



The Park on Kē'eaumoku Rental Informational Handout

Household Income Limits for Affordable Housing (2026)		
To be eligible for City-regulated Affordable Housing, a household's gross income may not exceed the following limits. These figures are updated annually. AMI is the Area Median Income.		
Household Size	Unit types designated for household size: Unit Type	Income limits for Affordable Housing units designated for households earning: 80% of AMI
1-person household	Studio, One Bedroom	\$86,240
2-person household	Studio, One Bedroom, Two Bedroom	\$98,560
3-person household	One Bedroom, Two Bedroom	\$110,880

Documentation
Please include the following documentation with this application: • Applicant AH eligibility affidavit (Page 1 of this application) • Statement that household member does not intend to work for a year (required if no income is selected) • Most recent two months' pay stubs or other documentation of income, including Social Security and VA benefits • Last two years' tax returns, including W-2s, 1099s and applicable schedules • Bank and other financial institution statements, showing interest rate or interest earned • Mortgage pre-qualification (for sale) or draft lease agreement (rental) • Photo ID of all household members • Other supporting documents (divorce decree, marriage certificate, etc.)

Live-in aide income may be excluded in qualifying eligible affordable housing recipients, based on HUD guidelines, subject to the Director's approval.

Eligibility Requirements: Affordable Rental Housing Units.

An applicant must meet the following eligibility requirements on the date the application is submitted in order to qualify to rent an affordable housing unit:

Affidavit of Eligibility for Affordable Housing Unit
The undersigned Applicant(s) certify the following:
I am a citizen of the United States or a resident alien.
I am at least eighteen (18) years of age.
I am domiciled in the State of Hawaii and have a bona fide intent to physically reside in the AH unit for the duration of the restriction period or lease agreement.
My total gross household income does not exceed the unit's designated income limit. See above chart for income limits
I have sufficient gross household income to demonstrate an ability to pay rent and meet any additional criteria established by the City.
I do not own, and will not own for the duration of the rental period, a majority interest in fee simple or leasehold lands suitable for dwelling purposes.
My total net available household asset does not exceed the unit's designated income limit as adjusted by household size.

An applicant found to have willfully submitted false information, made misstatements, or withheld necessary information, shall be deemed ineligible, and the City reserves the right to recover any money wrong fully gained and to any other recourse provided by law.