                  | \$155,210 | \$174,590 | \$193,970                       | \$213,435 | \$232,815                  | \$252,195 | \$271,575                        | \$291,040 | \$310,420                    |  |
|                      | 3              | \$114,100                | \$137,000 | \$159,800                  | \$182,600 | \$205,400 | \$228,200                       | \$251,100 | \$273,900                  | \$296,700 | \$319,500                        | \$342,400 | \$365,200                    |  |
|                      | 4              | \$131,215                | \$157,550 | \$183,770                  | \$209,990 | \$236,210 | \$262,430                       | \$288,765 | \$314,985                  | \$341,205 | \$367,425                        | \$393,760 | \$419,980                    |  |
| 5.000%               | 1              | \$78,750                 | \$94,500  | \$110,250                  | \$126,000 | \$141,750 | \$157,500                       | \$173,250 | \$189,000                  | \$204,750 | \$220,500                        | \$236,250 | \$252,000                    |  |
|                      | 2              | \$95,625                 | \$114,750 | \$133,875                  | \$153,000 | \$172,125 | \$191,250                       | \$210,375 | \$229,500                  | \$248,625 | \$267,750                        | \$286,875 | \$306,000                    |  |
|                      | 3              | \$112,500                | \$135,000 | \$157,500                  | \$180,000 | \$202,500 | \$225,000                       | \$247,500 | \$270,000                  | \$292,500 | \$315,000                        | \$337,500 | \$360,000                    |  |
|                      | 4              | \$129,375                | \$155,250 | \$181,125                  | \$207,000 | \$232,875 | \$258,750                       | \$284,625 | \$310,500                  | \$336,375 | \$362,250                        | \$388,125 | \$414,000                    |  |
| 5.125%               | 1              | \$77,630                 | \$93,170  | \$108,710                  | \$124,250 | \$139,720 | \$155,330                       | \$170,800 | \$186,340                  | \$201,880 | \$217,420                        | \$232,890 | \$248,500                    |  |
|                      | 2              | \$94,265                 | \$113,135 | \$132,005                  | \$150,875 | \$169,660 | \$188,615                       | \$207,400 | \$226,270                  | \$245,140 | \$264,010                        | \$282,795 | \$301,750                    |  |
|                      | 3              | \$110,900                | \$133,100 | \$155,300                  | \$177,500 | \$199,600 | \$221,900                       | \$244,000 | \$266,200                  | \$288,400 | \$310,600                        | \$332,700 | \$355,000                    |  |
|                      | 4              | \$127,535                | \$153,065 | \$178,595                  | \$204,125 | \$229,540 | \$255,185                       | \$280,600 | \$306,130                  | \$331,660 | \$357,190                        | \$382,605 | \$408,250                    |  |
| 5.250%               | 1              | \$76,580                 | \$91,840  | \$107,170                  | \$122,500 | \$137,760 | \$153,090                       | \$168,420 | \$183,750                  | \$199,080 | \$214,410                        | \$229,670 | \$245,000                    |  |
|                      | 2              | \$92,990                 | \$111,520 | \$130,135                  | \$148,750 | \$167,280 | \$185,895                       | \$204,510 | \$223,125                  | \$241,740 | \$260,355                        | \$278,885 | \$297,500                    |  |
|                      | 3              | \$109,400                | \$131,200 | \$153,100                  | \$175,000 | \$196,800 | \$218,700                       | \$240,600 | \$262,500                  | \$284,400 | \$306,300                        | \$328,100 | \$350,000                    |  |
