

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 \$307 million in new residential construction and \$80 million in hotels, commercial buildings, and industrial structures were issued in 1972. The estimated value of construction put in place, as indicated by the contracting tax base, was \$696 million in 1972 and \$905 million in 1973. The value of land transfers reached an all-time peak of \$1,737 million, and mortgage loans outstanding exceeded \$2.4 billion.

The number of occupied housing units in the State increased from 30,000 in 1900 to 87,000 in 1940, 203,000 in 1970 and 232,000 in 1973. Owner occupied units numbered 32,000 in 1950 and 106,000 in 1973; the latter total included 79,000 on land owned in fee and 27,000 on leased land. Military and public housing accounted for 21,200 units as of 1973. Housing was in short supply throughout most of the past decade: on Oahu, the 1973 vacancy rate was only 1.5 percent, although 24 percent of all units turned over at least once during the year. Median monthly rent for the State rose from \$64 in 1960 to \$120 in 1970, and the Oahu rent-income ratio increased from 17.2 percent to 21.4 during the decade. The average property value of new homes insured by the Federal Housing Administration in Hawaii was \$21,600 in 1960 and \$44,400 in 1972—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: 1973*.

see update on new units by Jud. dist.

Table 251.—NUMBER AND ESTIMATED VALUE OF BUILDING PERMITS, FOR THE CITY AND COUNTY OF HONOLULU: 1890 TO 1973

Year	All building permits ¹		New dwellings ²	
	Number of permits	Est. value (\$1,000)	Number of permits	Est. value (\$1,000)
1890	42	(NA)	(NA)	(NA)
1895	115	(NA)	(NA)	(NA)
1901 ³	272	(NA)	(NA)	(NA)
1905 ³	174	(NA)	(NA)	(NA)
1910	416	618	(NA)	(NA)
1915	(NA)	1,450	(NA)	(NA)
1920	1,550	3,403	(NA)	(NA)
1925	4,078	8,611	(NA)	(NA)
1930	2,402	5,921	680	1,959
1935	2,605	3,064	621	1,200
1940	6,797	10,845	1,822	6,520
1945	5,475	11,818	954	6,080
1950	7,323	46,692	2,670	26,644
1955	7,178	62,245	2,340	36,890
1960	13,157	164,098	4,437	85,546
1961	12,840	135,900	3,652	61,080
1962	14,569	179,229	3,901	107,872
1963	14,260	137,888	3,645	71,169
1964	14,683	145,873	3,938	79,847
1965	16,585	219,294	4,967	126,903
1966	15,210	255,176	3,135	141,027
1967	14,632	210,408	3,171	117,696
1968	16,997	345,600	4,210	235,107
1969	15,426	412,594	4,056	234,623
1970	16,792	386,687	4,089	225,583
1971	17,239	298,630	4,087	161,634
1972	17,706	364,835	3,792	221,801
1973	22,767	480,639	3,804	314,946

NA Not available.

¹Data before 1912 limited (except for churches, schools, and hotels) to Honolulu between Kalihi Stream and Manoa and Kalia Streams.

²Including hotels.

³Year ended June 30.

Source: *Report of the Minister of the Interior* for 1890, 1892, and 1895; *Report of the Superintendent of Public Works, Territory of Hawaii* for 1902, 1905, and 1910; Department of Buildings, City and County of Honolulu, *Annual Report* and annual tabular summaries, 1931 and succeeding years.

Table 252.—VALUE OF BUILDING PERMITS, BY COUNTY: 1965 TO 1973
(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
1972	296,689	207,513	38,178	19,061	31,937
1973	418,742	312,880	35,089	20,697	50,076
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
1972	80,172	53,705	11,670	2,362	12,435
1973	112,365	71,510	9,803	6,115	24,937

NA Not available.

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.

