

Construction and Housing

This section presents statistics on construction activity and costs, the size and composition of the housing inventory, occupancy of housing, and residential financing.

Approximately 21,000 structures or projects, with a permit value of \$552.7 million, were authorized by building permits issued during fiscal 1969. Almost half of dollar volume was for new apartments, chiefly on Oahu. The value of land transfers reached an all-time peak of \$809 million in 1969. Mortgage loans outstanding as of the end of 1968 amounted to \$1.4 billion, or triple the 1959 total.

The number of occupied housing units in the State increased from 30,000 in 1900 to 87,000 in 1940 and an estimated 193,000 in 1968. Owner occupied units numbered 32,000 in 1950 and 84,000 in 1969; the latter total included 65,000 on land owned in fee and almost 19,000 on leased land. Military and public housing accounted for 21,500 units as of 1969.

Housing was in short supply throughout most of the past decade: on Oahu, the 1969 vacancy rate was only 1.2 percent, although 29 percent of all units turned over at least once during the year. Median monthly rent on Oahu rose from \$70 in 1958 to \$147 in 1968-1969, and the rent-income ratio increased from 16.9 percent to 23.8.

The average property value of homes insured by the Federal Housing Administration in Hawaii was \$24,000 in 1963 and \$32,000 in 1968—both figures well over national averages.

The principal sources for these data are the United States Census of Housing, an annual report on *FHA Homes, Data for States and Selected Areas*, the Honolulu Redevelopment Agency's *Redevelopment and Housing Research*, reports of County building departments, and the Bank of Hawaii's *Construction in Hawaii*. Mainland statistics appear in Section 27 of *Statistical Abstract of the United States: 1969*.

Section 20
CONSTRUCTION AND HOUSING

Table 116. -- ESTIMATED VALUE OF BUILDING PERMITS, FOR THE CITY AND
COUNTY OF HONOLULU: 1940 TO 1969

Calendar year	Estimated value (\$1,000)		Calendar year	Estimated value (\$1,000)	
	All permits	New housing ¹		All permits	New housing ¹
1940	10,845	6,510	1955	62,245	35,780
1941	11,874	6,911	1956	65,623	33,450
1942	2,684	235	1957	78,303	42,434
1943	3,374	827	1958	99,144	48,444
1944	9,491	4,283	1959	129,020	80,585
1945	11,818	6,068	1960	164,098	78,463
1946	23,021	9,592	1961	135,900	59,815
1947	35,026	19,767	1962	179,229	94,424
1948	46,047	24,595	1963	137,888	71,169
1949	30,003	12,305	1964	145,873	77,156
1950	46,692	25,664	1965	219,294	122,603
1951	42,633	29,119	1966	255,176	138,183
1952	42,164	31,089	1967	210,408	92,325
1953	45,768	28,453	1968	345,600	164,941
1954	49,373	27,227	1969	412,594	195,963

1. New 1-family, 2-family, or multi-family dwellings. Excludes hotels.

Source: City and County of Honolulu, Department of Buildings, Summary of Building Permits (annual) and records.

Table 117. -- PRIVATE RESIDENTIAL CONSTRUCTION AND DEMOLITION AUTHORIZED BY PERMIT,
BY COUNTY: 1965 TO 1969

Category and year authorized	The State	Hawaii County	Honolulu County	Kauai County	Maui County
New 1-family dwellings:					
1965	5,480	431	4,512	202	335
1966	3,954	453	2,944	212	345
1967	3,930	393	3,005	160	372
1968	4,811	493	3,680	214	424
1969	4,886	652	3,569	264	401
Units in new 2-family structures:					
1965	178	4	132	14	28
1966	80	12	52	12	4
1967	54	4	46	-	4
1968	424	6	416	-	2
1969	316	16	286	-	14
New apartments:					
1965	5,799	90	5,555	6	148
1966	6,495	61	6,320	12	102
1967	3,341	18	3,159	4	160
1968	6,686	354	5,747	100	485
1969	7,571	390	6,310	18	853
Demolition and conversion:					
1965	-1,086	-64	-794	-136	-22
1966	-982	-57	-788	-96	-41
1967	-1,123	-82	-722	-276	-43
1968	-1,189	-119	-927	-92	-51
1969	-1,000	-120	-694	-128	-58

Source: Compiled from County building departments by the Hawaii State Department of Planning and Economic Development.