|                      | 4              | \$125,810                | \$150,880 | \$176,065                  | \$201,250 | \$226,320 | \$251,505                       | \$276,690 | \$301,875                  | \$327,060 | \$352,245                        | \$377,315 | \$402,500                    |  |
| 5.375%               | 1              | \$75,460                 | \$90,580  | \$105,700                  | \$120,750 | \$135,870 | \$150,990                       | \$166,040 | \$181,160                  | \$196,280 | \$211,400                        | \$226,520 | \$241,640                    |  |
|                      | 2              | \$91,630                 | \$109,990 | \$128,350                  | \$146,625 | \$164,985 | \$183,345                       | \$201,620 | \$219,980                  | \$238,340 | \$256,700                        | \$275,060 | \$293,420                    |  |
|                      | 3              | \$107,800                | \$129,400 | \$151,000                  | \$172,500 | \$194,100 | \$215,700                       | \$237,200 | \$258,800                  | \$280,400 | \$302,000                        | \$323,600 | \$345,200                    |  |
|                      | 4              | \$123,970                | \$148,810 | \$173,650                  | \$198,375 | \$223,215 | \$248,055                       | \$272,780 | \$297,620                  | \$322,460 | \$347,300                        | \$372,140 | \$396,980                    |  |
| 5.500%               | 1              | \$74,480                 | \$89,320  | \$104,300                  | \$119,140 | \$133,980 | \$148,960                       | \$163,800 | \$178,640                  | \$193,620 | \$208,460                        | \$223,370 | \$238,280                    |  |
|                      | 2              | \$90,440                 | \$108,460 | \$126,650                  | \$144,670 | \$162,690 | \$180,880                       | \$198,900 | \$216,920                  | \$235,110 | \$253,130                        | \$271,235 | \$289,340                    |  |
|                      | 3              | \$106,400                | \$127,600 | \$149,000                  | \$170,200 | \$191,400 | \$212,800                       | \$234,000 | \$255,200                  | \$276,600 | \$297,800                        | \$319,100 | \$340,400                    |  |
|                      | 4              | \$122,360                | \$146,740 | \$171,350                  | \$195,730 | \$220,110 | \$244,720                       | \$269,100 | \$293,480                  | \$318,090 | \$342,470                        | \$366,965 | \$391,460                    |  |
| 5.625%               | 1              | \$73,430                 | \$88,130  | \$102,830                  | \$117,530 | \$132,160 | \$146,860                       | \$161,630 | \$176,260                  | \$190,960 | \$205,660                        | \$220,290 | \$234,990                    |  |
|                      | 2              | \$89,165                 | \$107,015 | \$124,865                  | \$142,715 | \$160,480 | \$178,330                       | \$196,265 | \$214,030                  | \$231,880 | \$249,730                        | \$267,495 | \$285,345                    |  |
|                      | 3              | \$104,900                | \$125,900 | \$146,900                  | \$167,900 | \$188,800 | \$209,800                       | \$230,900 | \$251,800                  | \$272,800 | \$293,800                        | \$314,700 | \$335,700                    |  |
|                      | 4              | \$120,635                | \$144,785 | \$168,935                  | \$193,085 | \$217,120 | \$241,270                       | \$265,535 | \$289,570                  | \$313,720 | \$337,870                        | \$361,905 | \$386,055                    |  |



