

HAWAII

STATE RANKING

#1*

In **Hawaii**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,914**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$6,381** monthly or **\$76,577** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$36.82
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT HAWAII:

STATE FACTS	
Minimum Wage	\$10.10
Average Renter Wage	\$16.68
2-Bedroom Housing Wage	\$36.82
Number of Renter Households	190880
Percent Renters	42%

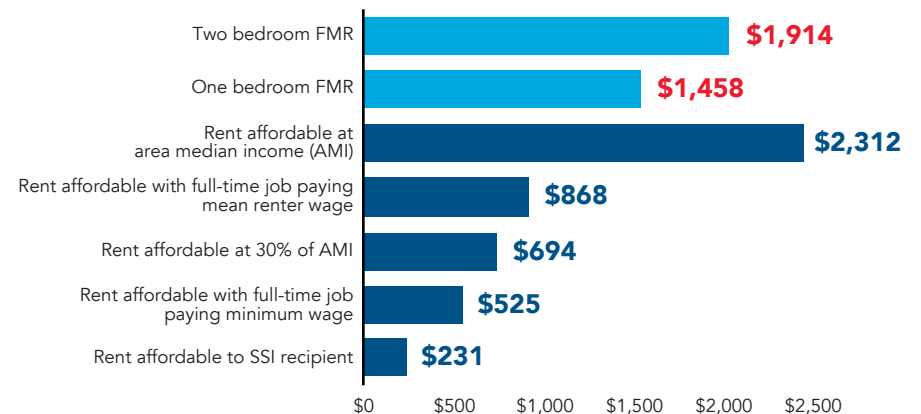
146
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom**
Rental Home (at FMR)

111
Work Hours Per Week At
Minimum Wage To Afford a **1-Bedroom**
Rental Home (at FMR)

3.6
Number of Full-Time Jobs At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

2.8
Number of Full-Time Jobs At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Urban Honolulu, HI MSA	\$39.75
Kalawao County	\$32.21
Maui County	\$32.21
Kauai County	\$29.44
Hawaii County	\$25.88



MSA = Metropolitan Statistical Area; HMFA = HUD Metro FMR Area.

* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.

Hawaii

FY19 HOUSING WAGE

HOUSING COSTS

AREA MEDIAN INCOME (AMI)

RENTERS

	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2013-2017)	% of total households (2013-2017)	Estimated hourly mean renter wage (2019)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Hawaii	\$36.82	\$1,914	\$76,577	3.6	\$92,483	\$2,312	\$27,745	\$694	190,880	42%	\$16.68	\$868	2.2
Combined Nonmetro Areas	\$26.86	\$1,397	\$55,868	2.7	\$75,110	\$1,878	\$22,533	\$563	30,462	34%	\$13.74	\$715	2.0
<u>Metropolitan Areas</u>													
Honolulu MSA	\$39.75	\$2,067	\$82,680	3.9	\$99,000	\$2,475	\$29,700	\$743	138,209	44%	\$17.65	\$918	2.3
Kalawao County HMFA†	\$32.21	\$1,675	\$67,000	3.2	\$83,800	\$2,095	\$25,140	\$629	51	96%			
Maui County HMFA	\$32.21	\$1,675	\$67,000	3.2	\$83,800	\$2,095	\$25,140	\$629	22,158	41%	\$14.99	\$780	2.1
<u>Counties</u>													
Hawaii County	\$25.88	\$1,346	\$53,840	2.6	\$70,100	\$1,753	\$21,030	\$526	22,112	33%	\$13.24	\$689	2.0
Honolulu County	\$39.75	\$2,067	\$82,680	3.9	\$99,000	\$2,475	\$29,700	\$743	138,209	44%	\$17.65	\$918	2.3
Kalawao County†	\$32.21	\$1,675	\$67,000	3.2	\$83,800	\$2,095	\$25,140	\$629	51	96%			
Kauai County	\$29.44	\$1,531	\$61,240	2.9	\$90,000	\$2,250	\$27,000	\$675	8,350	37%	\$14.79	\$769	2.0
Maui County	\$32.21	\$1,675	\$67,000	3.2	\$83,800	\$2,095	\$25,140	\$629	22,158	41%	\$14.99	\$780	2.1

* 50th percentile FMR (See Appendix B). † Wage data not available (See Appendix B).

1: BR= Bedroom

2: FMR= Fiscal Year 2019 Fair Market Rent.

3: This calculation uses the higher of the state or federal minimum wage. Local minimum wages are not used. See Appendix B.

4: AMI = Fiscal Year 2019 Area Median Income

5: "Affordable" rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.