



AFFORDABLE RENT GUIDELINES*

2018

Affordable rents are based on 30% of income (including utilities)**

<u>Area</u>	<u>\$96,000</u>	<u>Studio</u>	<u>1 Bedroom</u>	<u>2 Bedroom</u>	<u>3 Bedroom</u>	<u>4 Bedroom</u>
HONOLULU COUNTY						
30% of Median		\$612	\$656	\$787	\$909	\$1,014
50% of Median		\$1,021	\$1,093	\$1,312	\$1,516	\$1,691
60% of Median		\$1,225	\$1,312	\$1,575	\$1,819	\$2,029
80% of Median		\$1,634	\$1,750	\$2,100	\$2,426	\$2,706
100% of Median		\$2,042	\$2,187	\$2,625	\$3,032	\$3,382
120% of Median		\$2,450	\$2,624	\$3,150	\$3,638	\$4,058
140% of Median		\$2,859	\$3,062	\$3,675	\$4,245	\$4,735

*Please note that area market rents may be lower than these rent guidelines.

**Monthly rent levels would include the cost of the following utilities: water, sanitary sewage services, electricity and gas (where applicable). Please refer to the Utility Allowance Schedule for each island.



HONOLULU COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2018

COUNTY: **HONOLULU** FAMILY SIZE: **1 PERSON**

% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$40,850	\$49,020	\$57,190	\$65,360	\$73,530	\$81,700	\$89,870	\$98,040	\$106,210	\$114,380
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$237,400	\$284,900	\$332,300	\$379,800	\$427,300	\$474,800	\$522,200	\$569,700	\$617,200	\$664,700
3.58%	\$220,700	\$264,800	\$308,900	\$353,100	\$397,200	\$441,400	\$485,500	\$529,600	\$573,800	\$617,900
3.50%	\$222,900	\$267,500	\$312,000	\$356,600	\$401,200	\$445,800	\$490,300	\$534,900	\$579,500	\$624,100
3.75%	\$216,100	\$259,300	\$302,500	\$345,800	\$389,000	\$432,200	\$475,400	\$518,700	\$561,900	\$605,100
4.00%	\$209,600	\$251,600	\$293,500	\$335,400	\$377,300	\$419,300	\$461,200	\$503,100	\$545,000	\$587,000
4.25%	\$203,400	\$244,100	\$284,800	\$325,500	\$366,200	\$406,900	\$447,600	\$488,300	\$529,000	\$569,600
4.50%	\$197,500	\$237,000	\$276,500	\$316,000	\$355,500	\$395,000	\$434,600	\$474,100	\$513,600	\$553,100
4.75%	\$191,900	\$230,200	\$268,600	\$307,000	\$345,300	\$383,700	\$422,100	\$460,500	\$498,800	\$537,200
5.00%	\$186,400	\$223,700	\$261,000	\$298,300	\$335,600	\$372,900	\$410,200	\$447,400	\$484,700	\$522,000
5.25%	\$181,200	\$217,500	\$253,700	\$290,000	\$326,200	\$362,500	\$398,700	\$435,000	\$471,200	\$507,500
5.50%	\$176,300	\$211,500	\$246,800	\$282,000	\$317,300	\$352,500	\$387,800	\$423,000	\$458,300	\$493,500
5.75%	\$171,500	\$205,800	\$240,100	\$274,400	\$308,700	\$343,000	\$377,300	\$411,600	\$445,900	\$480,200
6.00%	\$166,900	\$200,300	\$233,700	\$267,100	\$300,500	\$333,900	\$367,200	\$400,600	\$434,000	\$467,400
6.25%	\$162,500	\$195,100	\$227,600	\$260,100	\$292,600	\$325,100	\$357,600	\$390,100	\$422,600	\$455,100
6.50%	\$158,300	\$190,000	\$221,700	\$253,300	\$285,000	\$316,700	\$348,400	\$380,000	\$411,700	\$443,400

*Please note that market sales prices may be lower than these sales price guidelines.

1. Based on **2018** Very low income levels established by HUD for various family sizes. See the "Income Schedule by Family Size" table for a more detailed explanation.
2. Mortgage term: **30 years** 360 Monthly Payments.
3. Mortgage Expense of: **28%** Principal and Interest (P&I) only.
4. Down Payment of: **5.00%**
5. Max Housing Expense: **38.00%** Max pricing can be affected downward if the sum of the monthly costs of P&I, real property taxes, HOA and/or maintenance fees, private mortgage insurance, homeowner's insurance and lease rent, if any, exceeds this percent of monthly income.