

HOUSING

Housing in Hawaii has continued to expand to meet the needs of the rapidly increasing population. Since 1960, more than 33,000 housing units have been completed in the state.

Honolulu, although ranking 54th among metropolitan areas in population, ranked 21st in number of permits issued for housing units in 1965.

Most single-family homes are of one-story design, well adapted to the "indoor-outdoor" type of living encouraged by the year-round warm climate. Land is expensive in Hawaii, and houses are often sold on a "leasehold" basis in which the purchaser owns the home but leases the property for a set time, usually 55 to 99 years.

High-rise apartments and apartment hotels, once found only in Waikiki, are now being built throughout the state. Hawaii was the first state to permit condominium ownership and this type of housing is becoming increasingly popular.

Sources of information on housing are numerous. County Building Departments report the building permits issued for private construction. The Department of Planning and Economic Development processes these reports for the F. W. Dodge Company studies. The Honolulu Redevelopment Agency publishes an annual report, Redevelopment and Housing Research, with monthly supplements. The Bank of Hawaii issues a quarterly report, Housing Activity on Oahu. The Hawaii Housing Authority (public housing), the City-County of Honolulu's Office of the Urban Renewal Coordinator, the Housing Action Council of Hawaii, the Home Builders Association and the Honolulu Board of Realtors are among government and private agencies providing information on various aspects of housing.

Table 67 -- HOUSING UNITS IN HAWAII, BY COUNTY:
1950 TO 1965

Year (April 1)	State Total	City-County of Honolulu	Hawaii County	Kauai County	Maui County
1950 ...	120,606	83,175	17,176	8,378	11,877
1951 ...	123,941	85,991	17,440	8,432	12,078
1952 ...	126,499	88,004	17,670	8,487	12,338
1953 ...	129,769	91,078	17,737	8,541	12,413
1954 ...	132,732	93,978	17,638	8,597	12,519
1955 ...	137,675	98,817	17,681	8,652	12,525
1956 ...	141,266	102,194	17,742	8,761	12,569
1957 ...	145,184	105,975	17,800	8,830	12,579
1958 ...	149,156	109,868	17,838	8,892	12,558
1959 ...	154,950	115,680	17,825	8,904	12,541
1960 ...	165,506	125,795	18,118	8,996	12,597
1961 ...	174,438	134,362	18,128	9,012	12,936
1962 ...	180,710	139,970	18,421	9,089	12,230
1963 ...	186,044	144,529	18,786	9,158	13,571
1964 ...	192,580	150,171	19,105	9,306	13,998
1965 ...	198,994	155,892	19,428	9,349	14,325
1966 ...	208,980	164,867	19,845	9,434	14,834

Source: Honolulu Redevelopment Agency, Honolulu Redevelopment and Housing Research July 1964 and July 1965. Estimates are for total units, (not occupied units) and include private and private housing.

Table 68 -- BUILDING PERMITS ISSUED FOR PRIVATE ONE-FAMILY DWELLINGS
IN HAWAII, BY COUNTY: 1960 TO 1965

Year	State Total	City-County of Honolulu	Hawaii County	Kauai County	Maui County
1960 ...	4,863	4,189	197	113	364
1961 ...	4,090	3,412	291	116	271
1962 ...	4,456	3,654	363	119	320
1963 ...	4,287	3,352	422	180	333
1964 ...	4,554	3,671	420	187	276
1965 ...	5,486	4,512	431	205	338

Source: Department of Planning and Economic Development, developed from reports submitted by county building departments.

Table 69 -- SELECTED CHARACTERISTICS FOR F.H.A. HOMES IN HAWAII AND CALIFORNIA
1964

Subject	New Homes		Existing homes	
	Hawaii	California	Hawaii	California
Average term of mortgage (years)...	30.6	33.1	28.3	29.9
Median property value.....	\$24,970	\$19,528	\$25,565	\$16,595
Built-in garage (percent)	70.6	5.0	55.6	2.4
Average market price of site.....	\$ 9,058	\$ 4,692	\$ 9,226	\$ 4,574
Average area (square feet).....	1,085	1,404	1,095	1,195
Average number of rooms.....	5.2	6.3	5.1	5.4
Avg. monthly property tax.....	\$ 16.46	\$ 31.18	\$ 15.39	\$ 26.23
With basement (percent).....	1.0	1.3	1.3	0.8
Avg. cost of heating and utilities..	\$ 18.47	\$ 19.18	\$ 17.65	\$ 17.29

Source: Federal Housing Administration, FHA Homes 1964, Data for States and Selected Areas on Characteristics of FHA Operations under Section 203.