

HUD AMI Trends vs. Maui Workforce Salaries

9.2.5

MEAN ANNUAL WAGE FOR THE TOP 10 MOST COMMON OCCUPATIONS, MAUI COUNTY

2019 Rank	Occupation	Estimated Employees	Annual Mean Wage	Statewide Annual Wage
1	Waiters and Waitresses	4,100	\$56,560	\$55,200
2	Retail Salespersons	3,620	\$30,250	\$33,130
3	Maids and Housekeeping Cleaners	3,210	\$37,980	\$38,740
4	Fast Food and Counter Workers	2,180	\$27,870	\$26,440
5	Cashiers	2,160	\$30,430	\$27,870
6	Cooks, Restaurant	1,980	\$42,810	\$35,900
7	Landscaping and Groundskeeping Workers	1,650	\$37,100	\$37,960
8	Maintenance and Repair Workers, General	1,470	\$50,160	\$48,790
9	Office Clerks, General	1,330	\$34,690	\$35,070
10	Janitors and Cleaners, Except Maids and Housekeeping Cleaners	1,280	\$37,100	\$33,670

SOURCE: U.S. BUREAU OF LABOR STATISTICS, MARCH 2020.

RECEIVED AT AH MEETING ON 2/1/2021
Committed Chair Johnson

Other occupations

Dishwasher	\$12.16/hour or \$24,320/year
teacher	<p>\$18/hour average or \$37,647 year Current average: \$28.21 per hour: \$56,420 (source: indeed.com)</p> <p>Teacher pay in Hawaii ranges from \$49,000 for starting licensed teachers to about \$89,000 a year for those with the most seniority. (source: Hawaii State Teachers Association)</p>
police	2019: \$64,368/year (source: Maui Police Department)
Council member	2019: \$76,475/year
Front Desk Agent at Marriott	2021: \$51,901/year

“We want to build an economy that is measured by the well-being of single moms. The current economy, the old norm, is gender-blind, which really means based on men’s needs.”

Khara Jabola-Carolus ED, CSW

Rather than rush to rebuild the status quo of inequality, we should encourage a deep structural transition.

HUD's AMI trends from 2012 to 2020

AMI	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
2020	\$48,750	\$58,500	\$68,250	\$78,000	\$87,750	\$97,500	\$107,250	\$117,000	\$126,750	\$136,500
2019	\$41,900	\$50,280	\$58,660	\$67,040	\$75,420	\$83,800	\$92,180	\$100,560	\$108,940	\$117,320
2018	\$40,700	\$48,840	\$56,980	\$65,120	\$73,260	\$81,400	\$89,540	\$97,680	\$105,820	\$113,960
2017	\$37,050	\$44,460	\$51,870	\$59,280	\$66,690	\$74,100	\$81,510	\$88,920	\$96,330	\$103,740
2016	\$40,750	\$48,900	\$57,050	\$65,200	\$73,350	\$81,500	\$89,650	\$97,800	\$105,950	\$114,100
2015	\$37,550	\$45,060	\$52,570	\$60,080	\$67,590	\$75,100	\$82,610	\$90,120	\$97,630	\$105,140
2014	\$37,900	\$45,480	\$53,060	\$60,640	\$68,220	\$75,800	\$83,380	\$90,960	\$98,540	\$106,120
2013	\$39,300	\$47,160	\$55,020	\$62,880	\$70,740	\$78,600	\$86,460	\$94,320	\$102,180	\$110,040
2012	\$38,550	\$46,260	\$53,970	\$61,680	\$69,390	\$77,100	\$84,810	\$92,520	\$100,230	\$107,940

Numbers in red: An individual at 100% AMI in 2017, is now closer to 75% AMI in 2020, falling 2 ½ AMI brackets.

HUD Affordable Sales Price Guidelines Trends

Prices reflect HUD guidelines for a 2 bedroom home, at a 4% interest rate.

