

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.

Building permits for \$226 million in new residential construction and \$100 million in hotels, commercial buildings, and industrial structures were issued in 1971. The estimated value of construction put in place, as indicated by the contracting tax base, was \$693 million. The value of land transfers reached an all-time peak of \$1,044 million, and mortgage loans outstanding approached \$1.8 billion.

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 94,000 in 1971; the latter total included 72,000 on land owned in fee and almost 22,000 on leased land. Military and public housing accounted for 21,400 units as of 1971.

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 \$21,600 in 1960 and \$33,400 in 1969—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: 1971*.

Table 188.—ESTIMATED VALUE OF BUILDING PERMITS, FOR THE CITY AND COUNTY OF HONOLULU: 1912 TO 1971

Calendar year	Estimated value (\$1,000)	Calendar year	Estimated value (\$1,000)	
			All permits	New housing ¹
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
		1971	298,630	159,059

¹New 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, 1951-1971), 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 189.—VALUE OF BUILDING PERMITS, BY COUNTY: 1965 TO 1971
(In thousands of dollars)

Category and year	State total	City and County of Honolulu	Hawaii County	Kauai County	Maui County
New residential buildings:					
1965	138,625	122,603	6,334	2,840	6,848
1966	154,298	138,183	6,915	2,981	6,219
1967	108,865	92,325	6,217	2,355	7,968
1968	193,430	164,941	11,683	5,077	11,729
1969	237,834	195,963	16,876	5,273	19,722
1970	217,532	170,983	21,139	8,007	17,403
1971	226,270	159,059	33,300	9,220	24,691
Industrial and commercial buildings:¹					
1965	69,168	53,891	7,309	4,215	3,753
1966	89,740	75,181	6,501	1,377	6,681
1967	82,774	70,980	2,857	5,391	3,546
1968	146,048	124,771	8,638	6,615	6,024
1969	203,970	160,457	26,857	8,347	8,309
1970	175,351	133,056	23,626	1,672	16,997
1971	100,190	72,318	16,981	1,727	9,164

¹Both new construction and additions, alterations, and repairs. Includes hotels.

Source: First Hawaiian Bank, *Economic Indicators Source Book* (August 1971), Series 43, 46, 47, 50, 51, 54, 55, and 58, and records.

**Table 190.—PRIVATE RESIDENTIAL CONSTRUCTION AND DEMOLITION AUTHORIZED BY PERMIT,
BY COUNTY: 1965 TO 1971**

Category and year authorized	State total	City and County of Honolulu	Other Counties			
			Total	Hawaii	Kauai	Maui
New 1-family dwellings:						
1965	5,480	4,512	968	431	202	335
1966	3,953	2,943	1,010	453	212	345
1967	3,930	3,005	925	393	160	372
1968	4,814	3,683	1,131	493	214	424
1969	4,886	3,569	1,317	652	264	401
1970	5,399	3,809	1,590	796	320	474
1971	5,802	3,771	2,031	1,014	348	669
Units in new 2-family structures:						
1965	178	132	46	4	14	28
1966	80	52	28	12	12	4
1967	54	46	8	4	—	4
1968	338	330	8	6	—	2
1969	316	286	30	16	—	14
1970	228	212	16	6	6	4
1971	100	70	30	28	—	2
New apartments:						
1965	5,795	5,551	244	90	6	148
1966	6,495	6,320	175	61	12	102
1967	3,341	3,159	182	18	4	160
1968	6,982	6,043	939	354	100	485
1969	8,546	7,285	1,261	390	18	853
1970	5,122	3,957	1,165	389	67	709
1971	5,623	4,017	1,606	830	29	747
Units demolished:						
1965	1,016	794	222	64	136	22
1966	982	788	194	57	96	41
1967	1,123	722	401	82	276	43
1968	1,189	927	262	119	92	51
1969	1,000	694	306	120	128	58
1970	(NA)	642	(NA)	(NA)	112	(NA)
1971	857	596	261	80	87	94

NA Not available.

