

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 22,785 building permits issued in 1976, with an estimated value of \$562 million. The 1976 total included \$259 million for private residential construction and \$196 million for private nonresidential structures. The estimated value of construction put in place, as indicated by the contracting tax base, was \$1.16 billion in 1975 and \$1.01 billion in 1976. The value of land transfers reached an all-time peak of \$2.1 billion in 1974 but fell to \$1.3 billion in 1975 and \$915 million in 1976. Mortgage loans outstanding amounted to \$3.6 billion. The June 1977 construction cost index for Honolulu was 217.0 for single-family residences and 222.1 for high-rise buildings, with the 1967 average equal to 100. By the end of 1976, 2,768 elevators were in operation in the Islands.

The number of housing units in the State increased from 166,000 in 1960 to 217,000 in 1970 and 274,000 in 1977. Owner occupied units numbered 56,000 in 1960 and 122,000 in 1976; the latter total included 88,000 on land owned in fee and 34,000 on leased land. Military and public housing accounted for 24,000 units as of 1977. 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 in the last half of 1976, based on Multiple Listing Service data, was \$85,600. Median monthly rent for the State rose from \$64 in 1960 to \$120 in 1970 and \$172 in 1974. The average property value of new homes insured by the Federal Housing Administration in Hawaii was \$21,600 in 1960 and \$48,600 in 1975—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 the county building departments, the First Hawaiian Bank's monthly *Economic Indicators*, the Bank of Hawaii's annual *Construction in Hawaii*, and the semi-annual *Multiple Listing Service Statistical Review*. Mainland statistics appear in Section 27 of *Statistical Abstract of the United States: 1976*.

Table 310. — NUMBER AND VALUE OF BUILDING PERMITS, BY COUNTY: 1966 TO 1976

Year	Number of building permits issued					Estimated value of building permits (\$1,000)				
	State total	Hono-lulu	Hawaii	Kauai	Maui	State total	Hono-lulu	Hawaii	Kauai	Maui
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
1976	22,785	15,937	3,535	986	2,327	562,358	411,497	58,137	17,929	74,795

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 311. — VALUE OF BUILDING PERMITS, RESIDENTIAL AND NONRESIDENTIAL, BY COUNTIES: 1970 TO 1976

[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
1976	259,348	179,673	29,243	13,346	37,086
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
1976	196,425	144,455	10,505	3,755	37,710

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

Table 312. — PRIVATE RESIDENTIAL CONSTRUCTION AND DEMOLITION AUTHORIZED BY PERMIT, BY COUNTY: 1970 TO 1976

Subject	State total	City & County 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
1976	3,386	1,326	821	366	873
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
1976	110	56	—	46	8
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
1976	3,492	3,142	129	—	221
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
1976	857	613	92	6	146

¹Hawaii and Maui Counties estimated.

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

Table 313. — NEW SALES HOUSING COMPLETED, BY PRICE GROUP AND SALES STATUS, FOR OAHU: 1976
(Survey includes only subdivisions or projects with five or more completions during the year.)

Price group and sales status	On fee simple land				On leased land			
	Total	Single-family		Multi-family ¹	Total	Single-family		Multi-family ¹
		Detached	Attached ¹			Detached	Attached ¹	
Units completed	1,355	873	248	234	4,299	141	156	4,002
Price group:								
Under \$30,000	34	—	—	34	—	—	—	—
\$30,000 to \$34,999	—	—	—	—	—	—	—	—
\$35,000 to \$39,999	96	—	96	—	210	—	—	210
\$40,000 to \$44,999	33	—	—	33	214	—	—	214
\$45,000 to \$49,999	34	—	22	12	416	—	—	416
\$50,000 to \$59,999	91	8	30	53	1,382	13	94	1,275
\$60,000 to \$69,999	255	157	64	34	1,048	6	62	980
\$70,000 to \$99,999	726	622	36	68	837	107	—	730
\$100,000 and over	86	86	—	—	192	15	—	177
Median (dollars)	75,558	83,095	52,000	57,170	59,475	84,439	58,298	59,106
Sales status:								
Sold before construction start	370	361	—	9	645	58	—	587
Speculative	985	512	248	225	3,654	83	156	3,415
Sold by end of year	811	473	190	148	1,744	27	56	1,661
Unsold by end of year	174	39	58	77	1,910	56	100	1,754
Percent unsold	18	8	23	34	52	67	64	51

¹Condominium units.

Source: U.S. Department of Housing and Urban Development, Federal Housing Administration, *HUD Surveys Unsold New Houses in Honolulu, Hawaii* (Director's Release HUD #HAO 77-3, June 15, 1977).