Table 118. -- CONSTRUCTION AUTHORIZED, BY CATEGORY, BY COUNTY: JULY 1, 1968 TO JUNE 30, 1969

Type of construction	All counties		Honolulu		Hawaii		Kauai		Maui	
	Projects	Value (\$)	Projects	Value (\$)	Projects	Value (\$)	Projects	Value (\$)	Projects	Value (\$)
All types	21,045	552,682,433	15,981	454,834,018	3,308	45,934,293	456	19,930,328	1,300	31,983,794
New	11,113	506,152,268	8,982	421,675,266	1,024	42,273,726	333	16,900,479	774	25,302,797
1-family	8,159	93,856,882	3,898	72,234,073	576	9,642,790	243	4,295,980	442	7,684,039
Duplex	136	3,758,254	126	3,494,526	3	69,000	-	-	6	194,728
Apartment	466	249,557,531	376	231,111,969	27	6,951,589	8	1,234,286	55	10,259,687
Hotels	117	54,214,464	41	34,107,375	36	11,837,589	39	8,167,500	1	102,000
Other private	5,104	81,711,803	4,506	68,678,609	313	7,112,489	30	1,446,022	255	4,474,683
Public	132	23,053,334	35	12,048,714	69	6,660,269	13	1,756,691	15	2,587,660
Additions, alterations....	9,932	46,530,165	6,999	33,158,752	2,284	3,660,567	123	3,029,849	526	6,680,997
Homes, apartments ...	7,348	16,769,371	5,675	12,641,613	1,231	2,086,790	63	835,035	379	1,205,933
Other private	2,479	26,935,984	1,300	20,107,999	990	989,122	46	1,341,244	143	4,497,619
Public	105	2,824,810	24	409,140	63	584,655	14	853,570	4	977,445

Source: F. W. Dodge Division, McGraw-Hill Information Systems Co., unpublished monthly tabulations.

Table 119. -- CONSTRUCTION COST INDEX, BUILDING PERMIT VALUE PER UNIT, REAL ESTATE MORTGAGE LOANS OUTSTANDING, AND VALUE OF LAND TRANSFERS: 1949 TO 1969

Year	Hawaiian Construction Cost Index (1950-54=100)	Building permit value per unit: Oahu (\$)		Mortgage loans outstanding, Dec. (\$1,000)	Value of land transfers (\$1,000) ¹	
		Single-family	Apartment units		State	Oahu
1949	90.3	7,426		106,076	...	...
1959	138.0	10,601	8,381	443,365	...	...
1967	193.7	16,982	12,913	1,228,091	442,371	374,706
1968	201.3	18,134	15,607	1,386,863	440,689	356,318
1969	209.9	19,427	16,745	(NA)	809,415	596,427

NA Not available.

1. Includes leases, agreement of sales assignments, subleases, etc. Comparable data not available before 1967.

Source: Builders Report Pacific, January 13, 1969; Honolulu Redevelopment Agency, Redevelopment and Housing Research, No. 19, June 1961, p. 27, and Supplemental Research Notes, Nov. 1967, p. 6, Feb. 1969, pp. 11-12, August-December 1969, p. 7, and February-March 1970, p. 12; Bank of Hawaii, Construction in Hawaii-1969, p. 31; Honolulu Building Department, records; First Hawaiian Bank, records.

