

## SECTION 20

# 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 \$880 million in 1970. Mortgage loans outstanding as of the end of 1969 amounted to \$1.6 billion, or more than 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 203,000 in 1970. Owner occupied units numbered 32,000 in 1950 and 89,000 in 1970; the latter total included 68,000 on land owned in fee and almost 21,000 on leased land. Military and public housing accounted for 19,500 units as of 1970.

Housing was in short supply throughout most of the past decade: on Oahu, the 1970 vacancy rate was only 3.1 percent, although 29 percent of all units turned over at least once during the previous year. Median monthly rent for the State rose from \$64 in 1960 to \$120 in 1970, and the Oahu rent-income ratio increased from 16.9 percent in 1958 to 23.8 in 1969. 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: 1970*.

**Table 132.—ESTIMATED VALUE OF BUILDING PERMITS, FOR THE CITY AND COUNTY OF HONOLULU: 1912 TO 1970**

Calendar year	Estimated value (\$1,000)	Calendar year	Estimated value (\$1,000)	
			All permits	New housing <sup>1</sup>
1912 .....	2,400	1940 .....	10,845	6,510
1913 .....	1,675	1941 .....	11,874	6,911
1914 .....	1,275	1942 .....	2,684	235
1915 .....	1,450	1943 .....	3,374	827
1916 .....	2,350	1944 .....	9,491	4,283
1917 .....	2,090	1945 .....	11,818	6,068
1918 .....	1,500	1946 .....	23,021	9,592
1919 .....	4,400	1947 .....	35,026	19,767
1920 .....	3,403	1948 .....	46,047	24,595
1921 .....	5,081	1949 .....	30,003	12,305
1922 .....	6,222	1950 .....	46,692	25,664
1923 .....	5,866	1951 .....	42,633	29,119
1924 .....	5,643	1952 .....	42,164	31,089
1925 .....	8,611	1953 .....	45,768	28,453
1926 .....	5,733	1954 .....	49,373	27,227
1927 .....	6,398	1955 .....	62,245	35,780
1928 .....	6,750	1956 .....	65,623	33,450
1929 .....	7,254	1957 .....	78,303	42,434
1930 .....	5,921	1958 .....	99,144	48,444
1931 .....	3,622	1959 .....	129,020	80,585
1932 .....	2,423	1960 .....	164,098	78,463
1933 .....	1,408	1961 .....	135,900	59,815
1934 .....	1,717	1962 .....	179,229	94,424
1935 .....	3,064	1963 .....	137,888	71,169
1936 .....	4,940	1964 .....	145,873	77,156
1937 .....	7,266	1965 .....	219,294	122,603
1938 .....	9,584	1966 .....	255,176	138,183
1939 .....	10,142	1967 .....	210,408	92,325
		1968 .....	345,600	164,941
		1969 .....	412,594	195,963
		1970 .....	386,687	170,983

<sup>1</sup>New one-family, two-family, or multi-family dwellings. Excludes hotels.

Source: City and County of Honolulu, Department of Buildings, *Report of Building Activities* for 1931 and 1935, *Summary of Building Permits* (annual report, 1951-1970), and records; Chamber of Commerce of Honolulu, *Business Statistics... 1922-1936* and *General Information About Honolulu, Hawaii, U.S.A.* for 1928-1938 (p. 31) and 1938-1942 (p. 39).

**Table 133.—PRIVATE RESIDENTIAL CONSTRUCTION AND DEMOLITION AUTHORIZED BY PERMIT, BY COUNTY: 1965 TO 1970.**

Category and year authorized	The State	Hawaii County	Honolulu County	Kauai County	Maui County
<b>New 1-family dwellings:</b>					
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
1970 .....	(NA)	796	3,802	320	(NA)
<b>Units in new 2-family structures:</b>					
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
1970 .....	(NA)	6	212	6	(NA)
<b>New apartments:</b>					
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
1970 .....	(NA)	389	3,953	67	(NA)
<b>Demolition and conversion:</b>					
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
1970 .....	(NA)	(NA)	-642	-112	(NA)

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

**Table 134.—CONSTRUCTION AUTHORIZED, BY CATEGORY, BY COUNTY: JULY 1, 1968 TO JUNE 30, 1969**

Type of construction	All counties		Honolulu		Hawaii		Kauai		Maui	
	Projects	Value (dollars)	Projects	Value (dollars)	Projects	Value (dollars)	Projects	Value (dollars)	Projects	Value (dollars)
All types . . . . .	21,045	552,682,433	15,981	454,834,018	3,308	45,934,293	456	19,903,328	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
Addns, 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 135.—CONSTRUCTION COST INDEX, BUILDING PERMIT VALUE PER HOUSING UNIT, REAL ESTATE MORTGAGE LOANS OUTSTANDING, AND VALUE OF LAND TRANSFERS: 1949 TO 1970**