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Table 253.—PRIVATE RESIDENTIAL CONSTRUCTION AND DEMOLITION AUTHORIZED BY PERMIT, BY COUNTY: 1965 TO 1973

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
1972	5,852	3,353	2,499	1,152	515	832
1973	5,420	3,008	2,412	1,143	424	845
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
1972	124	112	12	4	6	2
1973	326	312	14	6	4	4
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
1972	9,023	6,952	2,071	850	365	856
1973	11,864	9,745	2,119	493	339	1,287
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 ¹	930	642	288	100	112	76
1971	857	596	261	80	87	94
1972	956	669	287	70	82	135
1973	1,156	874	282	102	60	120

¹Hawaii and Maui Counties estimated.

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

Table 254.—NEW HOUSING COMPLETED, BY PRICE RANGE AND SALES STATUS, FOR OAHU: 1969 TO 1973

Price group and sales status	1969 ¹	1972 ²	1973				
			All types	New houses ¹	Townhouses		Multi-family condominium
					Planned unit	Condominium	
Units completed ..	2,927	4,880	6,682	1,515	514	2,333	2,320
Price group:							
Under \$20,000	12	—	—	—	—	—	—
\$20,000 to \$24,999	62	161	8	—	—	—	8
\$25,000 to \$29,999	380	953	549	—	—	449	100
\$30,000 to \$34,999	1,014	652	381	—	—	77	304
\$35,000 to \$39,999	} 1,459 }	482	1,607	—	—	640	967
\$40,000 to \$44,999		633	525	—	—	97	428
\$45,000 to \$49,999		610	898	207	39	483	169
\$50,000 and over		1,389	2,714	1,308	475	587	344
Median (dollars)	34,978	41,517	46,509	(³)	(³)	40,026	38,868
Sales status:							
Sold before const. starts ...	2,407	2,957	3,596	992	288	1,217	1,099
Speculative	520	1,923	3,086	523	226	1,116	1,221
Sold by end of year	454	1,645	2,479	352	184	831	1,112
Unsold	66	278	607	171	42	285	109
Percent unsold	12.7	14.5	19.7	32.7	18.6	25.5	8.9

¹Limited to single-family houses in subdivisions with five or more completions during the year.

²Single-family houses and units in multi-family structures.

³More than \$50,000.

Source: Department of Housing and Urban Development, Federal Housing Administration, news releases.

Table 255.—GENERAL EXCISE TAX BASE FOR CONTRACTING AND RENTALS: 1936 TO 1973
(In thousands of dollars)

Year reported ¹	Contracting	Rentals		
		Total	Hotel rentals ²	All other rentals ³
1936	8,717	13,807	...	...
1940	18,343	20,458	...	...
1945	34,363	36,216	...	...
1950	67,710	56,174	...	...
1955	94,227	81,894	...	...
1960	268,530	153,134	...	...
1961	267,340	171,162	...	...
1962	256,952	195,053	...	...
1963	265,223	208,073	...	...
1964	302,913	235,907	...	...
1965	338,557	275,906	...	...
1966	392,408	303,615	...	...
1967	346,778	362,320	...	...
1968	451,697	417,247	...	...
1969	624,957	490,856	...	...
1970	782,972	531,668	176,923	354,745
1971	692,938	573,606	198,539	375,067
1972	695,939	649,954	227,058	422,895
1973	904,629	761,447	264,519	496,928

¹Calendar year in which reported, including "prior years" reports. Income received in December is reported the following January, hence these annual totals generally refer to an "income year" ended November 30.

²Not reported separately prior to January 1970.

³Includes residential, office, automobile, and equipment rentals, and land leases.

Source: *Report of the Tax Commissioner, 1940-1954*; Hawaii State Department of Taxation, "General Excise and Use Tax Base" (annual tabular release), 1955 and later years.

Table 256.—HONOLULU CONSTRUCTION COST INDEX: 1965 TO 1974

Year ¹	Index (1967 = 100) ¹	
	Single-family residence	High-rise building
1965	91.0	91.6
1966	95.5	96.3
1967	100.0	100.0
1968	105.6	104.0
1969	112.9	108.0
1970	114.5	113.6
1971	120.2	118.6
1972	128.9	126.1
1973	147.1	135.6
1974: May	151.4	147.4

¹Annual averages unless otherwise specified.

