

HAWAII

#2*

In **Hawaii**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,960**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$6,533** monthly or **\$78,401** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$37.69
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT HAWAII:

STATE FACTS	
Minimum Wage	\$10.10
Average Renter Wage	\$17.56
2-Bedroom Housing Wage	\$37.69
Number of Renter Households	189,047
Percent Renters	41%

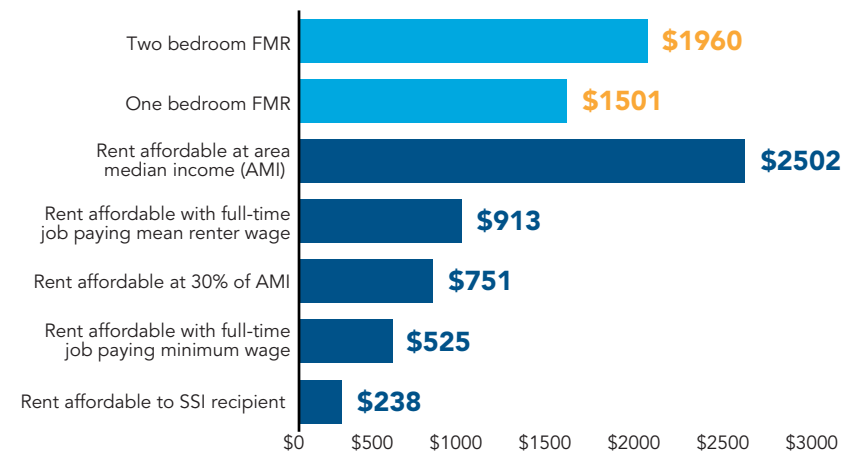
149
Work Hours Per Week At
**Minimum Wage To Afford a 2-Bedroom
Rental Home** (at FMR)

114
Work Hours Per Week At
**Minimum Wage To Afford a 1-Bedroom
Rental Home** (at FMR)

3.7
Number of Full-Time Jobs At
**Minimum Wage To Afford a
2-Bedroom Rental Home** (at FMR)

2.9
Number of Full-Time Jobs At
**Minimum Wage To Afford a
1-Bedroom Rental Home** (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Honolulu MSA	\$39.87
Kauai County	\$36.58
Kahului-Wailuku-Lahaina MSA	\$34.08
Hawaii County	\$28.25



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.

FY21 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 (2015-2019)	% of total households (2015-2019)	Estimated hourly mean renter wage (2021)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Hawaii	\$37.69	\$1,960	\$78,401	3.7	\$100,068	\$2,502	\$30,020	\$751	189,047	41%	\$17.56	\$913	2.1
Combined Nonmetro Areas	\$30.51	\$1,586	\$63,457	3.0	\$82,391	\$2,060	\$24,717	\$618	30,744	33%	\$14.67	\$763	2.1
Metropolitan Areas													
Honolulu MSA	\$39.87	\$2,073	\$82,920	3.9	\$106,000	\$2,650	\$31,800	\$795	137,044	44%	\$18.56	\$965	2.1
Kahului-Wailuku-Lahaina MSA	\$34.08	\$1,772	\$70,880	3.4	\$95,900	\$2,398	\$28,770	\$719	21,259	39%	\$15.80	\$822	2.2
Counties													
Hawaii County	\$28.25	\$1,469	\$58,760	2.8	\$78,800	\$1,970	\$23,640	\$591	22,406	32%	\$14.60	\$759	1.9
Honolulu County	\$39.87	\$2,073	\$82,920	3.9	\$106,000	\$2,650	\$31,800	\$795	137,044	44%	\$18.56	\$965	2.1
Kalawao County †	\$34.08	\$1,772	\$70,880	3.4	\$95,900	\$2,398	\$28,770	\$719	39	100%			
Kauai County	\$36.58	\$1,902	\$76,080	3.6	\$93,400	\$2,335	\$28,020	\$701	8,338	37%	\$14.82	\$770	2.5
Maui County	\$34.08	\$1,772	\$70,880	3.4	\$95,900	\$2,398	\$28,770	\$719	21,220	39%	\$15.80	\$822	2.2

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2021 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2021 Area Median Income

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