

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.

There were 23,287 building permits issued in 1975, with an estimated value of \$739 million. The total included \$383 million for private residential construction and \$227 million for private nonresidential structures. The estimated value of construction put in place, as indicated by the contracting tax base, was \$1,027 million in 1974 and \$1,162 million in 1975. The value of land transfers reached an all-time peak of \$2,076 million in 1974 but fell to \$1,309 million in 1975. Mortgage loans outstanding amounted to \$3.2 billion. The March 1976 construction cost index for Honolulu was 188.2 for single-family residences and 193.2 for high-rise buildings, with the 1967 average equal to 100.

The number of housing units in the State increased from 166,000 in 1960 to 217,000 in 1970 and 271,000 in 1976. Owner occupied units numbered 56,000 in 1960 and 116,000 in 1975; the latter total included 85,000 on land owned in fee and 31,000 on leased land. Military and public housing accounted for 23,000 units as of 1976. Housing was in short supply throughout most of the past decade: on Oahu, the 1976 vacancy rate was only 3.0 percent, although 20 percent of all units turned over at least once during the year. The average selling price of single family homes on Oahu based on Multiple Listing Service data, was \$84,000 in 1975. 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 \$46,600 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 Department of Housing and Community Development's *Housing and Community Development Research*, reports of county building departments, the Bank of Hawaii's *Construction in Hawaii*, and *Multiple Listing Service Statistical Review*. Mainland statistics appear in Section 27 of *Statistical Abstract of the United States: 1975*.

Table 280.—NUMBER AND VALUE OF BUILDING PERMITS, BY COUNTY: 1958 TO 1975

Year	Number of building permits issued					Estimated value of building permits (\$1,000)				
	State total	Honolulu	Hawaii	Kauai	Maui	State total	Honolulu	Hawaii	Kauai	Maui
1958	12,709	9,971	1,279	122	1,337	108,401	99,144	5,243	1,666	2,348
1959	14,008	11,385	1,260	95	1,268	141,262	129,020	6,479	2,512	3,251
1960	16,351	13,157	1,406	166	1,622	178,539	164,098	6,616	1,898	5,927
1961	16,255	12,840	1,517	148	1,750	158,953	135,900	11,407	3,874	7,772
1962	17,726	14,569	1,426	167	1,564	200,767	179,229	10,638	2,786	8,114
1963	17,911	14,260	1,729	236	1,686	163,034	137,888	11,560	5,050	8,536
1964	18,129	14,683	1,799	322	1,325	184,045	145,873	19,449	8,375	10,348
1965	20,628	16,585	2,160	408	1,475	262,729	219,294	18,582	9,986	14,867
1966	19,700	15,210	2,419	339	1,732	294,172	255,176	17,965	5,612	15,419
1967	19,284	14,632	2,659	275	1,718	256,436	210,408	21,935	8,522	15,571
1968	21,262	16,997	2,126	389	1,750	405,618	345,600	22,535	14,627	22,856
1969	20,944	15,426	3,050	460	2,008	524,667	412,594	60,757	18,013	33,303
1970	23,162	16,792	3,402	514	2,454	506,649	386,687	61,362	15,777	42,823
1971	24,562	17,239	3,876	556	2,891	416,695	298,630	61,237	15,768	41,060
1972	25,342	17,706	3,982	862	2,792	508,261	364,835	69,016	25,741	48,669
1973	30,581	22,767	4,260	1,132	2,422	649,121	480,639	56,376	31,578	80,528
1974	26,027	19,169	3,635	1,066	2,157	831,897	594,896	85,350	36,745	114,906
1975	23,287	16,514	3,506	1,255	2,012	739,349	495,871	72,575	53,205	117,698

Source: City and County of Honolulu Department of Buildings, *Summary of Building Permits* (annual); Hawaii, Kauai and Maui County departments of public works, records.

Table 281.—VALUE OF BUILDING PERMITS, RESIDENTIAL AND NONRESIDENTIAL, BY COUNTIES: 1970 TO 1975

(In thousands of dollars. Limited to private construction, including additions, alteration, and repairs.)