(Please keep in mind that many developments include 3 & 4 bedroom homes so prices are drastically higher)

2 BEDROOM: THINK SINGLE PARENT or SMALL FAMILY

2 br 4% Int.	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
2020	\$228,395	\$274,125	\$319,770	\$365,415	\$411,145	\$456,790	\$502,520	\$548,165	\$593,895	\$639,540
2019	\$196,350	\$235,620	\$274,805	\$314,075	\$353,345	\$392,615	\$431,885	\$471,155	\$510,425	\$549,695
2018	\$190,655	\$228,820	\$266,985	\$305,150	\$343,230	\$381,395	\$419,560	\$457,640	\$495,805	\$533,970
2017	\$173,570	\$208,335	\$243,015	\$277,780	\$312,460	\$347,140	\$381,905	\$416,585	\$451,350	\$486,030
2016	\$190,910	\$229,075	\$267,325	\$305,490	\$343,655	\$381,820	\$420,070	\$458,235	\$496,400	\$534,565
2015	\$175,950	\$211,140	\$246,330	\$281,520	\$316,710	\$351,900	\$387,090	\$422,280	\$457,470	\$492,575
2014	\$177,565	\$213,095	\$248,625	\$284,155	\$319,600	\$355,130	\$390,660	\$426,190	\$461,720	\$497,165
2013	\$208,505	\$250,240	\$291,890	\$333,625	\$375,275	\$417,010	\$458,745	\$500,395	\$542,130	\$583,865
2012	\$192,015	\$230,435	\$268,855	\$307,275	\$345,695	\$384,030	\$422,450	\$460,870	\$499,290	\$537,710

Numbers in red:

Homes approved under 201H in 2017 would include a mix of 2 bedroom units with sales prices from \$277K to \$486K.

Homes approved under current 201H law this year would allow for 2 bedroom “affordable” units with sales prices between \$365K and \$639K.

HUD Affordable Sales Price Guidelines Trends
Prices reflect HUD guidelines for a 4 bedroom home, at a 4% interest rate.

4 br 4% Int.	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
2020	\$309,005	\$370,875	\$432,630	\$494,385	\$556,255	\$618,010	\$679,880	\$741,635	\$803,505	\$865,260
2019	\$265,650	\$318,780	\$371,795	\$424,925	\$478,055	\$531,185	\$584,315	\$637,445	\$690,575	\$743,705
2018	\$257,945	\$309,580	\$361,215	\$412,850	\$464,370	\$516,005	\$567,640	\$619,160	\$670,795	\$722,430
2017	\$234,830	\$281,865	\$328,785	\$375,820	\$422,740	\$469,660	\$516,695	\$563,615	\$610,650	\$657,570
2016	\$258,290	\$309,925	\$361,675	\$413,310	\$464,945	\$516,580	\$568,330	\$619,965	\$671,600	\$723,235
2015	\$238,050	\$285,660	\$333,270	\$380,880	\$428,490	\$476,100	\$523,710	\$571,320	\$618,930	\$666,425
2014	\$240,235	\$288,305	\$336,375	\$384,445	\$432,400	\$480,470	\$528,540	\$576,610	\$624,680	\$672,635
2013	\$282,095	\$338,560	\$394,910	\$451,375	\$507,725	\$564,190	\$620,655	\$677,005	\$733,470	\$789,935
2012	\$259,785	\$311,765	\$363,745	\$415,725	\$467,705	\$519,570	\$571,550	\$623,530	\$675,510	\$727,490

Numbers in red:

Reflect what can be included as “affordable” units in a 201H project, under current guidelines.

Under no circumstances should a project be granted exemptions from planning, zoning and environmental review for a project that includes an \$865, 260 home as one of its “affordable” units.

Over the years, Maui residents were expressing concerns that \$6 and 700k homes (as allowed by the upper end of HUD recommendations then) were not affordable, and over the past few years, the prices have gone even higher.