

WEST MAUI WORKFORCE HOUSING SURVEY

Final Analysis

- We received 361 completed surveys.
- 56% are employed in the Visitor Industry, a representative number. 13% in the public sector (teachers, fire, police, local government etc., also representative)
- Almost two-thirds of respondents have lived on Maui at least 15 years (19% are lifetime residents)
- 42% live in a multiple-generation home
- As many as 25% of those surveyed are considering a move to the Mainland – which has serious implications for our economy and the visitor industry in particular. 79% of these specifically cite lack of affordable housing as a reason
- 53% of respondents rent, 33% are home owners, and 11% live with family
- 65% of all respondents have a Household income that falls below the 100% of HUD median income threshold of \$81,400. 43% of all respondents fall below the 80% median household income threshold of \$65,120.
- A recent study, the ALICE report published by Hawaii United Way, estimates that 52% of Maui households are living paycheck to paycheck.
- 80% of renters surveyed pay less than \$2,000 per month in rent.
- Latest Realtor Association of Maui data show that the median price of a single family home on the West Side is \$850,000. With 20% down (\$170,000), a mortgage would cost almost \$4,000 per month. This shows the affordability gap
- 47% of home owners report a mortgage payment of more than \$2,000 per month (30% or more of household AMI)
- 84% of respondents who currently rent reported that if affordable homes were available, they would like to buy one
- 64% of all respondents say they would be willing to attend a County Council meeting to show support for affordable workforce housing