

CONSTRUCTION

Contract construction is a major industry in Hawaii and during 1965, Honolulu ranked fifth nationally in the value of building permits issued. Only New York, Los Angeles, Houston and Chicago exceeded Honolulu in this respect according to a Dun and Bradstreet report.

In a study of all housing units authorized by each of the jurisdictions included within metropolitan areas, only 20 other metropolitan areas exceeded Honolulu--even though Honolulu ranks 54th in population.

The value of construction put in place during 1967 totaled \$346.8 million, somewhat lower than 1966. However, reports of the first quarter of 1968 indicate that construction is moving ahead.

During 1967, an average of 17,200 persons were employed in contract construction compared with 18,900 the previous year.

Sources of information on construction include the F. W. Dodge reports of building permits issued for private construction by the building departments of the four counties. The Department of Planning and Economic Development serves as a processing center for these reports and receives monthly and annual summaries. The value of construction put in place for the state and counties is reported monthly and annually for both fiscal and calendar years by the Department of Taxation. The value of construction contracts awarded in Hawaii by government and private agencies is reported monthly and annually by the General Contractors Association of Hawaii in their Comparative Box Score.

A summary of job bid schedules and construction news is published weekly by the magazine, Builders Report Pacific. A monthly construction cost index and an annual review of construction plans are published by the same company. The monthly Economic Indicators, published by the First National Bank of Hawaii and the monthly Review of Business and Economic Conditions published by the Bank of Hawaii cover construction news.

Table 65. -- TOTAL VALUE OF CONSTRUCTION PUT IN PLACE IN HAWAII BY COUNTY:
1958 TO 1967
(in millions of dollars)

Year ending Dec. 31	State of Hawaii	City-County of Honolulu	Hawaii County	Kauai County	Maui County
1958...	174.4	162.8	7.0	1.9	2.7
1959...	206.8	196.8	5.5	2.4	2.1
1960...	268.5	255.5	5.6	2.7	4.7
1961...	267.3	248.2	9.1	3.7	6.3
1962...	257.0	232.9	12.2	4.2	7.7
1963...	265.2	242.5	11.2	4.6	6.9
1964...	302.9	277.3	12.4	4.8	8.4
1965...	338.6	306.8	17.0	5.4	9.4
1966...	392.4	357.4	15.5	6.3	13.2
1967...	346.8	316.9	14.2	5.0	10.7

Source: Department of Taxation, Tax Base for Certain Taxes, Year Ending December 31 for years shown.

Table 66. -- VALUE OF CONSTRUCTION CONTRACTS AWARDED
IN HAWAII AND OTHER CONSTRUCTION TRENDS: 1958 TO 1967

Year ending Dec. 31	Total contracts awarded ¹ (in millions)	Construction cost index ²	Average value of building permit for		Value of Federal construction (in millions)
			Single-family residences	Apartment units	
1958...	\$ --	132.3	\$10,360	\$ 6,812	\$66.9
1959...	--	138.0	10,600	8,381	25.5
1960...	281.1	142.0	11,607	9,167	42.5
1961...	203.3	147.2	12,222	7,499	12.2
1962...	251.4	154.2	12,942	11,186	15.0
1963...	241.4	161.5	12,889	9,056	35.4
1964...	258.2	168.0	13,549	9,274	53.9
1965...	397.7	175.0	13,870	10,525	37.1
1966...	357.4	185.9	15,700	14,450	23.1
1967p..	381.4	193.7	16,671	13,518	36.3

1. Includes federal and local government contracts and private construction.

2. Base: 1950-1954 = 100.

Sources: Total contracts awarded and value of Federal construction are from the General Contractors Association, Comparative Box Score; other data from Bank of Hawaii, Construction in Hawaii 1967 and records.

Table 67. -- VALUE OF PRIVATE OWNERSHIP CONSTRUCTION AUTHORIZED
BY BUILDING PERMITS IN HAWAII, BY COUNTY:
1960 TO 1967
(in millions of dollars)

Year ending Dec. 31	State of Hawaii	City-County of Honolulu	Hawaii County	Kauai County	Maui County
1960...	134.4	124.6	4.0	1.8	4.1
1961...	111.7	94.2	8.6	3.6	5.2
1962...	157.8	141.4	7.5	2.6	6.3
1963...	110.4	91.5	8.4	4.3	6.1
1964...	138.7	109.9	14.1	6.5	8.2
1965...	211.4	179.4	13.1	7.2	11.7
1966...	203.1	173.9	13.9	4.0	11.3
1967...	204.2	168.6	13.8	9.0	12.8

Source: Department of Planning and Economic Development, from summaries of building permits of private ownership projects.