Table 120. -- OCCUPIED HOUSING UNITS AND POPULATION PER UNIT: 1890 TO 1968

Year	Total	Occupied housing units ¹				Population ²	
		Location		Tenure ³		Total	Per unit
		Oahu	Other islands	Owner occ.	Renter occ.		
1890	12,023	5,036	6,987	(NA)	(NA)	89,990	7.48
1896	14,026	5,816	8,210	5,966	8,060	109,020	7.77
1900	29,763	10,325	19,438	6,321	21,086	154,001	4.17
1910	52,219	20,377	31,842	6,776	44,900	191,909	3.68
1920	65,670	28,657	37,013	8,695	56,386	255,912	3.90
1930	77,070	39,563	37,507	14,624	61,807	368,336	4.78
1940	86,855	51,554	35,301	22,030	64,825	423,330	4.87
1950	112,290	77,893	34,397	37,025	75,265	499,794	4.47
1960	153,064	117,856	35,208	62,937	90,127	632,772	4.13
1968	193,000	(NA)	(NA)	(NA)	(NA)	775,000	4.02

NA Not available.

1. Termed "private residences" in 1890 and 1896, "families" in 1900-1930, "occupied dwelling units" in 1940 and 1950, and "occupied housing units" in 1960 and 1968. Data for 1910-1930 include institutions, barracks, and other group quarters as separate units.

2. Includes population in group quarters (29,287 in 1890, 37,211 in 1896, 43,695 in 1900, 36,564 in 1950, 39,965 in 1960, and not available for other years). Excluding these persons, population per unit was 5.05 in 1890, 5.12 in 1896, 3.71 in 1900, 4.14 in 1950, and 3.87 in 1960.

3. Units not reporting tenure numbered 2,356 in 1900, 543 in 1910, 589 in 1920, and 639 in 1930.

Source: Robert C. Schmitt, Demographic Statistics of Hawaii: 1778-1965 (University of Hawaii Press, 1968), pp. 78, 124, and 129; Report of the General Superintendent of the Census for 1890 (table 9) and 1896 (pp. 101, 110-111, and 114); U.S. Bureau of the Census, Current Population Reports, Series P-25, No. 440 (March 3, 1970) and Series P-26, No. 5 (February 18, 1970).

Table 121. -- HOUSING CHARACTERISTICS, BY COUNTY: 1960 TO 1970

County	All housing units, 1960			% of occ. units with 1.01 or more persons per room, 1960	Percent of units vacant ¹		
	Median number of rooms	% in one-unit structures	% sound, with all plumbing facilities		Feb. 1967	Feb. 1969	Feb. 1970
The State ..	4.5	74.2	69.6	25.7	(NA)	(NA)	(NA)
Honolulu	4.4	67.7	76.1	27.1	1.9	1.2	1.7
Hawaii	4.7	94.0	48.2	22.2	2.5	(NA)	0.7
Kauai	4.6	92.7	49.6	18.4	3.4	1.0	1.9
Maui	4.8	97.2	49.8	21.4	0.8	(NA)	0.6

NA Not available.

1. Federal Housing Administration Postal Vacancy Surveys. The Oahu surveys included the entire island, but the Neighbor Island surveys were limited to selected urban areas: Hilo, Hawaii; Kapaa and Lihue, Kauai; and Kahului, Wailuku, and (for 1970 only) Lahaina, Maui. The 1969 Kauai survey was made in June.

Source: U. S. Bureau of the Census, U. S. Census of Housing: 1960, Final Report HC(1)-13; Federal Housing Administration, Honolulu Office, press releases.

Table 122. -- CONTROL OF HOUSING: 1950 TO 1969

Control	April 1, 1950	April 1, 1960	April 1, 1969, by county				
			The State	Hono- lulu	Hawaii	Kauai	Maui ¹
All units	120,606	165,506	219,906	172,307	21,339	9,796	16,464
Private ²	108,899	148,850	199,394	152,969	20,797	9,582	16,046
Owner occ., fee	30,373	49,798	65,164	45,919	8,816	3,334	7,095
Owner occ., lease ...	1,502	6,247	18,585	18,236	213	70	66
Renter occ. or vac. ² ...	77,024	92,805	115,645	88,814	11,768	6,178	8,885
Federal	7,231	12,115	14,236	14,195	20	4	17
Air Force	1,501	2,085	2,530	2,530	--	--	--
Army	1,289	2,922	3,565	3,553	12	--	--
Navy	4,441	7,089	7,938	7,938	--	--	--
Other	--	19	203	174	8	4	17
State	4,476	4,541	6,276	5,143	522	210	401
Public ³	4,438	4,385	5,191	4,576	310	114	191
Other	38	156	1,085	567	212	96	210