Table 314. — MULTIPLE LISTING SERVICE LISTINGS AND SALES, BY COUNTIES: JULY 1-DEC. 31, 1976

County and type of unit	Units listed	Units sold		Selling price	
		Number	Percent	Amount (\$1,000)	Per unit (\$1,000)
State total	7,082	2,820	39.8	191,904	68.0
Single-family residential	2,642	1,435	54.3	118,527	82.6
1 and 2 bedrooms	260	106	40.8	9,481	89.4
3 bedrooms	1,581	891	56.4	66,764	74.9
4 or more bedrooms	801	438	54.7	42,282	96.5
Condominiums	2,611	974	37.3	59,580	61.2
Income, vacant, or co-op.	1,829	411	22.5	13,797	33.6
City & County of Honolulu	4,562	2,112	46.3	160,962	76.2
Single-family residential	2,088	1,235	59.1	105,731	85.6
1 and 2 bedrooms	162	80	49.4	7,816	97.7
3 bedrooms	1,243	760	61.1	59,129	77.8
4 or more bedrooms	683	395	57.8	38,784	98.2
Condominium	2,186	814	37.2	48,696	59.8
Income, vacant or co-op.	288	63	21.9	6,535	103.7
Hawaii County	1,625	394	24.2	10,013	25.4
Single-family residential	343	123	35.9	6,445	52.4
1 and 2 bedrooms	56	15	26.8	528	35.2
3 bedrooms	216	83	38.4	4,298	51.8
4 or more bedrooms	71	25	35.2	1,618	64.7
Condominium	45	6	13.3	191	31.8
Income, vacant, or co-op.	1,237	265	21.4	3,377	12.7
Kauai County	160	38	23.8	2,434	64.0
Single-family residential	39	15	38.5	992	66.1
1 and 2 bedrooms	10	2	20.0	144	72.0
3 bedrooms	20	12	60.0	757	63.1
4 or more bedrooms	9	1	11.1	92	92.0
Condominium	35	6	8.6	300	50.0
Income, vacant, or co-op.	86	17	19.8	1,141	13.3
Maui County	711	310	43.6	20,670	66.7
Single-family residential	168	77	45.8	6,350	82.5
1 and 2 bedrooms	31	11	35.5	1,137	103.4
3 bedrooms	100	48	48.0	3,334	69.4
4 or more bedrooms	37	18	48.6	1,879	104.4
Condominium	344	153	44.5	10,653	69.6
Income, vacant, or co-op.	199	80	40.2	3,666	45.8

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

Table 315. — GENERAL EXCISE TAX BASE FOR CONTRACTING AND RENTALS: 1966 TO 1976
(In thousands of dollars)

Year reported ¹	Contracting	Rentals		
		Total	Hotel rentals ²	All other rentals ³
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
1976	1,012,952	1,161,955	433,300	728,655

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 316. — HONOLULU CONSTRUCTION COST INDEXES: 1965 TO 1977
(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	193.9	176.2	215.9	199.1	178.4	216.9
1977, June	217.0	196.0	243.5	222.1	189.0	250.8

¹Annual average unless otherwise specified.

²Wages and benefits.

Source: First Hawaiian Bank, records.

Table 317. — CHARACTERISTICS OF CONSTRUCTION INDUSTRIES AND SUBDIVIDERS AND DEVELOPERS: 1972

Industry	All establishments				With payroll		Without payroll	
	Number of establishments	Number of proprietors & 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 318. — NUMBER OF DEEDS FILED AND RECORDED AND APPROXIMATE VALUE OF LAND CONVEYED: 1966 TO 1976

Year ended June 30	Number of deeds filed and recorded	Approximate value of land conveyed (dollars) ¹
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
1976	20,072	915,195,342

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 319. — REAL ESTATE MORTGAGE LOANS OUTSTANDING, BY TYPE OF LENDING INSTITUTION: 1970 TO 1976

(In thousands of dollars. As of December 31.)

Year	All institutions	Banks	Savings, building and loan associations	Trust companies	Industrial loan companies	Insurance companies
1970	1,790,220	469,483	678,688	4,760	37,587	599,702
1971	2,093,033	496,899	854,183	5,156	63,852	672,944
1972	2,424,166	570,525	1,061,068	2,199	90,733	699,641
1973	2,797,345	662,989	1,231,323	984	194,758	707,292
1974	3,210,216	751,142	1,344,025	593	291,566	822,890
1975	3,564,867	816,412	1,547,871	479	318,305	881,800
1976	(NA)	827,689	1,841,239	2,219	284,856	(NA)

NA Not available.

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

Table 320. — 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 & 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.