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

**2013**  
**AFFORDABLE SALES PRICE GUIDELINES**  
**MOLOKA'I**  
**MULTI-FAMILY**

Effective: **February 1, 2013**

| Prevailing Int. Rate | No. of Bedroom | Percent of Median Income |           |                            |           |           |           |                                 |           |                            |           |                                  |           |                              |  |
|----------------------|----------------|--------------------------|-----------|----------------------------|-----------|-----------|-----------|---------------------------------|-----------|----------------------------|-----------|----------------------------------|-----------|------------------------------|--|
|                      |                | Very Low<br>50% & Below  |           | Low Income<br>(51% to 80%) |           |           |           | Below Moderate<br>(81% to 100%) |           | Moderate<br>(101% to 120%) |           | Above Moderate<br>(121% to 140%) |           | Gap Income<br>(141% to 160%) |  |
|                      |                | 50%                      | 60%       | 70%                        | 80%       | 90%       | 100%      | 110%                            | 120%      | 130%                       | 140%      | 150%                             | 160%      |                              |  |
|                      |                | \$25,500                 | \$30,600  | \$35,700                   | \$40,800  | \$45,900  | \$51,000  | \$56,100                        | \$61,200  | \$66,300                   | \$71,400  | \$76,500                         | \$81,600  |                              |  |
| 5.750%               | 1              | \$72,450                 | \$86,940  | \$101,430                  | \$115,920 | \$130,410 | \$144,900 | \$159,390                       | \$173,880 | \$188,370                  | \$202,860 | \$217,350                        | \$231,840 |                              |  |
|                      | 2              | \$87,975                 | \$105,570 | \$123,165                  | \$140,760 | \$158,355 | \$175,950 | \$193,545                       | \$211,140 | \$228,735                  | \$246,330 | \$263,925                        | \$281,520 |                              |  |
|                      | 3              | \$103,500                | \$124,200 | \$144,900                  | \$165,600 | \$186,300 | \$207,000 | \$227,700                       | \$248,400 | \$269,100                  | \$289,800 | \$310,500                        | \$331,200 |                              |  |
|                      | 4              | \$119,025                | \$142,830 | \$166,635                  | \$190,440 | \$214,245 | \$238,050 | \$261,855                       | \$285,660 | \$309,465                  | \$333,270 | \$357,075                        | \$380,880 |                              |  |
| 5.875%               | 1              | \$71,470                 | \$85,750  | \$100,030                  | \$114,380 | \$128,660 | \$142,940 | \$157,220                       | \$171,570 | \$185,780                  | \$200,060 | \$214,410                        | \$228,690 |                              |  |
|                      | 2              | \$86,785                 | \$104,125 | \$121,465                  | \$138,890 | \$156,230 | \$173,570 | \$190,910                       | \$208,335 | \$225,590                  | \$242,930 | \$260,355                        | \$277,695 |                              |  |
|                      | 3              | \$102,100                | \$122,500 | \$142,900                  | \$163,400 | \$183,800 | \$204,200 | \$224,600                       | \$245,100 | \$265,400                  | \$285,800 | \$306,300                        | \$326,700 |                              |  |
|                      | 4              | \$117,415                | \$140,875 | \$164,335                  | \$187,910 | \$211,370 | \$234,830 | \$258,290                       | \$281,865 | \$305,210                  | \$328,670 | \$352,245                        | \$375,705 |                              |  |
| 6.000%               | 1              | \$70,490                 | \$84,630  | \$98,700                   | \$112,840 | \$126,980 | \$141,050 | \$155,120                       | \$169,190 | \$183,330                  | \$197,470 | \$211,540                        | \$225,680 |                              |  |
|                      | 2              | \$85,595                 | \$102,765 | \$119,850                  | \$137,020 | \$154,190 | \$171,275 | \$188,360                       | \$205,445 | \$222,615                  | \$239,785 | \$256,870                        | \$274,040 |                              |  |
|                      | 3              | \$100,700                | \$120,900 | \$141,000                  | \$161,200 | \$181,400 | \$201,500 | \$221,600                       | \$241,700 | \$261,900                  | \$282,100 | \$302,200                        | \$322,400 |                              |  |