Table 68. -- CONSTRUCTION OF ONE AND TWO-FAMILY DWELLINGS AND APARTMENT UNITS IN HAWAII, BY COUNTY: 1960 TO 1967

Category and year authorized	The State	Hawaii County	Honolulu County	Kauai County	Maui County ¹
New one-family dwellings:					
1960	4,867	196	4,189	118	364
1961	4,113	300	3,412	120	281
1962	4,448	363	3,654	112	319
1963	4,321	441	3,352	184	344
1964	4,551	431	3,671	181	268
1965	5,480	431	4,512	202	335
1966	3,954	453	2,944	212	345
1967	3,930	393	3,005	160	372
New two-family dwellings:					
1960	88	10	76	2	-
1961	222	4	216	-	2
1962	176	2	170	-	4
1963	192	-	182	8	2
1964	100	-	90	-	10
1965	178	4	132	14	28
1966	80	12	52	12	4
1967	54	4	46	-	4
New apartments:					
1959 ²	4,373	-	4,373	-	-
1960	3,203	-	3,193	-	10
1961	2,241	24	2,146	54	17
1962 ³	3,273	10	3,182	9	72
1963	2,540	90	2,299	10	141
1964	2,917	17	2,868	4	28
1965	5,799	90	5,555	6	148
1966	6,495	61	6,320	12	102
1967	3,341	18	3,159	4	160
Other activity:⁴					
1960	-1,283	-202	- 939	-104	- 38
1961	-1,014	- 70	- 875	- 70	+ 1
1962	-1,828	- 79	-1,647	- 74	- 28
1963	- 880	-126	- 667	- 55	- 32
1964	-1,026	-144	- 685	-145	- 52
1965	-1,016	- 64	- 794	-136	- 22
1966	- 982	- 57	- 788	- 96	- 41
1967	-1,123	- 82	- 722	-276	- 43

1. Includes Kalawao County. The 1961 data are revised.

2. Excludes 498 Oahu units authorized but not built.

3. Excludes 244 Oahu units authorized but not built and 650 non-residential units in an apartment-hotel complex.

4. Net change from demolition, conversion, or disaster.

Source: Honolulu Redevelopment Agency, Redevelopment and Housing Research April 1968 from reports of City and County of Honolulu Building Department and the Departments of Public Works, Counties of Hawaii, Kauai, and Maui, of building permits issued.

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 for both resort and residential units.

Sources of information on housing are numerous. County Building Departments report the building permits issued for private construction and 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 an annual report called Construction in Hawaii.

The Hawaii Housing Authority (public housing), the City-County of Honolulu's Office of the Urban Renewal Coordinator, Hawaii Council for Housing Action, the Home Builders Association and the Honolulu Board of Realtors are among government and private agencies providing information on various aspects of housing

Table 69. -- HOUSING UNITS IN HAWAII, BY COUNTY: 1950 TO 1968

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
1967...	218,248	172,917	20,371	9,676	15,284
1968...	226,671	180,603	20,696	9,628	15,744

Source: Honolulu Redevelopment Agency, Honolulu Redevelopment and Housing Research, July of years given. Estimates are for total units, (not occupied units) and include public and private housing.

Table 70. -- BUILDING PERMITS ISSUED FOR PRIVATE ONE-FAMILY DWELLINGS
IN HAWAII, BY COUNTY: 1960 TO 1967

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
1966...	3,954	2,944	453	212	345
1967...	3,675	2,754	393	156	372

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

Table 71. -- SELECTED CHARACTERISTICS FOR F.H.A. HOMES IN HAWAII AND CALIFORNIA
1966

Subject	New homes		Existing homes	
	Hawaii	California	Hawaii	California
Median property value.	\$27,224	\$21,673	\$26,786	\$17,694
Avg. market price of equiv. site . .	11,259	5,890	12,437	5,627
Est. construction cost per sq. ft. .	16.13	11.44	--	--
Average price of site per sq. ft.. .	1.68	1.01	1.92	.85
Avg. area of house per sq. ft.. . .	1,058	1,401	1,000	1,166
Avg. number of rooms	5.2	6.7	5.3	5.5
Built-in garage (percent)	9.1	9.3	7.1	4.0
Full basement (percent)	0.5	1.4	--	0.6
Avg. cost of heating and utilities .	\$ 22.19	\$ 22.64	\$ 22.41	\$ 18.67
Avg. monthly property tax	\$ 22.80	\$ 38.76	\$ 18.70	\$ 30.73

Source: Federal Housing Administration, FHA Homes 1966, Data for States and Selected Areas on Characteristics of FHA Operations under Section 203.