Category and year	State total	City and Co. of Honolulu	Hawaii County	Kauai County	Maui County
RESIDENTIAL					
1970	224,147	173,815	23,226	8,690	18,417
1971	254,145	181,246	36,926	10,017	25,957
1972	323,756	228,104	42,657	19,808	33,188
1973	460,490	347,767	39,045	21,828	51,850
1974	538,869	376,170	49,995	19,992	92,711
1975	382,552	228,155	38,698	20,009	95,690
NONRESIDENTIAL					
1970	188,154	142,995	25,337	4,855	14,966
1971	113,709	86,047	19,236	3,126	5,299
1972	131,274	98,840	16,614	3,256	12,564
1973	137,873	94,123	11,666	6,799	25,284
1974	209,904	156,961	23,920	10,908	18,114
1975	227,272	179,006	11,018	16,086	21,163

Source: First Hawaiian Bank, as revised from local construction reports submitted to F. W. Dodge Division, McGraw-Hill Information Systems Company.

**Table 282.—PRIVATE RESIDENTIAL CONSTRUCTION AND DEMOLITION AUTHORIZED BY PERMIT,
BY COUNTY: 1970 TO 1975**

Subject	State total	City & Co. of Honolulu	Hawaii County	Kauai County	Maui County
New 1-family dwellings:					
1970	5,399	3,809	796	320	474
1971	5,802	3,771	1,014	348	669
1972	5,852	3,353	1,152	515	832
1973	5,420	3,008	1,143	424	845
1974	3,455	1,626	839	401	589
1975	3,042	1,078	826	343	795
New duplex units:					
1970	228	212	6	6	4
1971	100	70	28	—	2
1972	124	112	4	6	2
1973	326	312	6	4	4
1974	484	464	4	14	2
1975	242	112	12	16	102
New apartments:					
1970	5,122	3,957	389	67	709
1971	5,623	4,017	830	29	747
1972	9,023	6,952	850	365	856
1973	11,864	9,745	493	339	1,287
1974	15,203	11,070	990	501	2,642
1975	7,031	4,240	499	186	2,106
Units demolished:					
1970 ¹	930	642	100	112	76
1971	857	596	80	87	94
1972	956	669	70	82	135
1973	1,156	874	102	60	120
1974	983	703	162	73	45
1975	913	632	135	11	135

¹Hawaii and Maui Counties estimated.

Source: Compiled from County building departments by Dept. of Planning and Economic Development.

Table 283.—NEW HOUSING COMPLETED, BY PRICE RANGE AND SALES STATUS, FOR OAHU: 1974

Price group and sales status	Sales housing, fee simple				Sales housing, leasehold			
	Total	Single-family		Multi-family	Total	Single-family		Multi-family
		Detached	Attached			Detached	Attached	
Units completed	1,046	232	254	560	1,882	285	530	1,067
Price group:								
Under \$40,000	25	—	—	25	188	—	28	160
\$40,000 to \$49,999	193	18	—	175	723	—	472	251
\$50,000 to \$59,999	483	102	33	348	413	—	—	413
\$60,000 to \$69,999	205	—	193	12	141	—	—	141
\$70,000 to \$79,999	—	—	—	—	143	93	—	50
\$80,000 to \$89,999	25	—	25	—	116	72	—	44
\$90,000 to \$99,999	13	10	3	—	4	—	—	4
\$100,000 and over	102	102	—	—	154	120	30	4
Median (dollars)	56,300	59,600	64,900	52,300	50,700	86,900	46,800	53,000
Sales status:								
Sold before const. start	141	73	68	—	768	178	—	590
Speculative	905	159	186	560	1,114	107	530	477
Sold by end of year	543	123	93	327	538	67	305	166
Unsold	362	36	93	233	576	40	225	311
Percent unsold	40	23	50	42	52	37	42	65

Source: U.S. Department of Housing and Urban Development, Federal Housing Administration; Unsold Inventory Survey, January 1, 1975, records.