|                      | 4              | \$115,805                | \$139,035 | \$162,150                  | \$185,380 | \$208,610 | \$231,725 | \$254,840                       | \$277,955 | \$301,185                  | \$324,415 | \$347,530                        | \$370,760 |                              |  |
| 6.125%               | 1              | \$69,580                 | \$83,510  | \$97,370                   | \$111,300 | \$125,230 | \$139,160 | \$153,090                       | \$167,020 | \$180,880                  | \$194,810 | \$208,740                        | \$222,670 |                              |  |
|                      | 2              | \$84,490                 | \$101,405 | \$118,235                  | \$135,150 | \$152,065 | \$168,980 | \$185,895                       | \$202,810 | \$219,640                  | \$236,555 | \$253,470                        | \$270,385 |                              |  |
|                      | 3              | \$99,400                 | \$119,300 | \$139,100                  | \$159,000 | \$178,900 | \$198,800 | \$218,700                       | \$238,600 | \$258,400                  | \$278,300 | \$298,200                        | \$318,100 |                              |  |
|                      | 4              | \$114,310                | \$137,195 | \$159,965                  | \$182,850 | \$205,735 | \$228,620 | \$251,505                       | \$274,390 | \$297,160                  | \$320,045 | \$342,930                        | \$365,815 |                              |  |
| 6.250%               | 1              | \$68,670                 | \$82,390  | \$96,110                   | \$109,900 | \$123,620 | \$137,340 | \$151,060                       | \$164,780 | \$178,570                  | \$192,290 | \$206,010                        | \$219,730 |                              |  |
|                      | 2              | \$83,385                 | \$100,045 | \$116,705                  | \$133,450 | \$150,110 | \$166,770 | \$183,430                       | \$200,090 | \$216,835                  | \$233,495 | \$250,155                        | \$266,815 |                              |  |
|                      | 3              | \$98,100                 | \$117,700 | \$137,300                  | \$157,000 | \$176,600 | \$196,200 | \$215,800                       | \$235,400 | \$255,100                  | \$274,700 | \$294,300                        | \$313,900 |                              |  |
|                      | 4              | \$112,815                | \$135,355 | \$157,895                  | \$180,550 | \$203,090 | \$225,630 | \$248,170                       | \$270,710 | \$293,365                  | \$315,905 | \$338,445                        | \$360,985 |                              |  |
| 6.375%               | 1              | \$67,760                 | \$81,340  | \$94,850                   | \$108,430 | \$121,940 | \$135,520 | \$149,030                       | \$162,680 | \$176,190                  | \$189,770 | \$203,280                        | \$216,860 |                              |  |
|                      | 2              | \$82,280                 | \$98,770  | \$115,175                  | \$131,665 | \$148,070 | \$164,560 | \$180,965                       | \$197,540 | \$213,945                  | \$230,435 | \$246,840                        | \$263,330 |                              |  |
|                      | 3              | \$96,800                 | \$116,200 | \$135,500                  | \$154,900 | \$174,200 | \$193,600 | \$212,900                       | \$232,400 | \$251,700                  | \$271,100 | \$290,400                        | \$309,800 |                              |  |
|                      | 4              | \$111,320                | \$133,630 | \$155,825                  | \$178,135 | \$200,330 | \$222,640 | \$244,835                       | \$267,260 | \$289,455                  | \$311,765 | \$333,960                        | \$356,270 |                              |  |
| 6.500%               | 1              | \$66,920                 | \$80,290  | \$93,590                   | \$107,030 | \$120,400 | \$133,770 | \$147,140                       | \$160,510 | \$173,880                  | \$187,320 | \$200,690                        | \$213,990 |                              |  |
|                      | 2              | \$81,260                 | \$97,495  | \$113,645                  | \$129,965 | \$146,200 | \$162,435 | \$178,670                       | \$194,905 | \$211,140                  | \$227,460 | \$243,695                        | \$259,845 |                              |  |
|                      | 3              | \$95,600                 | \$114,700 | \$133,700                  | \$152,900 | \$172,000 | \$191,100 | \$210,200                       | \$229,300 | \$248,400                  | \$267,600 | \$286,700                        | \$305,700 |                              |  |
