



FY 2020 MULTIFAMILY TAX SUBSIDY PROJECT INCOME LIMITS SUMMARY

For projects placed into service following publication of FY2020 Income Limits: Kauai County, HI projects that have not used Income Limits prior to the publication of FY2020 Income Limits for determining income eligibility and maximum rents use the Section 8 income limits below. Click on an income limit category of interest for an explanation of how the limit is calculated.

FY 2020 MTSP Income Limits										
FY 2020 MTSP Income Limit Area	Median Family Income	Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Kauai County, HI	\$101,800	50 Percent Income Limits	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100
		60 Percent Income Limits	\$40,800	\$46,620	\$52,440	\$58,260	\$62,940	\$67,620	\$72,300	\$76,920

For HUD hold harmless impacted projects placed into service by December, 31, 2008: [Section 3009\(a\)\(E\)\(ii\) & \(iii\) of the Housing and Economic Recovery Act of 2008 \(Public Law 110-289\)](#) defines projects as a "HUD hold harmless impacted project" if the project was subject to a policy similar to the rules outlined in section 3009(a)(E)(i) to prevent income limits from declining. A special set of income limits are required for any project located in counties or metropolitan statistical areas (MSAs) that were held harmless under the prior HUD Income Limit Hold Harmless policy with respect to its area median gross income. **Income limits for Kauai County, HI were not impacted by the Income Limit Hold Harmless policy prior to HERA. As a result, projects placed into service prior to December, 31, 2008 in Kauai County, HI do not require the calculation of a special income limit.**

For projects placed into service prior to the publication of FY2020 Income Limits and non-impacted projects: [Section 3009\(a\)\(E\)\(i\) of the Housing and Economic Recovery Act of 2008 \(Public Law 110-289\)](#) provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Kauai County, HI to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Kauai County, HI	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2020
01/01/2009 to 05/13/2010	FY2020
05/14/2010 to 05/31/2011	FY2020
06/01/2011 to 11/30/2011	FY2020
12/01/2011 to 12/10/2012	FY2020
12/11/2012 to 12/17/2013	FY2020
12/18/2013 to 03/05/2015	FY2020
03/06/2015 to 03/27/2016	FY2020
03/28/2016 to 04/13/2017	FY2020
04/14/2017 to 03/31/2018	FY2020
04/01/2018 to 04/23/2019	FY2020
04/24/2019 to 03/31/2020	FY2020
04/01/2020 to Present	FY2020

NOTE: Official determinations of maximum income limits and all compliance issues are the purview of the State Housing Finance Agencies and the Internal Revenue Service. A list of state allocating agencies and their internet contact information is available [here](#).

Official MTSP Income limits, available in pdf and excel formats at this [link](#), may differ slightly from those calculated in the documentation system and should be used for ALL official purposes. Underlined headings in both the IL table link to detailed documentation concerning the calculations of the parameters listed here.

Based on paragraph (a)(E)(i) of section 3009 of the Housing and Economic Recovery Act (HERA) of 2008 (Public Law 110-289), projects that used income limits based on the FY2009 publication should use the higher of the FY2009 or FY2011 income limits.

Prepared by the [Program Parameters and Research Division](#), HUD.

Technical Problems or questions? [Contact Us](#).



FY 2020 INCOME LIMITS DOCUMENTATION SYSTEM

HUD.gov [HUD User Home](#) [Data Sets](#) [Fair Market Rents](#) [Section 8 Income Limits](#) [MTSP Income Limits](#) [HUD LIHTC Database](#)

FY 2020 Income Limits Summary

Selecting any of the buttons labeled "Explanation" will display detailed calculation steps for each of the various parameters.

FY 2020 Income Limit Area	Median Family Income	FY 2020 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Kauai County, HI	\$101,800	Very Low (50%) Income Limits (\$)	34,000	38,850	43,700	48,550	52,450	56,350	60,250	64,100
		Extremely Low Income Limits (\$)*	20,450	23,350	26,250	30,130	35,280	40,430	45,580	50,730
		Low (80%) Income Limits (\$)	54,400	62,200	69,950	77,700	83,950	90,150	96,350	102,600

* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as [established by the Department of Health and Human Services \(HHS\)](#), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.

Income Limit areas are based on FY 2020 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2020 [Fair Market Rent documentation system](#).

For last year's Median Family Income and Income Limits, please see here: