




NHHBG 2020-01
June 23, 2020

PROGRAM GUIDANCE

PROGRAM: Native Hawaiian Housing Block Grant (NHHBG)

FOR: Department of Hawaiian Home Lands (DHHL)

FROM: Heidi J. Frechette, Deputy Assistant Secretary for Native American Programs, PN 

TOPIC: Income Limits for the NHHBG program under the Native American Housing Assistance and Self-Determination Act of 1996 (NAHASDA)

Purpose: This guidance provides the latest published HUD Income Limits applicable to the Native Hawaiian Housing Block Grant (NHHBG) program, effective April 1, 2020.

Background: HUD Notice PDR-2020-02, issued April 1, 2020, contains the latest published median income limits for HUD's public housing and Section 8 programs. These limits are also applicable to establishing median income limits for the NHHBG program. The HUD notice, along with the State and county median income limits, are available on HUD's website at: https://www.huduser.gov/portal/datasets/il.html#2020_data.

Guidance: Pursuant to 24 CFR § 1006.10, median income for the NHHBG program is defined as:

With respect to an area that is a housing area [an area to which the Department of Hawaiian Home Lands (DHHL) is authorized to provide affordable housing assistance], the greater of

- (1) The median income for the housing area, which shall be determined by HUD; or
- (2) The median income for the State of Hawaii.

Thus, if the income limit for a county located within the housing area is greater than the income limit for the State of Hawaii, the median income limit for the county must be used as the income limit for that housing area.

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The HUD published, State of Hawaii median income limit by family size for FY 2020 is as follows:

| State of Hawaii | 1-person | 2-person | 3-person | 4-person | 5-person | 6-person | 7-person | 8-person |
|-----------------|----------|----------|----------|----------|----------|----------|----------|-----------|
| Low-Income | \$54,400 | \$62,150 | \$69,900 | \$77,700 | \$83,900 | \$90,100 | \$96,300 | \$102,550 |

The HUD published, County median income limits by family size for FY 2020 are as follows:

| County | 1-person | 2-person | 3-person | 4-person | 5-person | 6-person | 7-person | 8-person |
|----------|----------|----------|----------|-----------|-----------|-----------|-----------|-----------|
| Honolulu | \$70,500 | \$80,600 | \$90,650 | \$100,700 | \$108,800 | \$116,850 | \$124,900 | \$132,950 |
| Hawaii | \$46,700 | \$53,350 | \$60,000 | \$66,650 | \$72,000 | \$77,350 | \$82,650 | \$88,000 |
| Kauai | \$54,400 | \$62,200 | \$69,950 | \$77,700 | \$83,950 | \$90,150 | \$96,350 | \$102,600 |
| Maui | \$57,400 | \$65,600 | \$73,800 | \$82,000 | \$88,600 | \$95,150 | \$101,700 | \$108,250 |

Therefore, in accordance with § 1006.10, the FY 2020 median income limits applicable to providing NHHBG assistance are:

| County | 1-person | 2-person | 3-person | 4-person | 5-person | 6-person | 7-person | 8-person |
|-----------------|-----------------|-----------------|-----------------|------------------|------------------|------------------|------------------|------------------|
| Honolulu | \$70,500 | \$80,600 | \$90,650 | \$100,700 | \$108,800 | \$116,850 | \$124,900 | \$132,950 |
| Hawaii | \$54,400 | \$62,150 | \$69,900 | \$77,700 | \$83,900 | \$90,100 | \$96,300 | \$102,550 |
| Kauai | \$54,400 | \$62,200 | \$69,950 | \$77,700 | \$83,950 | \$90,150 | \$96,350 | \$102,600 |
| Maui | \$57,400 | \$65,600 | \$73,800 | \$82,000 | \$88,600 | \$95,150 | \$101,700 | \$108,250 |

To calculate the income limit for families with more than eight members, use the four-person income limit as the base amount, multiply the base amount by increments of 8 percent increasing for each additional person, and round up the amount to the nearest 50 dollars. DHHL may round income limits for nine or more persons to the nearest \$50, or it may use the un-rounded numbers.

| 1-person | 2-person | 3-person | 4-person | 5-person | 6-person | 7-person | 8-person |
|----------|----------|----------|----------|----------|----------|----------|----------|
| 70% | 80% | 90% | BASE | 108% | 116% | 124% | 132% |

Using the four-person income limit as the base amount...

9 person limit = 4 person limit x 140%

10 person limit = 4 person limit x 148%

Then round up to the nearest \$50, if DHHL chooses to do so.

Example: 9 person limit = 4 person limit x 140%

Using the Honolulu income limits,

100,700 x 140% = 140,980 rounded up to the nearest \$50 = **\$141,000**

Thus, the nine-person income limit for Honolulu is \$141,000

If you have any questions regarding the information provided in this Program Guidance, contact Claudine Allen, Native Hawaiian Program Specialist, at 808-457-4674 or by email at claudine.c.allen@hud.gov.