|                      | 4              | \$109,940                | \$131,905 | \$153,755                  | \$175,835 | \$197,800 | \$219,765 | \$241,730                       | \$263,695 | \$285,660                  | \$307,740 | \$329,705                        | \$351,555 |                              |  |
| 6.625%               | 1              | \$66,010                 | \$79,240  | \$92,400                   | \$105,630 | \$118,790 | \$132,020 | \$145,250                       | \$158,480 | \$171,710                  | \$184,870 | \$198,100                        | \$211,330 |                              |  |
|                      | 2              | \$80,155                 | \$96,220  | \$112,200                  | \$128,265 | \$144,245 | \$160,310 | \$176,375                       | \$192,440 | \$208,505                  | \$224,485 | \$240,550                        | \$256,615 |                              |  |
|                      | 3              | \$94,300                 | \$113,200 | \$132,000                  | \$150,900 | \$169,700 | \$188,600 | \$207,500                       | \$226,400 | \$245,300                  | \$264,100 | \$283,000                        | \$301,900 |                              |  |
|                      | 4              | \$108,445                | \$130,180 | \$151,800                  | \$173,535 | \$195,155 | \$216,890 | \$238,625                       | \$260,360 | \$282,095                  | \$303,715 | \$325,450                        | \$347,185 |                              |  |
| 6.750%               | 1              | \$65,240                 | \$78,260  | \$91,210                   | \$104,300 | \$117,320 | \$130,340 | \$143,360                       | \$156,450 | \$169,470                  | \$182,490 | \$195,580                        | \$208,600 |                              |  |
|                      | 2              | \$79,220                 | \$95,030  | \$110,755                  | \$126,650 | \$142,460 | \$158,270 | \$174,080                       | \$189,975 | \$205,785                  | \$221,595 | \$237,490                        | \$253,300 |                              |  |
|                      | 3              | \$93,200                 | \$111,800 | \$130,300                  | \$149,000 | \$167,600 | \$186,200 | \$204,800                       | \$223,500 | \$242,100                  | \$260,700 | \$279,400                        | \$298,000 |                              |  |
|                      | 4              | \$107,180                | \$128,570 | \$149,845                  | \$171,350 | \$192,740 | \$214,130 | \$235,520                       | \$257,025 | \$278,415                  | \$299,805 | \$321,310                        | \$342,700 |                              |  |
| 6.875%               | 1              | \$64,330                 | \$77,210  | \$90,090                   | \$102,970 | \$115,850 | \$128,730 | \$141,540                       | \$154,490 | \$167,300                  | \$180,180 | \$193,060                        | \$205,940 |                              |  |
|                      | 2              | \$78,115                 | \$93,755  | \$109,395                  | \$125,035 | \$140,675 | \$156,315 | \$171,870                       | \$187,595 | \$203,150                  | \$218,790 | \$234,430                        | \$250,070 |                              |  |
|                      | 3              | \$91,900                 | \$110,300 | \$128,700                  | \$147,100 | \$165,500 | \$183,900 | \$202,200                       | \$220,700 | \$239,000                  | \$257,400 | \$275,800                        | \$294,200 |                              |  |
|                      | 4              | \$105,685                | \$126,845 | \$148,005                  | \$169,165 | \$190,325 | \$211,485 | \$232,530                       | \$253,805 | \$274,850                  | \$296,010 | \$317,170                        | \$338,330 |                              |  |
| 7.000%               | 1              | \$63,560                 | \$76,230  | \$88,970                   | \$101,710 | \$114,380 | \$127,050 | \$139,790                       | \$152,530 | \$165,200                  | \$177,940 | \$190,610                        | \$203,350 |                              |  |
|                      | 2              | \$77,180                 | \$92,565  | \$108,035                  | \$123,505 | \$138,890 | \$154,275 | \$169,745                       | \$185,215 | \$200,600                  | \$216,070 | \$231,455                        | \$246,925 |                              |  |
|                      | 3              | \$90,800                 | \$108,900 | \$127,100                  | \$145,300 | \$163,400 | \$181,500 | \$199,700                       | \$217,900 | \$236,000                  | \$254,200 | \$272,300                        | \$290,500 |                              |  |
|                      | 4              | \$104,420                | \$125,235 | \$146,165                  | \$167,095 | \$187,910 | \$208,725 | \$229,655                       | \$250,585 | \$271,400                  | \$292,330 | \$313,145                        | \$334,075 |                              |  |



