



# HAWAII COUNTY INCOME SCHEDULE BY FAMILY SIZE

2026

THE FOLLOWING TABLE PRESENTS INCOME LIMITS BY FAMILY SIZE AND BY PERCENTAGES OF THE VERY LOW INCOME LEVELS ESTABLISHED BY HUD. THESE INCOME LIMITS SERVE AS GUIDELINES TO ESTABLISH SALES/RENTAL PREFERENCES.

		-----LIMITS BY FAMILY SIZE-----							
<u>MEDIAN</u>		<u>1 PERSON</u>	<u>2 PERSON</u>	<u>3 PERSON</u>	<u>4 PERSON</u>	<u>5 PERSON</u>	<u>6 PERSON</u>	<u>7 PERSON</u>	<u>8 PERSON</u>
\$98,300									
Adjustments		<u>0.7000</u>	<u>0.8000</u>	<u>0.9000</u>	<u>1.0000</u>	<u>1.0800</u>	<u>1.1600</u>	<u>1.2400</u>	<u>1.3200</u>
for family size									
% of Income	10%	\$8,470	\$9,680	\$10,890	\$12,100	\$13,070	\$14,040	\$15,010	\$15,980
	20%	\$16,940	\$19,360	\$21,780	\$24,200	\$26,140	\$28,080	\$30,020	\$31,960
	30%	\$25,410	\$29,040	\$32,670	\$36,300	\$39,210	\$42,120	\$45,030	\$47,940
	40%	\$33,880	\$38,720	\$43,560	\$48,400	\$52,280	\$56,160	\$60,040	\$63,920
	50%	\$42,350	\$48,400	\$54,450	\$60,500	\$65,350	\$70,200	\$75,050	\$79,900
	60%	\$50,820	\$58,080	\$65,340	\$72,600	\$78,420	\$84,240	\$90,060	\$95,880
	70%	\$59,290	\$67,760	\$76,230	\$84,700	\$91,490	\$98,280	\$105,070	\$111,860
	80%	\$67,760	\$77,440	\$87,120	\$96,800	\$104,560	\$112,320	\$120,080	\$127,840
	90%	\$76,230	\$87,120	\$98,010	\$108,900	\$117,630	\$126,360	\$135,090	\$143,820
	100%	\$84,700	\$96,800	\$108,900	\$121,000	\$130,700	\$140,400	\$150,100	\$159,800
	110%	\$93,170	\$106,480	\$119,790	\$133,100	\$143,770	\$154,440	\$165,110	\$175,780
	120%	\$101,640	\$116,160	\$130,680	\$145,200	\$156,840	\$168,480	\$180,120	\$191,760
	130%	\$110,110	\$125,840	\$141,570	\$157,300	\$169,910	\$182,520	\$195,130	\$207,740
	140%	\$118,580	\$135,520	\$152,460	\$169,400	\$182,980	\$196,560	\$210,140	\$223,720

The U.S. Department of Housing and Urban Development (HUD) sets income limits that determine the eligibility of applicants for its assisted housing programs. HUD typically uses the Very Low-Income Limit (VLIL) as the basis for deriving other income limits. The VLIL is calculated by taking the 4-person income limit equal to 50% of the estimated median family income (based on the U.S. Census Bureau's ACS median family income estimates) and making adjustments if this income is outside formula constraints. For example, the VLIL is increased for areas where rental housing costs are unusually high in relation to the median income or if it is less than the relevant State non-metropolitan median family income level.  
 See [https://www.huduser.gov/portal/datasets/il.html#faq\\_2026](https://www.huduser.gov/portal/datasets/il.html#faq_2026)

These income limits are not used for projects funded with tax credits under section 42 of the Internal Revenue Code and projects financed with tax exempt housing bonds issued to provide qualified residential rental development under section 142 of the Internal Revenue Code, i.e., LITHC, RHRF, etc. Go to HHFDC's website at <https://dbedt.hawaii.gov/hhfdc/files/2026/05/2026-MTSP-Income-Limits-2026-05-01-1.pdf> for tax credit rental program projects.

**NOTE: This chart is provided as a guide only. You are responsible to ensure the accuracy of the numbers.**



# AFFORDABLE RENT GUIDELINES\*

2026

Affordable rents are based on 30% of income (including utilities)\*\*

<u>Area</u>	<u>\$98,300</u>	<u>Studio</u>	<u>1 Bedroom</u>	<u>2 Bedroom</u>	<u>3 Bedroom</u>	<u>4 Bedroom</u>
<b>HAWAII COUNTY</b>						
30% of Median		\$635	\$680	\$816	\$943	\$1,053
50% of Median		\$1,058	\$1,134	\$1,361	\$1,573	\$1,755
60% of Median		\$1,270	\$1,361	\$1,633	\$1,887	\$2,106
80% of Median		\$1,694	\$1,815	\$2,178	\$2,517	\$2,808
100% of Median		\$2,117	\$2,268	\$2,722	\$3,146	\$3,510
120% of Median		\$2,541	\$2,722	\$3,267	\$3,775	\$4,212
140% of Median		\$2,964	\$3,176	\$3,811	\$4,404	\$4,914

\*Please note that area market rents may be lower than these rent guidelines.

\*\*Monthly rent levels would include the cost of the following utilities: water, sanitary sewage services, electricity and gas (where applicable). Please refer to the Utility Allowance Schedule for each island.