

COUNTY OF KAUAI
FOR SALE LIMITS BY INCOME - Bedroom Size

Effective: 6/1/2021
Kauai Median Household Income: \$93,400

3.00%

Bedroom Size:		Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom	5-Bedroom
HUD Income Limits:							
30% Limits (Extremely Low)	Annual Income	21,400	24,450	27,500	33,000	35,450	40,350
	For Sale Price	71,000	80,500	109,000	135,550	158,500	181,350
	CPR Sale Price	-	20,100	59,100	85,750	108,600	131,550
50% Limits (Very Low)	Annual Income	35,700	40,800	45,900	55,050	59,150	67,300
	For Sale Price	160,000	175,900	223,500	267,750	306,000	344,000
	CPR Sale Price	110,200	126,100	173,700	217,950	256,200	294,200
80% Limits (Low)	Annual Income	57,100	65,250	73,400	88,100	94,600	107,650
	For Sale Price	293,300	318,650	394,700	441,000	526,700	587,750
	CPR Sale Price	243,400	268,800	344,900	416,100	476,900	537,950
Work Force Housing Income Limits:							
100% Limits	Annual Income	65,400	74,750	84,100	100,900	108,350	123,300
	For Sale Price	344,900	374,000	461,400	542,650	612,300	682,200
	CPR Sale Price	295,100	324,200	411,600	492,850	562,500	632,400
120% Limits	Annual Income	78,500	89,700	100,900	121,100	130,050	148,000
	For Sale Price	426,500	496,200	566,000	663,700	747,500	831,350
	CPR Sale Price	376,700	446,400	516,200	613,900	697,600	781,550
140% Limits	Annual Income	91,600	104,650	117,750	141,300	151,750	172,700
	For Sale Price	508,100	548,700	670,900	784,800	882,600	980,300
	CPR Sale Price	458,200	498,850	621,100	735,000	832,800	930,500
Gap Group Income Limits:							
160% Limits	Annual Income	104,600	119,550	134,500	161,400	173,350	197,250
	For Sale Price	589,000	635,550	775,200	905,400	1,017,100	1,128,700
	CPR Sale Price	539,200	585,750	725,400	855,600	967,200	1,078,850
180% Limits	Annual Income	117,700	134,500	151,350	181,600	195,050	221,950
	For Sale Price	670,600	722,900	880,100	1,026,550	1,152,200	1,277,750
	CPR Sale Price	620,800	673,100	830,300	976,750	1,102,400	1,227,950

*For sale prices are rounded upwards to the nearest \$100, is based on a conventional 30-year fixed rate mortgage, and assumes the following:

Assumptions

30-Year Fixed Interest Rate:	3.00%
Monthly Property Tax and Home Insurance:	\$250
Monthly Maintenance and Association Fees for CPR:	\$200
Down Payment:	5.00%

COUNTY OF KAUAI
FOR SALE LIMITS BY INCOME - Bedroom Size

Effective: 6/1/2021
 Kauai Median Household Income: \$93,400

3.25%

Bedroom Size:		Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom	5-Bedroom
HUD Income Limits:							
30% Limits (Extremely Low)	Annual Income	21,400	24,450	27,500	33,000	35,450	40,350
	For Sale Price	68,800	78,000	105,600	131,300	153,500	175,700
	CPR Sale Price	-	19,450	57,300	83,100	105,300	127,400
50% Limits (Very Low)	Annual Income	35,700	40,800	45,900	55,050	59,150	67,300
	For Sale Price	155,000	170,400	216,500	259,350	296,500	333,250
	CPR Sale Price	106,800	122,150	168,300	211,100	248,200	285,000
80% Limits (Low)	Annual Income	57,100	65,250	73,400	88,100	94,600	107,650
	For Sale Price	284,100	308,650	382,400	427,200	510,300	569,400
	CPR Sale Price	235,800	260,400	334,200	403,050	462,000	521,100
Work Force Housing Income Limits:							
100% Limits	Annual Income	65,400	74,750	84,100	100,900	108,350	123,300
	For Sale Price	334,200	362,350	446,900	525,650	593,200	660,900
	CPR Sale Price	285,900	314,100	398,700	477,400	545,000	612,650
120% Limits	Annual Income	78,500	89,700	100,900	121,100	130,050	148,000
	For Sale Price	413,200	480,700	548,300	642,950	724,100	805,400
	CPR Sale Price	364,900	432,500	500,000	594,750	675,800	757,100
140% Limits	Annual Income	91,600	104,650	117,750	141,300	151,750	172,700
	For Sale Price	492,200	531,550	649,900	760,300	855,000	949,650
	CPR Sale Price	443,900	483,250	601,700	712,050	806,700	901,450
Gap Group Income Limits:							
160% Limits	Annual Income	104,600	119,550	134,500	161,400	173,350	197,250
	For Sale Price	570,600	615,700	750,900	877,150	985,300	1,093,350
	CPR Sale Price	522,300	567,400	702,700	828,900	937,000	1,045,150
180% Limits	Annual Income	117,700	134,500	151,350	181,600	195,050	221,950
	For Sale Price	649,600	700,250	852,600	994,450	1,116,200	1,237,850
	CPR Sale Price	601,400	652,050	804,300	946,200	1,067,900	1,189,550