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**COUNTY OF MAUI**

**2013**  
**AFFORDABLE SALES PRICE GUIDELINES**  
**MOLOKA'I**  
**MULTI-FAMILY**

Effective: **February 1, 2013**

| Prevailing Int. Rate | No. of Bedroom | Percent of Median Income |           |                            |           |           |           |                                 |           |                            |           |                                  |           |                              |  |
|----------------------|----------------|--------------------------|-----------|----------------------------|-----------|-----------|-----------|---------------------------------|-----------|----------------------------|-----------|----------------------------------|-----------|------------------------------|--|
|                      |                | Very Low<br>50% & Below  |           | Low Income<br>(51% to 80%) |           |           |           | Below Moderate<br>(81% to 100%) |           | Moderate<br>(101% to 120%) |           | Above Moderate<br>(121% to 140%) |           | Gap Income<br>(141% to 160%) |  |
|                      |                | 50%                      | 60%       | 70%                        | 80%       | 90%       | 100%      | 110%                            | 120%      | 130%                       | 140%      | 150%                             | 160%      |                              |  |
|                      |                | \$34,475                 | \$41,370  | \$48,265                   | \$55,160  | \$62,055  | \$51,000  | \$75,845                        | \$82,740  | \$89,635                   | \$96,530  | \$103,425                        | \$110,320 |                              |  |
| 7.125%               | 1              | \$62,720                 | \$75,320  | \$87,850                   | \$100,450 | \$112,980 | \$125,510 | \$138,040                       | \$150,640 | \$163,170                  | \$175,700 | \$188,230                        | \$200,760 |                              |  |
|                      | 2              | \$76,160                 | \$91,460  | \$106,675                  | \$121,975 | \$137,190 | \$152,405 | \$167,620                       | \$182,920 | \$198,135                  | \$213,350 | \$228,565                        | \$243,780 |                              |  |
|                      | 3              | \$89,600                 | \$107,600 | \$125,500                  | \$143,500 | \$161,400 | \$179,300 | \$197,200                       | \$215,200 | \$233,100                  | \$251,000 | \$268,900                        | \$286,800 |                              |  |
|                      | 4              | \$103,040                | \$123,740 | \$144,325                  | \$165,025 | \$185,610 | \$206,195 | \$226,780                       | \$247,480 | \$268,065                  | \$288,650 | \$309,235                        | \$329,820 |                              |  |
| 7.250%               | 1              | \$62,020                 | \$74,340  | \$86,730                   | \$99,190  | \$111,580 | \$123,900 | \$136,360                       | \$148,750 | \$161,140                  | \$173,530 | \$185,920                        | \$198,310 |                              |  |
|                      | 2              | \$75,310                 | \$90,270  | \$105,315                  | \$120,445 | \$135,490 | \$150,450 | \$165,580                       | \$180,625 | \$195,670                  | \$210,715 | \$225,760                        | \$240,805 |                              |  |
|                      | 3              | \$88,600                 | \$106,200 | \$123,900                  | \$141,700 | \$159,400 | \$177,000 | \$194,800                       | \$212,500 | \$230,200                  | \$247,900 | \$265,600                        | \$283,300 |                              |  |
|                      | 4              | \$101,890                | \$122,130 | \$142,485                  | \$162,955 | \$183,310 | \$203,550 | \$224,020                       | \$244,375 | \$264,730                  | \$285,085 | \$305,440                        | \$325,795 |                              |  |
| 7.375%               | 1              | \$61,250                 | \$73,430  | \$85,680                   | \$98,000  | \$110,180 | \$122,430 | \$134,610                       | \$146,930 | \$159,110                  | \$171,360 | \$183,680                        | \$195,860 |                              |  |