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

Table 191.—CONSTRUCTION COST INDEX, CONTRACTING TAX BASE, REAL ESTATE MORTGAGE LOANS OUTSTANDING, AND VALUE OF LAND TRANSFERS: 1940 TO 1972

Year	Honolulu Construction Cost Index (1967=100) ¹		Contracting general excise tax base (\$1,000) ²	Real estate mortgage loans outstanding, Jan. 1 (\$1,000)	Value of land transfers (\$1,000) ³	
	1-family residence	High-rise building			State	Oahu
1940	—	—	18,343	26,485	—	—
1950	—	—	67,710	106,076	—	—
1960	—	—	268,530	443,365	—	—
1965	91.0	91.6	338,557	905,955	—	—
1966	95.5	96.3	392,408	1,022,725	—	—
1967	100.0	100.0	346,778	1,138,569	442,371	374,706
1968	105.6	104.0	451,697	1,228,091	440,689	356,318
1969	112.9	107.9	624,957	1,386,863	809,415	596,427
1970	114.4	113.7	782,972	1,579,560	880,196	668,003
1971	120.0	118.5	692,938	1,790,220	1,043,539	812,545
1972	124.8	123.2	(NA)	(NA)	(NA)	(NA)

NA Not available.

¹Annual averages, 1965-1971; March 1972. Not available before 1965.

²Years ended June 30, 1940 and 1950; calendar years 1960 to 1971.

³Includes leases, agreement of sales assignments, subleases, etc. Comparable data not available before 1967.

Source: Honolulu Construction Cost Index from First Hawaiian Bank, *Economic Indicators Source Book—Revisions* (1971), p. 4, and *Economic Indicators* (monthly). General excise tax base for contracting from Honolulu Redevelopment Agency, *Redevelopment and Housing Research*, Supplemental Research Notes, October 1965, p. 5, and Hawaii State Department of Taxation, annual releases. Real estate mortgage loans outstanding from Honolulu Redevelopment Agency, *op. cit.*, January 1972, p. 12. Value of land transfers from Hawaii State Department of Land and Natural Resources, Bureau of Conveyances, records.

Table 192.—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 193.—OCCUPIED HOUSING UNITS AND POPULATION PER UNIT: 1890 TO 1970

Year	Occupied housing units ¹				Population		Population per occupied unit ²
	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.

¹Termed "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.

²Based 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*, Final Report HC(1)-A13, table 2.

Table 194.—HOUSING CHARACTERISTICS: 1940 TO 1970

Year and County	All housing units	Population per occupied unit	Percent vacant ¹		Median number of rooms ¹	Percent in one-unit structures ¹
			For rent or sale	Other vacant		
1940	90,830	(NA)	4.4		4.2	78.9
1950	120,606	4.1	2.4	4.2	4.3	71.9
1960	165,506	3.9	2.7	4.8	4.5	74.2
1970	216,568	3.6	2.9	3.0	4.6	65.0
COUNTIES: 1970						
City & Co. of Honolulu	174,653	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

NA Not available.

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

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

³In dollars. Contract monthly rent, excluding rent free units.

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Table 194.—HOUSING CHARACTERISTICS: 1940 TO 1970 (continued)

Year and County	Percent lacking some or all plumbing ¹	Occupied housing units			Owner occupied: median value ²	Renter occupied: median rent ³
		Number	Percent owner occupied	Percent 1.01 or more persons per room		
1940	(NA)	86,855	25.4	38.4	2,540	17
1950	38.8	112,290	33.0	30.8	12,283	32
1960	(NA)	153,064	41.1	25.7	20,900	64
1970	5.6	203,088	46.9	19.9	35,100	120
COUNTIES: 1970						
City & Co. 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
			1970: percent			
Subject			1960: percent	State total	City & Co. of Honolulu	Other Counties
Year-round housing units: ⁴						
With more than one bedroom			21.5	39.6	40.9	34.4
In structures built previous 10 years			36.0	39.8	42.8	27.3
With air conditioning ⁵			1.5	11.3	13.2	2.9
With three or more bedrooms			46.3	52.8	50.9	60.7
Occupied housing units:						
Moved into unit previous 15 months			30.8	29.7	32.4	17.8
With two or more automobiles available			25.4	42.9	41.3	49.5
With clothes washing machine			80.1	74.7	73.7	79.0
With clothes dryer			7.6	28.4	31.5	15.4
With dish washer			(NA)	17.1	19.3	7.5
With home food freezer			18.8	21.0	18.4	31.9
With television			77.9	93.4	94.4	88.9
Owned second home			(NA)	4.2	4.0	5.0

NA Not available.

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

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

³In dollars. Contract monthly rent, excluding rent free units.

⁴Data for 1960 include a few vacant seasonal or migratory housing units.

⁵Data for 1960 limited to occupied housing units.