Table 284.—MULTIPLE LISTING SERVICE LISTINGS AND SALES, BY COUNTIES: 1975

County and type of unit	Units listed	Units sold		Selling price	
		Number	Percent	Amount (\$1,000)	Per unit (\$1,000)
State total	14,707	5,067	34.4	328,172	64.8
Single-family residential	5,473	2,503	45.7	204,204	81.6
1 and 2 bedrooms	377	160	42.4	10,385	64.9
3 bedrooms	3,191	1,577	49.4	117,037	74.2
4 or more bedrooms	1,905	766	40.2	76,782	100.2
Condominiums	5,884	1,837	31.2	102,502	55.8
Income, vacant, or co-op	3,350	727	21.7	21,466	29.5
City & Co. of Honolulu	10,624	4,081	38.4	293,943	72.0
Single-family residential	4,761	2,250	47.2	188,762	83.9
1 and 2 bedrooms	235	124	52.8	8,712	70.3
3 bedrooms	2,772	1,411	50.9	107,736	76.4
4 or more bedrooms	1,754	715	40.8	72,214	101.1
Condominium	5,215	1,689	32.4	94,076	55.7
Income, vacant, or co-op	648	142	21.9	11,105	78.2
Hawaii County	2,864	686	24.0	16,186	23.6
Single-family residential	461	168	36.4	8,813	52.4
1 and 2 bedrooms	84	28	33.3	1,208	43.1
3 bedrooms	283	105	37.1	5,105	48.6
4 or more bedrooms	94	35	37.2	2,500	71.4
Condominium	69	11	15.9	322	30.2
Income, vacant, or co-op	2,334	507	21.7	7,041	13.9
Kauai County	76	11	14.5	558	50.7
Single-family residential	12	1	8.3	70	70.0
1 and 2 bedrooms	3	—	0	—	—
3 bedrooms	7	—	0	—	—
4 or more bedrooms	2	1	50.0	70	70.0
Condominium	30	7	23.3	384	54.8
Income, vacant, or co-op	34	3	8.8	104	34.7
Maui County	1,144	288	25.2	17,484	60.7
Single-family residential	237	84	35.4	6,558	78.1
1 and 2 bedrooms	55	8	14.5	465	58.1
3 bedrooms	127	61	48.0	4,196	68.8
4 or more bedrooms	55	15	27.3	1,898	126.5
Condominium	570	130	22.8	7,710	59.3
Income, vacant, or co-op	337	74	22.0	3,216	43.4

Source: Data Communications Incorporated, *State of Hawaii Multiple Listing Service, Statistical Review* (semi-annual), as corrected.

Table 285.—GENERAL EXCISE TAX BASE FOR CONTRACTING AND RENTALS: 1958 TO 1975
(In thousands of dollars)

Year reported ¹	Contracting	Rentals		
		Total	Hotel rentals ²	All other rentals ³
1958	174,449	111,152	...	...
1959	206,822	134,060	...	...
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
1974	1,027,195	893,347	319,109	574,237
1975	1,161,913	1,019,792	365,919	653,873

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: Hawaii State Department of Taxation, "General Excise and Use Tax Base" (annual).

Table 286.—HONOLULU CONSTRUCTION COST INDEXES: 1965 TO 1976
(1967 = 100)

Year ¹	Single-family residence			High-rise building		
	All components	Materials prices	Labor ²	All components	Materials prices	Labor ²
1965	90.4	92.5	87.8	90.8	95.1	87.2
1966	95.6	97.0	94.0	95.8	98.6	93.2
1967	100.0	100.0	100.0	100.0	100.0	100.0
1968	106.7	106.6	106.8	105.2	102.3	107.6
1969	115.2	115.3	115.2	110.8	104.7	116.1
1970	118.0	112.9	124.5	117.9	109.3	125.2
1971	125.7	116.5	137.4	125.1	110.8	137.7
1972	135.2	123.1	150.6	133.6	114.6	150.0
1973	154.7	150.0	160.8	144.9	126.7	160.6
1974	164.6	159.0	171.6	163.7	154.6	175.6
1975	175.7	167.1	186.6	178.8	171.3	185.3
1976, June	192.7	175.4	214.5	198.0	178.0	215.4

¹Annual average unless otherwise specified.