Source: First Hawaiian Bank, *Economic Indicators Source Book—Revisions* (1971), p. 4, *Hawaii in 1972... and Beyond* (1972), p. 58, *Hawaii in 1973* (1973), p. 46, *Economic Indicators* (monthly), and records.

Table 257.—TALLEST STRUCTURES ON OAHU: JANUARY 1974

Category and rank	Structure	Address	Year built	Height	
				Stories	Feet
Apartment houses:					
Tallest	Yacht Harbor Towers	1600 Ala Moana Blvd.	1972	40	350
Second tallest	Contessa	2825 So. King St.	1971	37	348
Hotels:					
Tallest	Ala Moana Hotel	410 Atkinson Drive	1970	38	390
Second tallest	Waipuna Hotel	469 Ena Road	1970	38	343
Older hotels ¹	Royal Hawaiian Hotel	2259 Kalakaua Ave.	1927	6	150
	Alexander Young Hotel	Bishop St. at So. Hotel St.	1903	6	95
	Moana Hotel	2365 Kalakaua Ave.	1901	6	80
Office buildings:					
Tallest	Pacific Trade Center	1058 Alakea St.	1972	30	350
Second tallest	Ala Moana Bldg.	1441 Kapiolani Blvd.	1960	25	300
Older buildings ¹	Aloha Tower	Pier 9, foot of Fort St.	1925-26	10	184
	Stangenwald Bldg.	119 Merchant St.	1901	6	(NA)
Towers:					
Tallest military	VLF Antenna ²	Lualualei	1972	—	1,503
Tallest private	KGMB-TV	1534 Kapiolani Blvd.	c.1966	—	436
Older towers ¹	American Marconi Co. Towers ..	Kahuku	1914	—	608
	Federal Telegraph Co. Towers ..	Heeia	1912	—	438
	Dole Water Tower	650 Iwilei Rd.	1927	—	199
Other structures:					
Older structures ¹	Tripler Army Hospital	Moanalua	1948	14	189
	Central Union Church	1660 So. Beretania St.	1924	—	160
	Central Union Church	So. Beretania St. at Richards St.	1892	—	160
	Kawaiahao Church ³	957 Punchbowl St.	1835-42	—	80

NA Not available.

¹Older structures, no longer the tallest on Oahu, which were the tallest in their category at the time of completion.

²VLF Antenna of the Radio Transmitting Facility, Lualualei, of the Naval Communications Station, Honolulu. Consists of two towers, each 1,503 feet, completed in August 1972.

³Present height; it was somewhat higher before removal of the steeple in 1885.

Source: Honolulu Redevelopment Agency, "High-Rise Housing, 1971," *Redevelopment and Housing Research*, No. 31 (July 1971), pp. 18-19 and 30, and "High-Rise Construction in Hawaii, 1842-1967," *Redevelopment and Housing Research*, Supplemental Research Notes for April 1967, pp. 1-4; Building Department, City and County of Honolulu, records; Naval Communications Station, Honolulu, records.

Table 258.—NUMBER OF DEEDS FILED AND RECORDED AND APPROXIMATE VALUE OF LAND CONVEYED: 1858 TO 1974.

Year ¹	Deeds filed and recorded ²	Approx. value of land conveyed (dollars) ³	Year ¹	Deeds filed and recorded	Approx. value of land conveyed (dollars) ³
1858-1862 ⁴	102	4,883	1961	9,481	119,661,400
1888-1892 ⁴	1,044	924,349	1962	9,045	109,942,500
1903	1,810	(NA)	1963	11,061	101,987,000
1910	2,150	(NA)	1964	11,680	102,232,000
1915	2,310	(NA)	1965	12,175	101,482,100
1920	3,397	(NA)	1966	12,799	133,301,000
1925	3,614	(NA)	1967	11,643	218,966,000
1930	3,664	(NA)	1968	13,615	528,972,370
1935	3,194	6,217,540	1969	14,683	809,639,656
1940	5,753	14,017,700	1970	14,876	822,665,446
1945	6,392	40,729,000	1971	16,036	969,486,762
1950	8,215	45,125,000	1972	20,354	1,211,269,225
1955	8,553	55,332,500	1973	21,874	1,736,756,401
1960	10,077	121,464,000	1974	21,435	2,076,149,450

NA Not available.

