

Effective Date: January 2014								
Based on HUD income limits of December 1, 2013								
and Fair Market Rents of November 6, 2013								
DEPARTMENT OF PLANNING AND PERMITTING								
CITY AND COUNTY OF HONOLULU								
HOME PRICES AND RENTAL RATES GUIDELINES - 80% OF MEDIAN INCOME								
FAMILY SIZE	1	2	3	4	5	6	7	8
ANNUAL INCOME	\$53,700	\$61,350	\$69,000	\$76,650	\$82,800	\$88,950	\$95,050	\$101,200
MONTHLY INCOME	\$4,475	\$5,113	\$5,750	\$6,388	\$6,900	\$7,413	\$7,921	\$8,433
Rent cannot exceed Section 8 limits by unit size(FY14) \$1,267 Studio; \$1,382 1BR; \$1,820 2BR; \$2,682 3BR; \$3,078 4BR; add 15% for each BR above 4BR								
AVAILABLE FOR HSG (33%)	\$1,492	\$1,704	\$1,917	\$2,129	\$2,300	\$2,471	\$2,640	\$2,811
LESS UTILITIES FOR MF RENT	(\$292)	(\$318)	(\$387)	(\$452)	(\$514)	(\$574)	(\$631)	(\$688)
NET AVAILABLE	\$1,200	\$1,386	\$1,530	\$1,677	\$1,786	\$1,897	\$2,009	\$2,123
MORTGAGE CALCULATION								
INTEREST RATE	3.89%	3.89%	3.89%	3.89%	3.89%	3.89%	3.89%	3.89%
TERM (YEARS)	30	30	30	30	30	30	30	30
MORTGAGE AMOUNT	\$254,809	\$294,422	\$324,902	\$356,231	\$379,347	\$402,888	\$426,771	\$450,949
HOME PRICE - % DOWN:								
5%	\$268,221	\$309,918	\$342,002	\$374,980	\$399,312	\$424,092	\$449,233	\$474,683
10%	\$283,122	\$327,136	\$361,002	\$395,812	\$421,496	\$447,653	\$474,190	\$501,055
Occupancy Requirements								
Maximum Rent by Unit Size: November 6, 2013 - November 30, 2014								
Studio (1-2 persons)	\$1,267	\$1,267						
1 BR (1-3 persons)	\$1,382	\$1,382	\$1,382					
2 BR (2-5 persons)		\$1,820	\$1,820	\$1,820	\$1,820			
3 BR (3-7 persons)			\$2,682	\$2,682	\$2,682	\$2,682	\$2,682	
4 BR (4-9 persons)				\$3,078	\$3,078	\$3,078	\$3,078	\$3,078
30-Year Fixed Rate Mortgage for the Western Region, Freddie Mac Weekly Survey								
5-Dec-13	4.46%							
6-Dec-12	3.31%							
Average 2013 and 2012 =	3.89%							

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DEPARTMENT OF PLANNING AND PERMITTING								
CITY AND COUNTY OF HONOLULU								
HOME PRICES AND RENTAL RATES GUIDELINES - 100% OF MEDIAN INCOME								
FAMILY SIZE	1	2	3	4	5	6	7	8
ANNUAL INCOME	\$57,820	\$66,080	\$74,340	\$82,600	\$89,208	\$95,816	\$102,424	\$109,032
MONTHLY INCOME	\$4,818	\$5,507	\$6,195	\$6,883	\$7,434	\$7,985	\$8,535	\$9,086
<i>Rental Maximum (30% of Y)</i>	<i>\$1,446</i>	<i>\$1,652</i>	<i>\$1,859</i>	<i>\$2,065</i>	<i>\$2,230</i>	<i>\$2,395</i>	<i>\$2,561</i>	<i>\$2,726</i>
AVAILABLE FOR HSG (33%)	\$1,606	\$1,836	\$2,065	\$2,294	\$2,478	\$2,662	\$2,845	\$3,029
LESS EXPENSES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
NET AVAILABLE	\$1,606	\$1,836	\$2,065	\$2,294	\$2,478	\$2,662	\$2,845	\$3,029
MORTGAGE CALCULATION								
INTEREST RATE	3.89%	3.89%	3.89%	3.89%	3.89%	3.89%	3.89%	3.89%
TERM (YEARS)	30	30	30	30	30	30	30	30
MORTGAGE AMOUNT	\$341,138	\$389,872	\$438,606	\$487,341	\$526,328	\$565,315	\$604,302	\$643,290
HOME PRICE - % DOWN:								
5%	\$359,093	\$410,392	\$461,691	\$512,990	\$554,029	\$595,068	\$636,108	\$677,147
10%	\$379,043	\$433,192	\$487,341	\$541,490	\$584,809	\$628,128	\$671,447	\$714,766
Occupancy Requirements	Maximum Rents, based on 30% of maximum income for target group adjusted for occupancy requirements							
Studio (1-2 persons)	\$1,549	\$1,549						
1 BR (1-3 persons)	\$1,652	\$1,652	\$1,652					
2 BR (2-5 persons)		\$1,951	\$1,951	\$1,951	\$1,951			
3 BR (3-7 persons)			\$2,222	\$2,222	\$2,222	\$2,222	\$2,222	
4 BR (4-9 persons)				\$2,478	\$2,478	\$2,478	\$2,478	\$2,478
30-Year Fixed Rate Mortgage for the Western Region, Freddie Mac Weekly Survey								
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Average 2013 and 2012 =	3.89%							