²Wages and benefits.

Source: First Hawaiian Bank, records.

Table 287.—CHARACTERISTICS OF CONSTRUCTION INDUSTRIES AND SUBDIVIDERS AND DEVELOPERS: 1972

Industry	All establishments				With payroll		Without payroll	
	Number of establishments	Number of proprietors and working partners	All employees (average)	Total receipts (\$1,000)	Number of establishments	Total receipts (\$1,000)	Number of establishments	Total receipts (\$1,000)
Total	2,318	1,327	25,012	1,109,328	1,570	1,085,515	748	23,813
Construction industries	2,183	1,265	24,460	1,046,508	1,462	1,033,800	721	12,708
General building contractors and operative builders	703	343	9,900	563,928	571	560,684	132	3,244
Heavy construction general contractors	92	39	3,147	124,794	83	124,243	9	551
Special trade contractors	1,387	882	11,413	357,785	808	348,873	579	8,912
Subdividers and developers	135	62	552	62,819	108	51,715	27	11,104

Source: U.S. Bureau of the Census, *Census of Construction Industries, 1972, Pacific States*, CC72-A-9 (1975), p. 51-3.

**Table 288.—NUMBER OF DEEDS FILED AND RECORDED
AND APPROXIMATE VALUE OF LAND CONVEYED: 1958 TO 1975**

Year ended June 30	Number of deeds filed and recorded	Approximate value of land conveyed (dollars) ¹
1958	8,364	63,845,500
1959	9,440	112,377,000
1960	10,077	121,464,000
1961	9,481	119,661,400
1962	9,045	109,942,500
1963	11,061	101,987,000
1964	11,680	102,232,000
1965	12,175	101,482,100
1966	12,799	133,301,000
1967	11,643	218,966,000
1968	13,615	528,972,370
1969	14,683	809,639,656
1970	14,876	822,665,446
1971	16,036	969,486,762
1972	20,354	1,211,269,225
1973	21,874	1,736,756,401
1974	21,435	2,076,149,450
1975	17,892	1,308,805,819

¹Data before January 1967 limited to deeds; data for 1967 and later years include leases, agreement of sales assignments, subleases, etc., as well as deeds.

Source: Hawaii State Department of Land and Natural Resources, *Annual Report* (annual); Bureau of Conveyances, records.

Table 289.—REAL ESTATE MORTGAGE LOANS OUTSTANDING: JANUARY 1, 1940 TO 1975

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	1974	2,797,345
		1967	1,138,569	1975	3,210,216
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 290.—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 291.—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 292.—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 293.—TENURE AND CONTROL OF HOUSING: 1958 TO 1976

Year	All housing units ¹	Owner occupied units ²		Renter occupied and vacant units ³		
		Land owned	Land leased	Private ¹	Federal	State and County
1958	149,156	47,823	4,891	82,713	9,036	4,693
1959	154,950	48,767	5,566	85,556	10,574	4,502
1960	165,506	49,798	6,247	92,805	12,115	4,541
1961	171,409	51,227	7,300	94,753	13,427	4,702
1962	174,383	51,967	8,128	95,930	13,630	4,728
1963	178,181	52,941	9,273	97,828	13,579	4,560
1964	181,973	54,171	10,981	98,685	13,397	4,739
1965	186,208	55,242	11,332	100,761	13,658	5,215
1966	192,781	57,371	14,073	101,459	14,254	5,624
1967	199,016	59,403	14,988	104,083	14,958	5,584
1968	204,248	63,115	16,708	103,760	14,952	5,713
1969	209,598	65,164	18,585	105,337	14,236	6,276
1970	216,774	68,422	20,802	106,821	14,439	6,290
1971	224,585	72,086	21,732	109,367	15,089	6,311
1972	232,009	75,939	24,565	110,350	14,959	6,196
1973	240,265	78,878	26,776	113,457	15,071	6,083
1974	250,697	82,494	30,333	115,237	16,373	6,260
1975	261,197	85,264	30,543	122,707	16,386	6,297
1976	270,646	(NA)	(NA)	(NA)	17,225	6,192
COUNTIES:						
1976						
Honolulu	214,078	(NA)	(NA)	(NA)	17,120	4,906
Hawaii	24,522	(NA)	(NA)	(NA)	23	618
Kauai	10,780	(NA)	(NA)	(NA)	62	220
Maui	21,266	(NA)	(NA)	(NA)	20	448

NA Not available.