¹Four-year periods ended March 31, 1862 and 1892, calendar year 1903, years ended June 30, 1910 to 1930, calendar years 1935 to 1950, and years ended June 30, 1955 and thereafter.

²Data for 1858-1862 refer to "patents on sales of real estate" and "patents for commuted freehold awards."

³Data limited to deeds before January 1967; data for 1967 and later years include leases, agreement of sales assignments, sub-leases, etc., as well as deeds.

⁴Annual average.

Source: *Report of the Minister of the Interior* for 1860, 1862, and 1892; *Report of the Treasurer* for 1907-1947; *Department of Land and Natural Resources Annual Report to the Governor* for 1962-1972; Bureau of Conveyances, records.

Table 259.—REAL ESTATE MORTGAGE LOANS OUTSTANDING: JANUARY 1, 1940 TO 1973

Year	Amount (\$1,000)	Year	Amount (\$1,000)	Year	Amount (\$1,000)
1940 ¹	26,485	1964	770,011	1972	2,093,033
1950	106,076	1965	905,955	1973	2,424,166
1959	364,377	1966	1,022,725		
		1967	1,138,569		
1960	443,365	1968	1,228,091		
1961	508,095	1969	1,386,863		
1962	582,025	1970	1,579,560		
1963	664,864	1971	1,790,220		

¹Excludes insurance companies (1.6 percent of total in 1950).

Source: Hawaii State Department of Regulatory Agencies, Bank Examination Division and Insurance Division.

Table 260.—OCCUPIED HOUSING UNITS AND POPULATION PER UNIT: 1890 TO 1973

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
1973	232,000	(NA)	(NA)	(NA)	832,000		(NA)

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, 3.78 in 1970, and 3.59 in 1973.

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; U.S. Bureau of the Census, "Estimates of the Number of Households by State: July 1, 1973 and 1972," *Current Population Reports, Population Estimates and Projections*, Series P-25, No. 515, March 1974.

Table 261.—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
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

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.

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 Report HC(1)-A13*.

Table 262.—HOUSING CHARACTERISTICS: 1960 AND 1970

Subject	1960: percent	1970: percent		
		State total	City & Co. of Honolulu	Other counties
Year-round housing units: ¹				
With more than one bathroom	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 ²	1.5	11.3	13.2	2.9
With 3 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 2 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 dishwasher	(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 1960 include a few vacant seasonal or migratory housing units.

²Data for 1960 limited to occupied housing units.

Source: *U.S. Census of Housing: 1960*, Final Report HC(1)-13, and *U.S. Census of Housing: 1970*, Final Report HC(1)-B13.

Table 263.—PLUMBING FACILITIES AND DILAPIDATION: 1960 AND 1970

Subject	1960 ¹	1970 ²
All year-round housing units	163,787	215,892
Oahu	125,088	174,098
Other islands	38,699	41,794
"Substandard" units ³	32,634	28,802
Oahu	16,688	19,258
Other islands	15,946	9,544
Percent "substandard" ³	19.9	13.3
Oahu	13.3	11.1
Other islands	41.2	22.8

¹As enumerated.

²Number dilapidated with all plumbing facilities estimated; see source for methodology.

³Lacking some or all plumbing facilities, or dilapidated. The corresponding U.S. percentages were 17.3 in 1960 and 9.5 in 1970.