Source: *U.S. Census of Housing: 1940, General Characteristics, 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, Final Reports HC(1)-A13 and HC(1)-B13.*

Table 195.—CONTROL OF HOUSING: 1940 TO 1971

Control	April 1, 1940	April 1, 1950	April 1, 1960	April 1, 1970	April 1, 1971				
					State total	City & Co. of Hon.	Hawaii County	Kauai County	Maui County ¹
All housing units	90,830	120,606	165,506	216,568	227,969	183,216	20,168	9,340	15,245
Private ²	(NA)	108,899	148,850	197,030	206,569	163,133	19,596	9,059	14,781
Owner occupied, fee ³	19,693	30,373	49,798	68,422	72,086	50,942	9,891	3,669	7,584
Owner occupied, lease ³	(NA)	1,502	6,247	20,802	21,732	21,279	259	82	112
Renter occ. or vacant ²	(NA)	77,024	92,805	107,806	112,751	90,912	9,446	5,308	7,085
Federal	(NA)	7,231	12,115	13,641	15,089	14,991	23	60	15
Air Force	1,164	1,501	2,085	2,523	3,085	3,085	—	—	—
Army	(NA)	1,289	2,922	3,563	3,577	3,562	15	—	—
Navy	(NA)	4,441	7,089	7,354	8,226	8,170	—	56	—
Other	(NA)	—	19	201	201	174	8	4	15
State	200	4,476	4,541	5,897	6,311	5,092	549	221	449
Public ⁴	171	4,438	4,385	4,979	5,372	4,661	350	128	233
Other ⁵	29	38	156	918	939	431	199	93	216

NA Not available.

¹Includes Kalawao County (Kalaupapa Settlement, with 117 State operated units in 1971).

²Data for 1940, 1950 and 1960 include approximately 500 teachers cottages operated by the Counties. Data for 1970 and 1971 include privately owned units (numbering 1,650 in 1971) leased by Federal and State agencies.

³As of January 1, 1940 to 1960, and July 1, 1970 and 1971. Based on the number of taxpayers claiming home exemptions in their State tax returns. Totals based on this source are somewhat lower than corresponding U.S. Census figures, in part because of eligibility restrictions. The 1970 U.S. Census reported 95,271 owner occupied housing units, including 4,727 cooperative or condominium owner occupied units.

⁴Housing units operated by the Hawaii Housing Authority, including some owned by the Navy (in 1950 and 1960) but excluding teachers cottages and units leased from private owners.

⁵Data for 1970 and 1971 include teachers cottages operated by the Hawaii Housing Authority. These units were operated by the Counties in earlier years and were reported with private housing data for those dates.

Source: Total inventory from the U.S. Bureau of the Census, *U.S. Census of Housing* for 1940-1970, and the Honolulu Redevelopment Agency, *Redevelopment and Housing Research*, No. 31 (July 1971), p. 6. Owner occupied units from the Hawaii State Department of Taxation, tabular releases and records. Federal and State housing from the Honolulu Redevelopment Agency, *Redevelopment and Housing Research*, No. 2 (October 1955), p. 52; No. 15 (May 1959), p. 51; No. 18 (October 1960), p. 7; No. 30 (July 1970), p. 6; and No. 31 (July 1971), p. 5.

Table 196.—HOUSING COSTS IN HONOLULU: 1971

Subject	Amount
Percent of selling price, total	100.0
Home construction	52.0
Site preparation	15.2
Developer profits	16.3
Other elements	16.5
Average home construction cost (\$)	18,211
Percent of Mainland average	130.0
Subdivision site preparation costs:	
Percent of Mainland average	129.2

Source: City and County of Honolulu Planning Departments, *Planning for Oahu. Elements of a Residential Policy: Housing Programs and Planning Areas* (December 1971), pp. 7, 9, and 12.

Table 197.—AVERAGE VALUES FOR HOMES INSURED UNDER F.H.A. SECTION 203: 1960 TO 1969

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			Sale price	Site price	Const. cost
New homes:								
1960	21,622	6,502	30.1	1,063	(NA)	17.50	(NA)	(NA)
1968	32,038	13,235	41.3	1,104	6,788	26.27	2.05	17.48
1969	33,391	13,853	41.5	1,120	7,292	28.01	2.07	19.01
Percent increase	54.4	113.1	37.9	5.4	(NA)	60.1	(NA)	(NA)
Existing homes:								
1960	20,093	6,396	31.8	1,022	(NA)	18.34	(NA)	—
1968	31,647	12,768	40.3	1,126	8,350	24.76	1.73	—
1969	32,262	12,587	39.0	1,089	7,797	27.03	1.77	—
Percent increase	60.6	96.8	22.6	6.6	(NA)	47.4	(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 Operations under Section 203* (annual).