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 321. — 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 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 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 322. — CHARACTERISTICS OF OCCUPIED HOUSING UNITS, FOR SPECIFIED ISLANDS: 1975

Characteristics	Oahu	Hawaii	Maui, Molokai, Lanai	Kauai (1974)
Number of housing units	209,676	22,112	17,732	8,550
Occupants:				
Average household size ¹	3.43	3.38	3.37	3.45
Median household income (dollars)	14,139	11,337	13,370	10,750
Median family income (dollars)	14,611	12,028	...	...
Percent of households below poverty level	10.0	19.8	...	...
Tenure and control (percent):				
Owner occupied	47.8	60.6	65.9	53.8
Condominium or cooperative	3.5	0.3	2.7	...
Other owner occupied	44.3	60.3	63.2	...
Renter occupied (incl. no cash rent)	51.7	39.4	34.1	46.1
Percent of owner occ. on leased land	31.6	6.8	6.0	14.8
Percent of renter occ. owned by govt.	21.5	6.8	3.9	...
Structural characteristics (percent):				
In one-unit structures	57.1	82.0	84.0	...
In one-story structures	57.6	80.0	83.0	...
With passenger elevator	11.0	2.4	5.2	...
With 1 to 3 rooms	18.4	11.6	13.8	...
With 0 to 2 bedrooms	42.0	32.1	34.1	...
With both hot and cold running water	99.2	96.0	98.0	...
With private flush toilet and tub or shower	98.8	96.6	98.8	...
With private sink, stove, and refrigerator	98.4	96.9	98.8	...
In "good" condition ²	85.6	82.6	86.1	...
Median monthly costs (dollars):				
Owner occupied:				
Total, excl. maintenance and utilities	256	89	137	...
Utilities	56	45	53	...
Renter occupied, excl. no cash rent:				
Contract rent	197	135	164	(³)
Utilities	36	30	45	...

¹Before adjustment for apparent overstatement; see source for discussion.

²Units were classified as "good," "fair," or "poor," see source for criteria.

³For rented plantation housing, \$28; for other rented units, \$125.

Source: Survey & Marketing Services, Inc., *OEO 1975 Census Update Survey* for Oahu (Sept. 1976), Hawaii County (Sept. 1976), and Maui County (Feb. 1976), as corrected; Univ. of Hawaii; Center for Nonmetropolitan Planning and Development, *Kauai Socioeconomic Profile* (May 1975).

Table 323. — TENURE AND CONTROL OF HOUSING: 1967 TO 1977

Year	All housing units ¹	Owner occupied units ²		Renter occupied and vacant units ³		
		Land owned	Land leased	Private ⁴	Federal ¹	State and County ¹
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	223,618	72,086	21,732	108,400	15,089	6,311
1972	231,608	75,939	24,565	109,949	14,959	6,196
1973	239,444	78,878	26,776	112,636	15,071	6,083
1974	249,646	82,494	30,333	114,186	16,373	6,260
1975	260,740	85,264	30,543	121,896	16,386	6,651
1976	268,387	88,284	33,730	122,626	17,225	6,522
1977	273,831	89,980	34,549	125,065	17,493	6,744
COUNTIES: 1976						
Honolulu	211,819	60,864	32,285	96,316	17,120	5,234
Hawaii	24,522	12,906	833	10,141	23	619
Kauai	10,780	4,941	116	5,441	62	220
Maui	21,266	9,573	496	10,728	20	449
COUNTIES: 1977						
Honolulu	214,956	61,693	33,007	97,534	17,387	5,335
Hawaii	25,323	13,311	860	10,385	24	743
Kauai	11,082	5,063	139	5,582	62	236
Maui	22,470	9,913	543	11,564	20	430

¹As of April 1.

²As indicated by the number of taxpayers claiming home exemptions. The number of owner occupied housing units reported by the U.S. Census of Housing is somewhat higher than the corresponding number based on taxpayer home exemptions, chiefly because of differences in definitions. Data for 1967, 1968, and 1977 refer to January 1; data for 1969-1976, to July 1.

³Data for both Federal and State agencies include housing units leased by these agencies from private owners. All data are as of April 1.

⁴Calculated as a residual after accounting for the known components, some of which pertain to dates other than April 1, and thus not attributable to any specific date.

Source: Honolulu Redevelopment Agency, *Redevelopment and Housing Research*, No. 33 (July 1973) and No. 34 (July 1974); Honolulu Department of Housing and Community Development, *Housing and Community Development Research*, Nos. 35-37 (July 1975 - July 1977); Hawaii State Dept. of Taxation, *Real Property Home Exemptions for the Fiscal Year 1977-78* (table).