Source: U.S. Bureau of the Census, *Census of Housing: 1970*, Final Report HC(6), *Plumbing Facilities and Estimates of Dilapidated Housing* (1973), pp. 1-5, 13-3, and 13-4.

✓ Table 264.—TENURE AND CONTROL OF HOUSING: 1930 TO 1973

Year	All housing units ¹	Owner occupied ²		Renter occupied and vacant ³						
		Land owned	Land leased	Private	Federal				State	
					Air Force	Army	Navy	Other	Public	Other
1930	77,070	14,257	(NA)	(NA)	329	(NA)	(NA)	(NA)	—	22
1940	90,830	19,693	(NA)	(NA)	1,164	(NA)	(NA)	(NA)	171	29
1950	120,606	30,373	1,502	77,024	1,501	1,289	4,441	—	4,438	38
1960	165,506	49,798	6,247	92,805	2,085	2,922	7,089	19	4,385	156
1970	216,685	68,422	20,802	106,732	2,723	3,563	7,952	201	5,372	918
1971	228,393	72,086	21,732	113,175	3,085	3,577	8,226	201	5,372	939
1972	238,595	75,939	24,565	116,936	3,121	3,649	7,983	206	5,399	797
1973	251,180	78,878	26,776	124,372	3,141	3,740	7,983	207	5,336	747
COUNTIES: 1973										
City & Co. of										
Honolulu	198,948	54,857	26,187	98,154	3,141	3,725	7,927	174	4,530	253
Hawaii County	23,576	11,423	361	11,210	—	15	—	8	384	175
Kauai County	10,304	4,158	97	5,748	—	—	56	10	128	107
Maui County	18,352	8,440	131	9,260	—	—	—	15	294	212

NA Not available.

¹Data refer to "families" for 1930 and "dwelling units" for 1940 and 1950, and are only approximately comparable to housing unit totals for 1960 and later years. All data refer to April 1.

²As of January 1, 1930 to 1960, and July 1, 1970 to 1973. Based on the number of taxpayers granted home exemptions. Owner occupants of apartments in cooperative and condominium apartment houses were not eligible before 1961. 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.

³Data for government agencies include housing leased by these agencies from private owners. Housing owned by the Navy but controlled by the Hawaii Housing Authority is included with the State public housing total. Housing for teachers and school custodians, formerly operated by the counties and now by the State, is included with private housing totals through 1964 and thereafter with the State non-public totals.

Source: Honolulu Redevelopment Agency, *Redevelopment and Housing Research*, No. 33 (July 1973), pp. 5-7 and 15-16 and underlying data.

Table 265.—POSTAL VACANCY SURVEYS OF OAHU: 1955 TO 1974

Survey date	All possible deliveries ¹	Vacant units				Under construction
		Used and new		Used ²	New ²	
		Number	Percent			
1955: Feb. 16	100,600	1,334	1.3	(NA)	(NA)	1,054
1956: Mar. 5-9	104,333	1,734	1.7	(NA)	(NA)	1,522
1959: May 12-14	119,800	1,982	1.7	(NA)	(NA)	6,927
1960: October	118,992	3,264	2.7	959	894	6,377
1961: Oct. 16-20	121,750	3,615	3.0	1,847	885	2,825
1963: Sept. 18	131,214	3,368	2.6	2,365	487	4,836
1965: Sept. 14-30	130,234	3,106	2.4	2,044	1,062	4,902
1967: Feb. 27-Mar. 2	145,032	2,713	1.9	1,915	798	3,631
1969: Feb. 12-16	156,175	1,812	1.2	1,188	624	5,873
1970: Feb. 9-18	162,835	2,715	1.7	1,700	1,015	6,704
1971: Apr. 23-May 4	175,359	3,956	2.3	2,038	1,918	3,727
1972: Feb. 24-28	192,848	3,289	1.7	1,490	1,799	6,361
1973: Feb. 15-22	189,209	2,805	1.5	1,163	1,642	9,217
1974: Mar. 12-14	200,924	4,013	2.0	1,862	2,151	5,313

NA Not available.