|                      | 2              | \$74,375                 | \$89,165  | \$104,040                  | \$119,000 | \$133,790 | \$148,665 | \$163,455                       | \$178,415 | \$193,205                  | \$208,080 | \$223,040                        | \$237,830 |                              |  |
|                      | 3              | \$87,500                 | \$104,900 | \$122,400                  | \$140,000 | \$157,400 | \$174,900 | \$192,300                       | \$209,900 | \$227,300                  | \$244,800 | \$262,400                        | \$279,800 |                              |  |
|                      | 4              | \$100,625                | \$120,635 | \$140,760                  | \$161,000 | \$181,010 | \$201,135 | \$221,145                       | \$241,385 | \$261,395                  | \$281,520 | \$301,760                        | \$321,770 |                              |  |
| 7.500%               | 1              | \$60,480                 | \$72,590  | \$84,700                   | \$96,740  | \$108,850 | \$120,890 | \$133,000                       | \$145,110 | \$157,220                  | \$169,260 | \$181,370                        | \$193,480 |                              |  |
|                      | 2              | \$73,440                 | \$88,145  | \$102,850                  | \$117,470 | \$132,175 | \$146,795 | \$161,500                       | \$176,205 | \$190,910                  | \$205,530 | \$220,235                        | \$234,940 |                              |  |
|                      | 3              | \$86,400                 | \$103,700 | \$121,000                  | \$138,200 | \$155,500 | \$172,700 | \$190,000                       | \$207,300 | \$224,600                  | \$241,800 | \$259,100                        | \$276,400 |                              |  |
|                      | 4              | \$99,360                 | \$119,255 | \$139,150                  | \$158,930 | \$178,825 | \$198,605 | \$218,500                       | \$238,395 | \$258,290                  | \$278,070 | \$297,965                        | \$317,860 |                              |  |
| 7.625%               | 1              | \$59,710                 | \$71,680  | \$83,580                   | \$95,550  | \$107,520 | \$119,420 | \$131,390                       | \$143,360 | \$155,330                  | \$167,300 | \$179,200                        | \$191,170 |                              |  |
|                      | 2              | \$72,505                 | \$87,040  | \$101,490                  | \$116,025 | \$130,560 | \$145,010 | \$159,545                       | \$174,080 | \$188,615                  | \$203,150 | \$217,600                        | \$232,135 |                              |  |
|                      | 3              | \$85,300                 | \$102,400 | \$119,400                  | \$136,500 | \$153,600 | \$170,600 | \$187,700                       | \$204,800 | \$221,900                  | \$239,000 | \$256,000                        | \$273,100 |                              |  |
|                      | 4              | \$98,095                 | \$117,760 | \$137,310                  | \$156,975 | \$176,640 | \$196,190 | \$215,855                       | \$235,520 | \$255,185                  | \$274,850 | \$294,400                        | \$314,065 |                              |  |
| 7.750%               | 1              | \$59,010                 | \$70,840  | \$82,600                   | \$94,430  | \$106,190 | \$118,020 | \$129,850                       | \$141,610 | \$153,440                  | \$165,270 | \$177,030                        | \$188,790 |                              |  |
|                      | 2              | \$71,655                 | \$86,020  | \$100,300                  | \$114,665 | \$128,945 | \$143,310 | \$157,675                       | \$171,955 | \$186,320                  | \$200,685 | \$214,965                        | \$229,245 |                              |  |
|                      | 3              | \$84,300                 | \$101,200 | \$118,000                  | \$134,900 | \$151,700 | \$168,600 | \$185,500                       | \$202,300 | \$219,200                  | \$236,100 | \$252,900                        | \$269,700 |                              |  |
|                      | 4              | \$96,945                 | \$116,380 | \$135,700                  | \$155,135 | \$174,455 | \$193,890 | \$213,325                       | \$232,645 | \$252,080                  | \$271,515 | \$290,835                        | \$310,155 |                              |  |