*For sale prices are rounded upwards to the nearest \$100, is based on a conventional 30-year fixed rate mortgage, and assumes the following:

Assumptions

30-Year Fixed Interest Rate:	3.25%
Monthly Property Tax and Home Insurance:	\$250
Monthly Maintenance and Association Fees for CPR:	\$200
Down Payment:	5.00%

COUNTY OF KAUAI
FOR SALE LIMITS BY INCOME - Bedroom Size

Effective: 6/1/2021
Kauai Median Household Income: \$93,400

3.50%

Bedroom Size:		Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom	5-Bedroom
HUD Income Limits:							
30% Limits (Extremely Low)	Annual Income	21,400	24,450	27,500	33,000	35,450	40,350
	For Sale Price	66,600	75,550	102,300	127,300	148,800	170,250
	CPR Sale Price	-	18,850	55,500	80,550	102,000	123,500
50% Limits (Very Low)	Annual Income	35,700	40,800	45,900	55,050	59,150	67,300
	For Sale Price	150,200	165,100	209,900	251,400	287,300	323,000
	CPR Sale Price	103,500	118,400	163,100	204,600	240,600	276,200
80% Limits (Low)	Annual Income	57,100	65,250	73,400	88,100	94,600	107,650
	For Sale Price	275,300	299,150	370,600	414,050	494,500	551,800
	CPR Sale Price	228,600	252,400	323,900	390,650	447,800	505,100
Work Force Housing Income Limits:							
100% Limits	Annual Income	65,400	74,750	84,100	100,900	108,350	123,300
	For Sale Price	323,900	351,200	433,200	509,450	574,900	640,550
	CPR Sale Price	277,100	304,400	386,400	462,700	528,200	593,800
120% Limits	Annual Income	78,500	89,700	100,900	121,100	130,050	148,000
	For Sale Price	400,400	465,900	531,400	623,200	701,800	780,550
	CPR Sale Price	353,700	419,100	484,600	576,400	655,000	733,750
140% Limits	Annual Income	91,600	104,650	117,750	141,300	151,750	172,700
	For Sale Price	477,000	515,150	629,900	736,850	828,600	920,400
	CPR Sale Price	430,200	468,350	583,100	690,100	781,900	873,650
Gap Group Income Limits:							
160% Limits	Annual Income	104,600	119,550	134,500	161,400	173,350	197,250
	For Sale Price	553,000	596,700	727,800	850,100	954,900	1,059,700
	CPR Sale Price	506,200	549,900	681,000	803,350	908,100	1,012,900
180% Limits	Annual Income	117,700	134,500	151,350	181,600	195,050	221,950
	For Sale Price	629,600	678,700	826,300	963,800	1,081,800	1,199,700
	CPR Sale Price	582,800	631,900	779,500	917,050	1,035,000	1,152,900

*For sale prices are rounded upwards to the nearest \$100, is based on a conventional 30-year fixed rate mortgage, and assumes the following:

Assumptions

30-Year Fixed Interest Rate:	3.50%
Monthly Property Tax and Home Insurance:	\$250
Monthly Maintenance and Association Fees for CPR:	\$200
Down Payment:	5.00%