Year	Construction cost index, ann. ave. (1950-54 ave.=100)	Oahu building permit value per unit (dollars)		Mortgage loans outstanding, Dec. 31 (\$1,000)	Value of land transfers (\$1,000) <sup>1</sup>	
		Single family	Apartment units		State	Oahu
1949 . . . . .	90.3	7,426		106,076	—	—
1959 . . . . .	138.0	10,601	8,381	443,465	—	—
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	16,752	1,579,560	809,415	596,427
1970 . . . . .	221.6	20,204	22,521	(NA)	880,196	668,003

NA Not available.

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

Source: *Builders Report Pacific*, January 13, 1969; First Hawaiian Bank, records; Honolulu Redevelopment Agency, *Redevelopment and Housing Research*, No. 19, June 1961, p. 27, and Supplemental Research Notes for January 1971, p. 9; Bank of Hawaii, *Construction in Hawaii 1970*, p. 32; City and County of Honolulu, Department of Buildings, *Summary of Building Permits* (annual) and records; Hawaii State Department of Land and Natural Resources, Bureau of Conveyances, records.

**Table 136.—CHARACTERISTICS OF CONSTRUCTION INDUSTRIES: 1967**

Payroll and activity classification	Number of establishments	Number of proprietors and working partners	All employees (average)	Total receipts (\$1,000)
Construction industries, total .....	1,927	1,392	17,171	558,526
With payroll .....	1,220	718	17,171	543,304
Without payroll .....	707	674	—	15,222
General building contractors .....	543	351	6,802	286,422
Heavy construction contractors .....	92	30	2,606	65,697
Special trade contractors .....	1,123	922	7,036	156,727
Subdividers and developers and operative builders .....	169	89	727	49,680

Source: U.S. Bureau of the Census, *Census of Construction Industries, 1967. Area Statistics. Hawaii, CC67-A-13*, table 1.

**Table 137.—OCCUPIED HOUSING UNITS AND POPULATION PER UNIT: 1890 TO 1970**

Year	Occupied housing units <sup>1</sup>				Population		Population per occupied unit <sup>2</sup>
	Total	Owner occupied		Renter occupied	In housing units	In group quarters	
		Number	Percent				
1890 .....	12,023	(NA)	(NA)	(NA)	60,703	29,287	5.05
1896 .....	14,026	5,966	42.5	8,060	71,809	37,211	5.12
1900 .....	29,763	6,321	23.1	21,086	110,306	43,695	3.71
1910 .....	52,219	6,776	13.1	44,900	191,909		(NA)
1920 .....	65,670	8,695	13.4	56,386	255,912		(NA)
1930 .....	77,070	14,624	19.1	61,807	368,336		(NA)
1940 .....	86,855	22,030	25.4	64,825	423,330		(NA)
1950 .....	112,290	37,025	33.0	75,265	463,230	36,564	4.14
1960 .....	153,064	62,937	41.1	90,127	592,807	39,965	3.87
1970 .....	203,088	95,271	46.9	107,817	730,095	38,466	3.59

NA Not available.

<sup>1</sup>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 1970. Data for 1890 and 1896 exclude plantation quarters. Data for 1910-1930 include group quarters as separate units. Units with tenure unreported numbered 2,356 in 1900, 543 in 1910, 589 in 1920, and 639 in 1930.

<sup>2</sup>Based on population in housing units. Total population per occupied unit was 7.48 in 1890, 7.77 in 1896, 4.17 in 1900, 3.68 in 1910, 3.90 in 1920, 4.78 in 1930, 4.87 in 1940, 4.47 in 1950, 4.13 in 1960, and 3.78 in 1970.

Source: Robert C. Schmitt, *Demographic Statistics of Hawaii: 1778-1965* (University of Hawaii Press, 1968), pp. 78, 124, 129; *U.S. Census of Housing: 1970 HC(VI)-13*.

