

HAWAII

#2*

In **Hawaii**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$2,558**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$8,527** monthly or **\$102,323** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$49.19
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT HAWAII:

STATE FACTS	
Minimum Wage	\$14.00
Average Renter Wage	\$21.98
2-Bedroom Housing Wage	\$49.19
Number of Renter Households	183,122
Percent Renters	37%

MOST EXPENSIVE AREAS	HOUSING WAGE
Urban Honolulu MSA	\$51.67
Kahului-Wailuku-Lahaina MSA	\$44.40
Kauai County	\$41.06
Hawaii County	\$39.90
Kalawao County	\$34.56

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

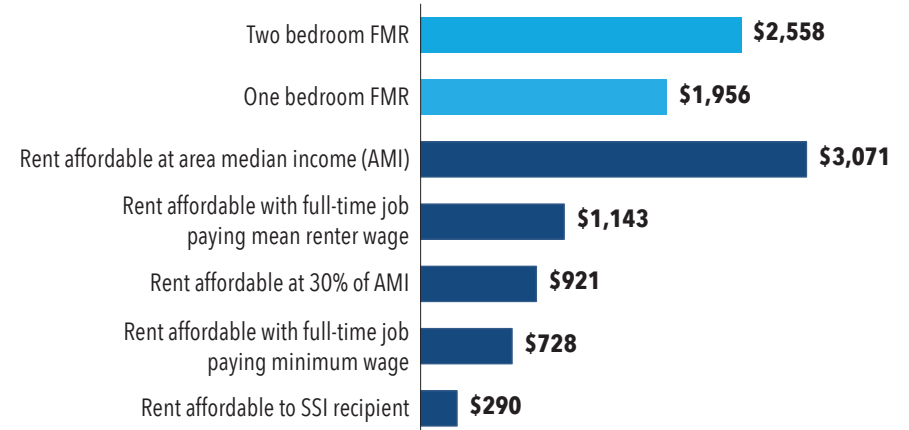
* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.

141
Work Hours Per Week At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

107
Work Hours Per Week At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

3.5
Number of Full-Time Jobs At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

2.7
Number of Full-Time Jobs At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)



Hawaii	FY25 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 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2019-2023)	% of total households (2019-2023)	Estimated hourly mean renter wage (2025)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Hawaii	\$49.19	\$2,558	\$102,323	3.5	\$122,833	\$3,071	\$36,850	\$921	183,122	37%	\$21.98	\$1,143	2.2
Combined Nonmetro Areas	\$40.22	\$2,092	\$83,665	2.9	\$107,099	\$2,677	\$32,130	\$803	27,324	28%	\$18.94	\$985	2.1
<u>Metropolitan Areas</u>													
Kahului-Wailuku-Lahaina MSA	\$44.40	\$2,309	\$92,360	3.2	\$110,900	\$2,773	\$33,270	\$832	19,423	35%	\$21.25	\$1,105	2.1
Urban Honolulu MSA	\$51.67	\$2,687	\$107,480	3.7	\$129,300	\$3,233	\$38,790	\$970	136,375	40%	\$22.85	\$1,188	2.3
<u>Counties</u>													
Hawaii County	\$39.90	\$2,075	\$83,000	2.9	\$98,800	\$2,470	\$29,640	\$741	19,625	27%	\$18.20	\$946	2.2
Honolulu County	\$51.67	\$2,687	\$107,480	3.7	\$129,300	\$3,233	\$38,790	\$970	136,375	40%	\$22.85	\$1,188	2.3
Kalawao County †	\$34.56	\$1,797	\$71,880	2.5	\$110,900	\$2,773	\$33,270	\$832	22	100%			
Kauai County	\$41.06	\$2,135	\$85,400	2.9	\$132,900	\$3,323	\$39,870	\$997	7,677	33%	\$20.51	\$1,067	2.0
Maui County	\$44.40	\$2,309	\$92,360	3.2	\$110,900	\$2,773	\$33,270	\$832	19,423	35%	\$21.25	\$1,105	2.1

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2025 Fair Market Rent.

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

4: AMI = Fiscal Year 2025 Area Median Income

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