¹Data before 1965 refer to "dwelling units" or "housing units" rather than "deliveries" and are not exactly comparable to data for 1965 and later years.

²Limited to privately owned housing before 1965.

Source: U.S. Department of Housing and Urban Development, Federal Housing Administration, releases.

Table 266.—POSTAL VACANCY SURVEYS OF THE NEIGHBOR ISLANDS: 1967 TO 1974

Place and date	All possible deliveries	Vacant units				Under construction
		Used and new		Used	New	
		Number	Percent			
Hilo:						
1967: Feb. 27-Mar. 1	7,937	195	2.5	138	57	98
1970: Feb. 12	7,303	51	0.7	31	20	131
1971: May 11	7,957	121	1.5	73	48	294
1972: Feb. 28	8,174	139	1.7	50	89	500
1973: Feb. 22	9,055	296	3.3	130	166	475
1974: Mar. 18	9,812	355	3.6	160	195	263
Kauai:¹						
1967: Feb. 27-Mar. 1	1,896	64	3.4	37	27	48
1969: June 18-24	2,518	24	1.0	22	2	104
1970: Feb. 10	2,263	42	1.9	33	9	44
1971: July 31	2,212	12	0.5	6	6	54
1973: Feb. 20-21	2,722	13	0.5	12	1	56
1974: Apr. 8	2,849	8	0.3	3	5	95
Maui:						
1967: Feb. 27-Mar. 1 ²	4,774	39	0.8	27	12	80
1970: Feb. 10-12 ³	6,531	36	0.6	29	7	325
1971: July 31 ²	6,225	34	0.5	30	4	126
1973: Feb. 27 ³	9,304	79	0.8	67	12	83
1974: Mar. 14-20 ³	8,353	126	1.5	88	38	881

¹Kapaa and Lihue only.

²Kahului and Wailuku only.

³Kahului, Lahaina, and Wailuku only.

Source: U.S. Department of Housing and Urban Development, Federal Housing Administration, releases.

✓ Table 267.—AVERAGE VALUES FOR HOMES INSURED UNDER F.H.A.
SECTION 203: 1939 TO 1972

Type of home and year	Property value (dollars)	Market price of site		Improved floor area (square feet)	Lot size (square feet)	Dollars per square foot		
		Amount (dollars)	Pct. of property value			Sale price	Site price	Const. cost
New homes:								
1939 ¹	5,176	1,094	21.1	(NA)	9,200	(NA)	0.12	(NA)
1954	14,451	4,670	32.3	944	(NA)	(NA)	(NA)	(NA)
1960	21,622	6,502	30.1	1,063	(NA)	17.50	(NA)	(NA)
1966	27,533	11,259	40.9	1,091	7,363	23.08	1.68	16.13
1970	38,713	16,577	42.8	1,152	6,834	31.81	2.45	19.68
1972, 4th qtr.	44,383	16,940	38.2	1,146	6,166	37.76	2.78	24.59
Existing homes:								
1939:.....	5,324	1,813	34.1	(NA)	(NA)	(NA)	(NA)	—
1954	16,215	5,382	33.2	1,064	(NA)	(NA)	(NA)	—
1960	20,093	6,396	31.8	1,022	(NA)	18.34	(NA)	—
1966	27,595	12,437	45.1	1,046	7,350	22.30	1.92	—
1970	34,319	13,118	38.2	1,079	7,522	30.03	1.89	—
1972, 4th qtr.	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	—

NA Not available.

¹1937 data for lot size and site price per square foot.

Source: *Annual Report of the Federal Housing Administration* (annual, 1937-1954); U.S. Department of Housing and Urban Development, *FHA Homes. Data for States and Selected Areas* (annual, 1960-1970) and *FHA Trends: State Trends* (quarterly).

✓ 267A Hawaii Housing Authority Operations: 1970-74

267 B Characteristics of Construction Industries and Subdividers and Developers: 1972