Maximum affordable sales price is based on the following factors:

- \$51,000** Median family income as established by the Department of Housing and Human Concerns (DHHC)
- 30** Number of years for a fixed-rate mortgage loan with no discount points
- 30%** Percentage of gross monthly income for housing expenses (principle and interest payment only)
- 5%** Percentage of the purchase price for downpayment.



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**COUNTY OF MAUI**

Effective: **February 1, 2013**

**2013**  
**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%         | \$3,570  | \$4,080  | \$4,590  | \$5,100  | \$5,510  | \$5,920  | \$6,320  | \$6,730  |
| 20%         | \$7,140  | \$8,160  | \$9,180  | \$10,200 | \$11,020 | \$11,830 | \$12,650 | \$13,460 |
| 30%         | \$10,710 | \$12,240 | \$13,770 | \$15,300 | \$16,520 | \$17,750 | \$18,970 | \$20,200 |
| 40%         | \$14,280 | \$16,320 | \$18,360 | \$20,400 | \$22,030 | \$23,660 | \$25,300 | \$26,930 |
| 50%         | \$17,850 | \$20,400 | \$22,950 | \$25,500 | \$27,540 | \$29,580 | \$31,620 | \$33,660 |
| 60%         | \$21,420 | \$24,480 | \$27,540 | \$30,600 | \$33,050 | \$35,500 | \$37,940 | \$40,390 |
| 70%         | \$24,990 | \$28,560 | \$32,130 | \$35,700 | \$38,560 | \$41,410 | \$44,270 | \$47,120 |
| 80%         | \$28,560 | \$32,640 | \$36,720 | \$40,800 | \$44,060 | \$47,330 | \$50,590 | \$53,860 |
| 90%         | \$32,130 | \$36,720 | \$41,310 | \$45,900 | \$49,570 | \$53,240 | \$56,920 | \$60,590 |
| 100%        | \$35,700 | \$40,800 | \$45,900 | \$51,000 | \$55,080 | \$59,160 | \$63,240 | \$67,320 |
| 110%        | \$39,270 | \$44,880 | \$50,490 | \$56,100 | \$60,590 | \$65,080 | \$69,560 | \$74,050 |
| 120%        | \$42,840 | \$48,960 | \$55,080 | \$61,200 | \$66,100 | \$70,990 | \$75,890 | \$80,780 |
| 130%        | \$46,410 | \$53,040 | \$59,670 | \$66,300 | \$71,600 | \$76,910 | \$82,210 | \$87,520 |
| 140%        | \$49,980 | \$57,120 | \$64,260 | \$71,400 | \$77,110 | \$82,820 | \$88,540 | \$94,250 |

### 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%         | \$89                        | \$96    | \$115   | \$133   | \$148   | \$163   |
| 20%         | \$179                       | \$191   | \$230   | \$265   | \$296   | \$326   |
| 30%         | \$268                       | \$287   | \$344   | \$398   | \$444   | \$490   |
| 40%         | \$357                       | \$383   | \$459   | \$530   | \$592   | \$653   |
| 50%         | \$446                       | \$478   | \$574   | \$663   | \$740   | \$816   |
| 60%         | \$536                       | \$574   | \$689   | \$796   | \$888   | \$979   |
| 70%         | \$625                       | \$669   | \$803   | \$928   | \$1,035 | \$1,142 |
| 80%         | \$714                       | \$765   | \$918   | \$1,061 | \$1,183 | \$1,306 |
| 90%         | \$803                       | \$861   | \$1,033 | \$1,193 | \$1,331 | \$1,469 |
| 100%        | \$893                       | \$956   | \$1,148 | \$1,326 | \$1,479 | \$1,632 |
| 110%        | \$982                       | \$1,052 | \$1,262 | \$1,459 | \$1,627 | \$1,795 |
| 120%        | \$1,071                     | \$1,148 | \$1,377 | \$1,591 | \$1,775 | \$1,958 |
| 130%        | \$1,160                     | \$1,243 | \$1,492 | \$1,724 | \$1,923 | \$2,122 |
| 140%        | \$1,250                     | \$1,339 | \$1,607 | \$1,856 | \$2,071 | \$2,285 |

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