**Table 138.—HOUSING CHARACTERISTICS: 1940 TO 1970**

Year and county	All housing units	Population per occ. unit	Percent vacant <sup>1</sup>		Median number of rooms <sup>1</sup>	Percent in one-unit structures <sup>1</sup>
			For rent or sale	Other		
1940, all Counties .....	90,830	(NA)	4.4		4.2	78.9
1950, all Counties .....	120,606	4.1	2.4	4.2	4.3	71.9
1960, all Counties .....	165,506	3.9	2.7	4.8	4.5	74.2
1970, all Counties .....	216,085	3.6	2.9	3.0	4.6	65.0
City & County of Honolulu	174,170	3.6	3.1	2.3	4.5	59.0
Hawaii County .....	18,972	3.6	2.5	6.3	4.8	88.4
Kauai County .....	9,021	3.5	2.3	5.5	4.8	91.0
Maui County .....	13,922	3.5	1.7	6.1	4.8	91.6

  

Year and county	Percent lacking some or all plumbing <sup>1</sup>	Occupied housing units			Owner occupied: median value <sup>2</sup> (\$)	Renter occupied: median rent <sup>3</sup> (\$)
		Number	Percent owner occupied	Percent 1.01 or more persons per room		
1940, all Counties .....	(NA)	86,855	25.4	38.4	2,540	17
1950, all Counties .....	38.8	112,290	33.0	30.8	12,283	32
1960, all Counties .....	(NA)	153,064	41.1	25.7	20,900	64
1970, all Counties .....	5.6	203,088	46.9	19.9	35,100	120
City & County of Honolulu	3.3	164,763	45.0	19.9	38,100	130
Hawaii County .....	16.3	17,260	56.9	20.4	25,000	56
Kauai County .....	15.2	8,282	45.7	20.1	26,300	40-
Maui County .....	13.1	12,783	58.5	19.1	23,500	46

NA Not available.

<sup>1</sup>Data for 1970 limited to year-round housing units (215,897 for the State).

<sup>2</sup>Value of land and building combined. Except for 1940, excludes units in multi-unit structures. Data for 1950 exclude units on leased land.

<sup>3</sup>Contract monthly rent, excluding rent free units.

Source: *U.S. Census of Housing: 1940, Hawaii*; *U.S. Census of Housing: 1950*, Bulletin H-A52; *U.S. Census of Housing: 1960*, Final Report HC(1)-13; *U.S. Census of Housing: 1970*, HC(V1)-13.

**Table 139.—CONTROL OF HOUSING: 1950 TO 1970**

Control	April 1, 1950	April 1, 1960	April 1, 1970, by county				
			The State	Honolulu	Hawaii	Kauai	Maui <sup>1</sup>
All units . . . . .	120,606	165,506	216,085	174,170	18,972	9,021	13,922
Private <sup>2</sup> . . . . .	108,899	148,850	196,547	155,817	18,405	8,801	13,524
Owner occ., fee <sup>3</sup> . . . . .	30,373	49,798	68,422	48,263	9,298	3,509	7,352
Owner occ., lease <sup>3</sup> . . . . .	1,502	6,247	20,802	20,409	249	74	70
Renter occ. or vac. <sup>2</sup> . . . . .	77,024	92,805	107,323	87,145	8,858	5,218	6,102
Federal . . . . .	7,231	12,115	13,641	13,602	20	4	15
Air Force . . . . .	1,501	2,085	2,523	2,523	—	—	—
Army . . . . .	1,289	2,922	3,563	3,551	12	—	—
Navy . . . . .	4,441	7,089	7,354	7,354	—	—	—
Other . . . . .	—	19	201	174	8	4	15
State . . . . .	4,476	4,541	5,897	4,751	547	216	383
Public <sup>4</sup> . . . . .	4,438	4,385	4,979	4,324	350	114	191
Other . . . . .	38	156	918	427	197	102	192

<sup>1</sup>Includes Kalawao County (Kalaupapa Settlement, 117 State units).

<sup>2</sup>Data for 1950 and 1960 include approximately 500 teachers cottages operated by the counties. Data for 1970 include 1,191 privately owned units leased by the Air Force, Navy, and Hawaii Housing Authority.

<sup>3</sup>Based on number of taxpayers claiming home exemptions. Totals based on this source are somewhat lower than corresponding U.S. Census figures, in part because of eligibility restrictions.

<sup>4</sup>Units operated by the Hawaii Housing Authority, exclusive of teachers cottages and leased from private owners.

Source: Total inventory from *U.S. Census of Housing, 1950-1970*. Owner occupied units from Hawaii State Department of Taxation, records. Federal and State housing from Honolulu Redevelopment Agency, *Redevelopment and Housing Research*, No. 15 (May 1959), p. 51; No. 18 (October 1960), p. 7; and No. 30 (July 1970), p. 6.

**Table 140.—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	1.18	—
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, *FHA Homes, Data for States and Selected Areas. On Characteristics of FHA Homes under Section 203* (annual).