

# 2026 HAWAII COUNTY

Existing Housing Division, OHCD

<b>INCOME LIMITS</b>								
Hawaii County Median Family Income: \$98,800								
HUD Effective Date: <b>April 1, 2025</b>				PHA Effective Date: <b>April 1, 2025</b>				
Family Size	1	2	3	4	5	6	7	8
Extremely Low (30% of Median)	\$25,400	\$29,000	\$32,650	\$36,980	\$43,310	\$49,640	\$55,970	\$62,300
Very Low (50% of Median)	\$42,350	\$48,400	\$54,450	\$60,450	\$65,300	\$70,150	\$75,000	\$79,800
Low Income (80% of Median)	\$67,700	\$77,400	\$87,050	\$96,700	\$104,450	\$112,200	\$119,950	\$127,650

<b>COUNTY OF HAWAII - REAL PROPERTY TAX DIVISION'S AFFORDABLE RENTAL PROGRAM</b>								
Effective Date to be determined by Real Property Tax Division								
<b>AREA 1 EXCEPTION (96719, 96725, 96738, 96739, 96740, 96743, 96745)</b>								
Bedroom Size	SRO	Studio	1	2	3	4	5	6
Amount	\$1,075	\$1,433	\$1,443	\$1,868	\$2,360	\$2,722	\$3,131	\$3,538
<b>AREA 2 (96710, 96720, 96721, 96727, 96728, 96755, 96764, 96773, 96774, 96776, 96780, 96781, 96783)</b>								
Bedroom Size	SRO	Studio	1	2	3	4	5	6
Amount	\$902	\$1,202	\$1,276	\$1,658	\$2,134	\$2,355	\$2,708	\$3,061
<b>AREA 3 (96704, 96718, 96726, 96737, 96749, 96750, 96760, 96771, 96772, 96777, 96778, 96785)</b>								
Bedroom Size	SRO	Studio	1	2	3	4	5	6
Amount	\$896	\$1,194	\$1,202	\$1,557	\$1,967	\$2,268	\$2,609	\$2,948
<i>RPT Tax Incentive Program – 75% of Payment Standard</i>								

Existing Housing Division, Hawai'i County Section 8, OHCD

Fair Market Rents-HI Island Average based on Market Study. Comps may be higher in some areas and lower in others depending on specific location, quality, size, (square footage), unit type, and age of the unit.								
<b>2026 FAIR MARKET RENTS (Island Avg &amp; includes utilities)</b>								
HUD Effective Date: <b>October 1, 2025</b>								
Bedroom Size	Studio	1	2	3	4	5	6	
Amount	\$1,592	\$1,603	\$2,076	\$2,622	\$3,024	\$3,478	\$3,931	
.....(Utilities Included).....								
<p>Payment Standards</p> <p>Reasonable Rent: The PHA must determine whether the rent is reasonable in comparison to rent of other units (comps) that are not on the Section 8 program based on the specific location, quality, size, (square footage), unit type, and age of the unit.</p>								
<b>PAYMENT STANDARDS</b>								
PHA Effective Date: <b>JANUARY 1, 2026</b>								
<b>AREA 1 EXCEPTION (96719, 96725, 96738, 96739, 96740, 96743, 96745)</b>								
Bedroom Size	SRO	Studio	1	2	3	4	5	6
Amount	\$1,433	\$1,910	\$1,924	\$2,491	\$3,146	\$3,629	\$4,174	\$4,717
.....(Utilities Included).....								
<b>AREA 2 (96710, 96720, 96721, 96727, 96728, 96755, 96764, 96773, 96774, 96776, 96780, 96781, 96783)</b>								
Bedroom Size	SRO	Studio	1	2	3	4	5	6
Amount	\$1,202	\$1,603	\$1,702	\$2,211	\$2,846	\$3,140	\$3,611	\$4,082
.....(Utilities Included).....								
<b>AREA 3 (96704, 96718, 96726, 96737, 96749, 96750, 96760, 96771, 96772, 96777, 96778, 96785)</b>								
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.....(Utilities Included).....								