¹Data before 1960 refer to "dwelling units". Based on the earlier definition, there were approximately 162,714 dwelling units in the State in 1960, including 90,013 renter occupied or vacant privately controlled units. All data refer to April 1.

²As indicated by the number of taxpayers granted home exemptions. Owner occupants of condominium apartments are excluded prior to 1962; owner occupants of cooperative apartments, prior to 1964. Data for 1958-1968 refer to January 1; data for 1969-1976, to July 1. The number of owner occupied units reported by the decennial census is somewhat higher than the number based on taxpayer home exemptions, chiefly because of differences in definitions.

³Housing owned by the Navy but controlled by the Hawaii Housing Authority is included with State totals. 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 totals. Data for both Federal and State agencies include housing leased by these agencies from private owners. All data as of April 1.

Source: Honolulu Redevelopment Agency, *Redevelopment and Housing Research*, No. 33 (July 1973), pp. 15-16, and No. 34 (July 1974), p. 5; Honolulu Department of Housing and Community Development, *Housing and Community Development Research*, No. 35 (July 1975), pp. 10, 13 and 14, and No. 36 (July 1976), forthcoming.

Table 294.—POSTAL VACANCY SURVEYS OF OAHU: 1955 TO 1976

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
1975: Feb. 11-26	207,812	4,765	2.3	2,367	2,398	7,438
1976: Feb. 4-18	197,899	5,930	3.0	2,698	3,232	5,474

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 295.—POSTAL VACANCY SURVEYS OF THE NEIGHBOR ISLANDS: 1967 TO 1976

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
1975: Feb. 13	11,323	362	3.2	235	127	79
1976: Feb. 18	10,317	166	1.6	131	35	155
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
1975: Mar. 12-25	3,039	23	0.8	5	18	143
1976: Feb. 6-20	3,314	20	0.6	12	8	66
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
1975: Feb. 11-21 ²	6,973	172	2.5	21	151	277
1976: Feb. 3-4 ²	6,789	180	2.7	43	137	62

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 296.—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 living 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
1971	42,618	17,247	40.5	1,192	7,158	34.47	2.52	21.20
1972	46,609	18,026	38.7	1,211	6,951	35.83	2.74	23.89
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	...
1971	40,209	15,917	39.6	1,089	7,154	34.44	2.38	...
1972,	41,611	16,924	40.7	1,041	6,860	38.88	2.66	...

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, 1960-1972).

Table 297.—HAWAII HOUSING AUTHORITY OPERATIONS: 1970 TO 1975

Year	Units managed by HHA ¹		Population in units ¹	Operating revenues of HHA ² (\$1,000)		Operating revenues per unit per mo. ² (dollars)	Total assets ¹ (\$1,000)	Average rent charged ² (dollars)
	Total	Occupied		Gross	Net			
1970	4,974	4,737	19,791	4,991	48	87.79	69,522	79.01
1971	4,917	4,683	18,806	6,238	54	111.00	75,003	67.61
1972	5,403	5,333	19,368	6,006	22	93.84	80,848	70.05
1973	5,406	5,361	19,078	6,175	19	95.98	82,060	73.26
1974	5,547	5,407	18,898	6,940	100	106.95	72,826	84.94
1975	5,442	5,419	18,175	7,186	422	106.85	81,169	67.88

¹As of June 30.

²Year ended June 30.

Source: Hawaii Housing Authority, records.