COUNTY OF KAUAI
FOR SALE LIMITS BY INCOME - Bedroom Size

Effective: 6/1/2021
Kauai Median Household Income: \$93,400

3.75%

Bedroom Size:		Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom	5-Bedroom
HUD Income Limits:							
30% Limits (Extremely Low)	Annual Income	21,400	24,450	27,500	33,000	35,450	40,350
	For Sale Price	64,600	73,250	99,200	123,450	144,300	165,050
	CPR Sale Price	-	18,300	53,800	78,050	98,900	119,750
50% Limits (Very Low)	Annual Income	35,700	40,800	45,900	55,050	59,150	67,300
	For Sale Price	145,700	160,150	203,500	243,700	278,600	313,150
	CPR Sale Price	100,300	114,750	158,100	198,400	233,200	267,800
80% Limits (Low)	Annual Income	57,100	65,250	73,400	88,100	94,600	107,650
	For Sale Price	267,000	290,100	359,400	401,450	479,500	535,100
	CPR Sale Price	221,600	244,700	314,000	378,750	434,200	489,700
Work Force Housing Income Limits:							
100% Limits	Annual Income	65,400	74,750	84,100	100,900	108,350	123,300
	For Sale Price	314,000	340,500	420,000	493,950	557,500	621,100
	CPR Sale Price	268,700	295,200	374,700	448,650	512,100	575,750
120% Limits	Annual Income	78,500	89,700	100,900	121,100	130,050	148,000
	For Sale Price	388,300	451,800	515,200	604,200	680,500	756,850
	CPR Sale Price	342,900	406,400	469,900	558,900	635,100	711,500
140% Limits	Annual Income	91,600	104,650	117,750	141,300	151,750	172,700
	For Sale Price	462,500	499,500	610,700	714,450	803,500	892,450
	CPR Sale Price	417,200	454,150	565,400	669,150	758,100	847,100
Gap Group Income Limits:							
160% Limits	Annual Income	104,600	119,550	134,500	161,400	173,350	197,250
	For Sale Price	536,200	578,550	705,700	824,300	925,900	1,027,500
	CPR Sale Price	490,900	533,250	660,300	778,950	880,500	982,150
180% Limits	Annual Income	117,700	134,500	151,350	181,600	195,050	221,950
	For Sale Price	610,500	658,100	801,200	934,550	1,048,900	1,163,250
	CPR Sale Price	565,100	612,700	755,800	889,200	1,003,500	1,117,900

*For sale prices are rounded upwards to the nearest \$100, is based on a conventional 30-year fixed rate mortgage, and assumes the following:

Assumptions

30-Year Fixed Interest Rate:	3.75%
Monthly Property Tax and Home Insurance:	\$250
Monthly Maintenance and Association Fees for CPR:	\$200
Down Payment:	5.00%

COUNTY OF KAUAI
FOR SALE LIMITS BY INCOME - Bedroom Size

Effective: 6/1/2021
 Kauai Median Household Income: \$93,400

4.00%

Bedroom Size:		Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom	5-Bedroom
HUD Income Limits:							
30% Limits (Extremely Low)	Annual Income	21,400	24,450	27,500	33,000	35,450	40,350
	For Sale Price	62,700	71,100	96,200	119,750	139,900	160,150
	CPR Sale Price	-	17,750	52,200	75,750	95,900	116,150
50% Limits (Very Low)	Annual Income	35,700	40,800	45,900	55,050	59,150	67,300
	For Sale Price	141,300	155,300	197,400	236,450	270,200	303,800
	CPR Sale Price	97,300	111,350	153,400	192,450	226,300	259,800
80% Limits (Low)	Annual Income	57,100	65,250	73,400	88,100	94,600	107,650
	For Sale Price	259,000	281,400	348,600	389,400	465,200	519,050
	CPR Sale Price	215,000	237,400	304,600	367,400	421,200	475,050
Work Force Housing Income Limits:							
100% Limits	Annual Income	65,400	74,750	84,100	100,900	108,350	123,300
	For Sale Price	304,600	330,300	407,400	479,200	540,800	602,500
	CPR Sale Price	260,600	286,300	363,400	435,200	496,800	558,500
120% Limits	Annual Income	78,500	89,700	100,900	121,100	130,050	148,000
	For Sale Price	376,600	438,200	499,800	586,150	660,100	734,200
	CPR Sale Price	332,700	394,200	455,800	542,150	616,100	690,200
140% Limits	Annual Income	91,600	104,650	117,750	141,300	151,750	172,700
	For Sale Price	448,700	484,550	592,400	693,050	779,400	865,750
	CPR Sale Price	404,700	440,550	548,500	649,050	735,400	821,750
Gap Group Income Limits:							
160% Limits	Annual Income	104,600	119,550	134,500	161,400	173,350	197,250
	For Sale Price	520,100	561,200	684,500	799,600	898,200	996,750
	CPR Sale Price	476,200	517,300	640,600	755,650	854,200	952,750
180% Limits	Annual Income	117,700	134,500	151,350	181,600	195,050	221,950
	For Sale Price	592,200	638,350	777,200	906,550	1,017,500	1,128,400
	CPR Sale Price	548,200	594,400	733,200	862,550	973,500	1,084,400

*For sale prices are rounded upwards to the nearest \$100, is based on a conventional 30-year fixed rate mortgage, and assumes the following:

Assumptions

30-Year Fixed Interest Rate:	4.00%
Monthly Property Tax and Home Insurance:	\$250
Monthly Maintenance and Association Fees for CPR:	\$200
Down Payment:	5.00%