

HAWAII

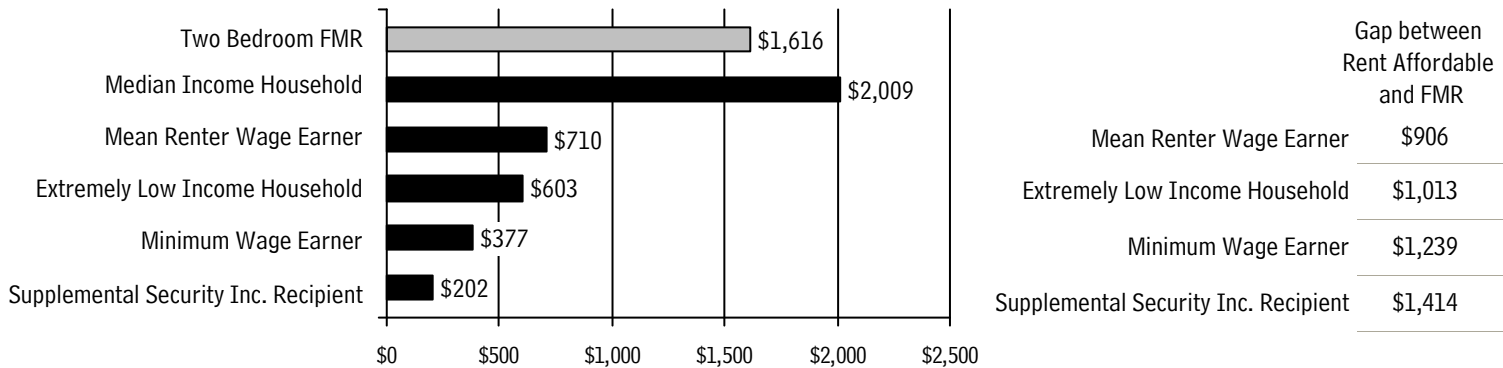
In Hawaii, the Fair Market Rent (FMR) for a two-bedroom apartment is \$1,616. In order to afford this level of rent and utilities – without paying more than 30% of income on housing – a household must earn \$5,388 monthly or \$64,651 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a Housing Wage of:

\$31.08

In Hawaii, a minimum wage worker earns an hourly wage of \$7.25. In order to afford the FMR for a two-bedroom apartment, a minimum wage earner must work 171 hours per week, 52 weeks per year. Or a household must include 4.3 minimum wage earners working 40 hours per week year-round in order to make the two-bedroom FMR affordable.

In Hawaii, the estimated mean (average) wage for a renter is \$13.65. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 91 hours per week, 52 weeks per year. Or, working 40 hours per week year-round, a household must include 2.3 workers earning the mean renter wage in order to make the two-bedroom FMR affordable.

MONTHLY RENT AFFORDABLE TO SELECTED INCOME LEVELS COMPARED WITH TWO-BEDROOM FMR



HAWAII	FY11 HOUSING WAGE		HOUSING COSTS			ESTIMATED AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				
	Hourly wage necessary to afford 2 BR FMR	% change since 2000	Two-bedroom FMR ¹	Income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR	Annual AMI ²	Rent affordable at AMI ³	30% of AMI ⁴	Rent affordable at 30% of AMI	Number (2005-2009)	% of total households (2005-2009)	Estimated mean renter hourly wage (2011)	Rent affordable at mean wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
HAWAII	\$31.08	94%	\$1,616	\$64,651	4.3	\$80,344	\$2,009	\$24,103	\$603	183,562	42%	\$13.65	\$710	2.3
COMBINED NONMETRO AREAS	\$26.67	90%	\$1,387	\$55,468	3.7	\$71,674	\$1,792	\$21,502	\$538	49,903	37%	\$12.91	\$671	2.1
<u>METROPOLITAN AREAS</u>														
HONOLULU MSA	\$32.73	95%	\$1,702	\$68,080	4.5	\$84,173	\$2,104	\$25,252	\$631	133,659	44%	\$13.95	\$725	2.3
<u>COUNTIES</u>														
HAWAII COUNTY	\$22.02	81%	\$1,145	\$45,800	3.0	\$68,339	\$1,708	\$20,502	\$513	21,659	34%	\$12.08	\$628	1.8
HONOLULU COUNTY	\$32.73	95%	\$1,702	\$68,080	4.5	\$84,173	\$2,104	\$25,252	\$631	133,659	44%	\$13.95	\$725	2.3
KALAWAO COUNTY	\$26.60	71%	\$1,383	\$55,320	3.7	\$36,823	\$921	\$11,047	\$276	71	100%	\$17.03	\$886	1.6
KAUAI COUNTY	\$27.96	92%	\$1,454	\$58,160	3.9	\$70,400	\$1,760	\$21,120	\$528	7,687	35%	\$11.79	\$613	2.4
MAUI COUNTY	\$31.10	97%	\$1,617	\$64,680	4.3	\$76,605	\$1,915	\$22,982	\$575	20,486	42%	\$22.71	\$1,181	1.4

1: FMR = Fiscal Year 2011 Fair Market Rent (HUD, 2010). 2: AMI = NLIHC Estimated 2011 Area Median Income (See Appendix A)
3: "Affordable" rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.
4: The federal standard for extremely low income households. Does not include HUD-specific adjustments.