Table 298.—TALLEST STRUCTURES ON OAHU: JUNE 1976

Category and name of structure	Address	Year built	Height	
			Stories	Feet
Apartment houses:				
Discovery Bay	1778 Ala Moana	1976	42	350
Regency Tower	2525 Date St.	1974	42	350
Yacht Harbor Towers	1600 Ala Moana	1972	40	350
Older buildings:¹				
Contessa	2825 So. King St.	1971	37	348
Foster Tower	2500 Kalakaua Ave.	1962	25	250
Rosalei	445 Kaiolu St.	1955	12	95
Hotels:				
Ala Moana Hotel	410 Atkinson Drive	1970	38	390
Hyatt Regency Hotel	2424 Kalakaua Ave.	1976	39	350
Older hotels:¹				
Ilikai	1777 Ala Moana	1964	26	260
Princess Kaiulani Hotel	120 Kaiulani Ave.	1955	11	131
Waikiki Biltmore Hotel ²	2424 Kalakaua Ave.	1955	11	96
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:				
Pacific Trade Center	1058 Alakea St.	1972	30	350
Ala Moana Building	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)
Judd Building ³	851 Fort St. at Merchant	1899	4	(NA)
Towers:				
VLF Antenna ⁴	Lualualei	1972	...	1,503
Older towers:¹				
KGMB-TV	1534 Kapiolani Blvd.	c. 1966	...	436
American Marconi Co.	Kahuku	1914	...	608
Federal Telegraph Co.	Heeia	1912	...	438
Dole Water Tower	650 Iwilei Rd.	1927	...	199
Other structures:				
Tripler Army Hospital	Moanalua	1948	14	189
Central Union Church	1660 So. Beretania St.	1924	...	160
Central Union Church	So. Beretania at Richards St.	1892	...	160
Kawaiahao Church ⁵	957 Punchbowl St.	1835-42	...	80

NA Not available.

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

²Demolished 1974.

³The Judd Building was the first 4-story structure in Hawaii. A fifth story was later added and the name of the building was changed. It is now the First Federal Savings and Loan Building.

⁴VLF 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.

⁵Present height; it was somewhat higher before removal of the steeple in 1885.

Source: Honolulu Department of Housing and Community Development, "High-rise and Elevator Structures in Hawaii," *Housing and Community Development Research*, No. 36, July 1976.

**Table 299.—CHANGES IN THE NUMBER OF ELEVATORS:
1965 TO 1975**

Year	Added	Removed	In operation, December 31
1965 .....	...	...	912
1966	120	13	1,019
1967	140	14	1,145
1968	120	13	1,252
1969	170	19	1,403
1970	270	24	1,649
1971	210	19	1,840
1972	200	17	2,023
1973	175	58*	2,141
1974	190	7	2,324
1975	248	4	2,568

*Reflects deletion of 40 workmen's hoists (not used as elevators) from coverage.

Source follows table 300.

Table 300.—ELEVATORS, ESCALATORS, AND SIMILAR FACILITIES: DECEMBER 31, 1970 AND 1975

Facility	State totals		Geographic location: 1975						
	1970	1975	Oahu	Hawaii Co.		Maui Co.			Kauai Co.
				Hilo	Kona	Kahului, Wailuku	Kihei, Lahaina	Lanai	
Total	1,649	2,618	2,285	78	53	60	113	1	28
Elevators	1,357	2,183	1,893	60	51	48	107	1	23
Under 9 stories	762	1,203	963	51	51	46	76	1	15
Hydro	190	356	272	16	12	17	33	1	5
Roped	572	847	691	35	39	29	43	—	10
9 to 18 stories	423	677	632	9	—	2	26	—	8
19 to 28 stories	125	214	209	—	—	—	5	—	—
29 to 38 stories	47	79	79	—	—	—	—	—	—
39 stories or more ...	—	10	10	—	—	—	—	—	—
Escalators	94	154	152	2	—	—	—	—	—
Moving ramps	4	4	4	—	—	—	—	—	—
Man lifts	14	11	11	—	—	—	—	—	—
Dumbwaiters	158	212	177	16	2	10	2	—	5
Workmen's hoists	20	50	47	—	—	—	3	—	—
Other facilities	2	4	1	—	—	2	1	—	—

Source of tables 299 and 300: Hawaii State Department of Labor and Industrial Relations, Division of Occupational Safety and Health, records.