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DEPARTMENT OF PLANNING AND PERMITTING								
CITY AND COUNTY OF HONOLULU								
HOME PRICES AND RENTAL RATES GUIDELINES - 120% OF MEDIAN INCOME								
FAMILY SIZE	1	2	3	4	5	6	7	8
ANNUAL INCOME	\$69,384	\$79,296	\$89,208	\$99,120	\$107,050	\$114,979	\$122,909	\$130,838
MONTHLY INCOME	\$5,782	\$6,608	\$7,434	\$8,260	\$8,921	\$9,582	\$10,242	\$10,903
<i>Rental Maximum (30% of Y)</i>	\$1,735	\$1,982	\$2,230	\$2,478	\$2,676	\$2,874	\$3,073	\$3,271
AVAILABLE FOR HSG (33%)	\$1,927	\$2,203	\$2,478	\$2,753	\$2,974	\$3,194	\$3,414	\$3,634
LESS EXPENSES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
NET AVAILABLE	\$1,927	\$2,203	\$2,478	\$2,753	\$2,974	\$3,194	\$3,414	\$3,634
MORTGAGE CALCULATION								
INTEREST RATE	3.89%	3.89%	3.89%	3.89%	3.89%	3.89%	3.89%	3.89%
TERM (YEARS)	30	30	30	30	30	30	30	30
MORTGAGE AMOUNT	\$409,366	\$467,847	\$526,328	\$584,809	\$631,593	\$678,378	\$725,163	\$771,947
HOME PRICE - % DOWN:								
5%	\$430,912	\$492,470	\$554,029	\$615,588	\$664,835	\$714,082	\$763,329	\$812,576
10%	\$454,851	\$519,830	\$584,809	\$649,787	\$701,770	\$753,753	\$805,736	\$857,719
Occupancy Requirements	Maximum Rents, based on 30% of maximum income for target group adjusted for occupancy requirements							
Studio (1-2 persons)	\$1,859	\$1,859						
1 BR (1-3 persons)	\$1,982	\$1,982	\$1,982					
2 BR (2-5 persons)		\$2,342	\$2,342	\$2,342	\$2,342			
3 BR (3-7 persons)			\$2,666	\$2,666	\$2,666	\$2,666	\$2,666	
4 BR (4-9 persons)				\$2,974	\$2,974	\$2,974	\$2,974	\$2,974
30-Year Fixed Rate Mortgage for the Western Region, Freddie Mac Weekly Survey								
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Average 2013 and 2012 =	3.89%							

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DEPARTMENT OF PLANNING AND PERMITTING								
CITY AND COUNTY OF HONOLULU								
HOME PRICES AND RENTAL RATES GUIDELINES - 140% OF MEDIAN INCOME								
FAMILY SIZE	1	2	3	4	5	6	7	8
ANNUAL INCOME	\$80,948	\$92,512	\$104,076	\$115,640	\$124,891	\$134,142	\$143,394	\$152,645
MONTHLY INCOME	\$6,746	\$7,709	\$8,673	\$9,637	\$10,408	\$11,179	\$11,949	\$12,720
<i>Rental Maximum (30% of</i>	<i>\$2,024</i>	<i>\$2,313</i>	<i>\$2,602</i>	<i>\$2,891</i>	<i>\$3,122</i>	<i>\$3,354</i>	<i>\$3,585</i>	<i>\$3,816</i>
AVAILABLE FOR HSG (33	\$2,249	\$2,570	\$2,891	\$3,212	\$3,469	\$3,726	\$3,983	\$4,240
LESS EXPENSES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
NET AVAILABLE	\$2,249	\$2,570	\$2,891	\$3,212	\$3,469	\$3,726	\$3,983	\$4,240
MORTGAGE CALCULATION								
INTEREST RATE	3.89%	3.89%	3.89%	3.89%	3.89%	3.89%	3.89%	3.89%
TERM (YEARS)	30	30	30	30	30	30	30	30
MORTGAGE AMOUNT	\$477,594	\$545,821	\$614,049	\$682,277	\$736,859	\$791,441	\$846,023	\$900,605
HOME PRICE - % DOWN:								
5%	\$502,730	\$574,549	\$646,367	\$718,186	\$775,641	\$833,096	\$890,551	\$948,006
10%	\$530,660	\$606,468	\$682,277	\$758,085	\$818,732	\$879,379	\$940,026	\$1,000,673
Occupancy Requirements	Maximum Rents, based on 30% of maximum income for target group adjusted for occupancy requirements							
Studio (1-2 persons)	\$2,168	\$2,168						
1 BR (1-3 persons)	\$2,313	\$2,313	\$2,313					
2 BR (2-5 persons)		\$2,732	\$2,732	\$2,732	\$2,732			
3 BR (3-7 persons)			\$3,111	\$3,111	\$3,111	\$3,111	\$3,111	
4 BR (4-9 persons)				\$3,469	\$3,469	\$3,469	\$3,469	\$3,469
30-Year Fixed Rate Mortgage for the Western Region, Freddie Mac Weekly Survey								
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Average 2013 and 2012 =	3.89%							