1. Includes Kalawao County (Kalaupapa Settlement).

2. Data for 1950 and 1960 include approximately 500 teachers cottages operated by the counties.

3. Units operated by the Hawaii Housing Authority, exclusive of teachers cottages.

Source: State and Honolulu totals for 1969 estimated by Hawaii State Department of Planning and Economic Development. Other data from the Honolulu Redevelopment Agency, Redevelopment and Housing Research, No. 15 (May 1959), p. 51; No. 18 (October 1960), pp. 7 and 17; No. 29 (July 1969), pp. 5-6; and Supplemental Research Notes for January 1970, p. 8.

Table 123. -- CHARACTERISTICS OF HOUSING UNITS AND HOUSEHOLDS,
BY TENURE, FOR OAHU: 1969

(For 12-month period ended August 31, 1969. Excludes units on military bases.)

Tenure	Percent of sample ¹	Households		Turnover rate ³ (percent)	Median rent or value (dollars)	
		Military (percent)	Median income ²		All units	Turnover units ³
All occ. units	100.0	17.0	9,400	29.4	...	...
Owner occupied	59.5	7.6	11,300	...	...	...
Land owned	37.0	5.4	...	9.5	34,400	37,500
Land leased	22.5	11.1	...	26.7	31,800	31,000
Renter occupied	39.4	31.1	7,500	50.5	147	162
Tenure not reported	1.1	...	...	...	...	...

1. Based on sample of 800 households. Owner occupants appear to be greatly overrepresented.
 2. Annual family income before taxes, in dollars.
 3. Turnover based on units vacant at least once during preceding year.
- Source: Hawaii Newspaper Agency, Inc., unpublished tabulation of survey by Facts Consolidated.

Table 124. -- MEDIAN MONTHLY RENT AND RENT-INCOME RATIO, FOR OAHU: 1958 TO 1969

Survey date ¹	Median monthly rent (\$)	Rent as % of income (median)	Survey date ¹	Median monthly rent (\$)	Rent as % of income (median)
Jan. 1958	66	...	July 1965-March 1966	105	19.5
Dec. 1958	70	16.9	Jan. - Dec. 1966	110	21.9
Dec. 1959	76	18.7	Jan.-Dec. 1968	140	22.9
Jan. 1961	81	17.9	Sept. 1968-Aug. 1969	147	23.8
Oct. 1961	81	17.2			
Oct. 1962	86	17.8			

1. Housing on military bases included 1958-1962, excluded thereafter.
- Source: Sample surveys by Hawaii Newspaper Agency, Inc., reported in Honolulu Redevelopment Agency, Redevelopment and Housing Research, 1958-1970.

Table 125. -- AVERAGE VALUES FOR HOMES INSURED UNDER F.H.A. SECTION 203: 1963 TO 1968

Subject	Property value (dollars)	Market price of site		Improved floor area (square feet)	Lot size (square feet)	Dollars per square foot		
		Amount (dollars)	% of property value			Sales price	Site cost	Const. cost
New homes:								
1963	24,019	8,842	36.8	1,080	(NA)	20.51	(NA)	(NA)
1967	29,938	11,802	39.4	1,106	6,847	25.05	1.79	16.33
1968	32,038	13,235	41.3	1,104	6,788	26.27	2.05	17.48
% increase	33.4	49.7	...	2.2	(NA)	28.1	(NA)	(NA)
Existing homes:								
1963	23,732	8,768	36.9	1,135	(NA)	18.73	(NA)	...
1967	29,817	12,532	42.0	1,091	7,854	24.17	1.81	...
1968	31,647	12,768	40.3	1,126	8,350	24.76	1.73	...
% increase	33.4	45.6	...	-0.8	(NA)	32.2	(NA)	...

NA Not available.

Source: U.S. Department of Housing and Urban Development, F.H.A. Homes, Data for States and Selected Areas. On Characteristics of F.H.A. Homes under Section 203 (annual).