

2026 HAWAI'I COUNTY

Existing Housing Division, OHCD

INCOME LIMITS								
Hawaii County Median Family Income: \$98,300								
HUD Effective Date: May 1, 2026				PHA Effective Date: May 1, 2026				
Family Size	1	2	3	4	5	6	7	8
Extremely Low (30% of Median)	\$25,450	\$29,050	\$32,700	\$37,950	\$44,480	\$51,010	\$57,540	\$64,070
Very Low (50% of Median)	\$42,350	\$48,400	\$54,450	\$60,500	\$65,350	\$70,200	\$75,050	\$79,900
Low Income (80% of Median)	\$67,800	\$77,450	\$87,150	\$96,800	\$104,550	\$112,300	\$120,050	\$127,800

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.

2026 FAIR MARKET RENTS (Island Avg & includes utilities)							
HUD Effective Date: October 1, 2025							
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).....							

Payment Standards

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.

PAYMENT STANDARDS							
PHA Effective Date: JANUARY 1, 2026							

AREA 1 EXCEPTION (96719, 96725, 96738, 96739, 96740, 96743, 96745)								
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).....								

AREA 2 (96710, 96720, 96721, 96727, 96728, 96755, 96764, 96773, 96774, 96776, 96780, 96781, 96783)								
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).....								

AREA 3 (96704, 96718, 96726, 96737, 96749, 96750, 96760, 96771, 96772, 96777, 96778, 96785)								
Bedroom Size	SRO	Studio	1	2	3	4	5	6
Amount	\$1,194	\$1,592	\$1,603	\$2,076	\$2,622	\$3,024	\$3,478	\$3,931
.....(Utilities Included).....								