Table 324. — POSTAL VACANCY SURVEYS OF OAHU: 1965 TO 1976

Survey date	All possible deliveries	Vacant units				Under construction
		Used and new		Used	New	
		Number	Percent			
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

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

Table 325. — 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 326. — STRUCTURAL AND OCCUPANCY CHARACTERISTICS OF OCCUPIED HOUSING UNITS, BY COUNTIES: 1974

Subject	State total	City and County of Honolulu	Hawaii County	Kauai County	Maui County
Total occupied units ¹	243,520	194,416	21,678	9,835	17,590
TYPE OF BUILDING					
Single-family	161,898	116,711	19,777	9,206	16,204
Duplex	10,840	9,057	1,426	118	239
Triplex	1,013	926	—	39	48
Apartment house	67,734	66,075	428	275	956
Rooming house ¹	1,406	1,184	—	79	143
Group quarters ¹	629	463	48	118	—
ROOMS IN UNIT					
1	8,110	7,307	285	39	478
2	11,712	9,674	1,093	275	669
3	19,112	17,085	1,046	551	430
4	46,002	37,977	3,898	1,928	2,199
5	74,661	55,062	8,129	4,013	7,457
6	51,328	40,345	4,326	2,164	4,493
7	20,205	16,519	1,949	590	1,147
8 or more	11,951	10,086	951	197	717
Not reported	439	360	—	79	—
BEDROOMS IN UNIT					
None	7,393	6,638	238	39	478
1	26,197	22,900	1,569	629	1,099
2	59,515	48,938	5,134	2,478	2,964
3	114,250	87,019	11,219	5,783	10,229
4	28,626	23,414	2,662	590	1,960
5	5,137	3,654	713	197	574
6	2,008	1,595	143	79	191
7	151	103	—	—	48
8 or more	91	51	—	39	—
Not reported	151	103	—	—	48
TENURE					
Owner occupied	130,868	100,245	14,404	5,034	11,185
Land owned	103,818	75,337	13,216	4,760	10,564
Land leased	24,961	23,517	761	157	526
Land tenure not reported	2,029	1,391	427	117	95
Renter occupied	112,650	94,172	7,274	4,799	6,405

¹For purposes of this survey, each rooming house or other group quarters structure (except institutions and barracks) counted as a single housing unit.
Source follows next table.

Table 327. — FINANCIAL CHARACTERISTICS OF OCCUPIED HOUSING UNITS, BY COUNTIES: 1974

Subject	State total	City and County of Honolulu	Hawaii County	Kauai County	Maui County
MONTHLY MORTGAGE OF OWNER OCCUPIED UNITS					
Total owner occupied	130,868	100,245	14,404	5,034	11,185
Owned outright	44,328	26,759	6,703	2,596	8,269
Mortgaged	86,540	73,486	7,701	2,438	2,916
\$1 to \$99	7,006	2,779	2,757	944	526
\$100 to \$199	30,483	25,576	2,805	669	1,434
\$200 to \$299	22,861	20,944	1,141	393	382
\$300 to \$399	12,698	11,939	380	236	143
\$400 to \$499	5,771	5,558	—	118	96
\$500 or more	4,089	3,860	143	39	48
Not reported	3,632	2,830	475	39	287
Percent owned outright	33.9	26.7	46.5	51.6	73.9
Median, including owned outright	\$ 140	\$ 175	\$ 9	(Z)	(Z)
Median, excluding owned outright	\$ 217	\$ 233	\$ 131	\$ 138	\$ 109
MONTHLY CONTRACT RENT OF RENTER OCCUPIED UNITS					
Total renter occupied	112,650	94,172	7,274	4,799	6,405
No cash rent	17,554	15,541	998	393	621
Rent paid	95,096	78,631	6,276	4,406	5,784
\$1 to \$99	21,695	13,174	3,470	2,518	2,533
\$100 to \$199	35,324	30,156	1,902	1,259	2,008
\$200 to \$299	23,947	21,768	856	511	813
\$300 to \$399	10,760	10,395	48	79	239
\$400 to \$499	1,544	1,544	—	—	—
\$500 or more	926	926	—	—	—
Not reported	900	669	—	39	191
Median rent paid ¹	\$ 172	\$ 186	\$ 90	\$ 87	\$ 113

Z more than half of all owner occupied housing units were owned outright.

¹For households paying cash rent.

Source: Hawaii State Department of Health and Department of Planning and Economic Development, "Characteristics of Occupied Housing Units in Hawaii, 1974; Employment by Place of Work in Hawaii, 1974," *Population Report*, No. 7, December 1976.

Table 328. — CHARACTERISTICS OF HOMES INSURED UNDER F.H.A. SECTION 203: AVERAGE VALUES, 1966 TO 1975

Characteristics	New homes			Existing homes		
	1966	1972	1975	1966	1972	1975
Property value (dollars)	27,533	46,609	48,633	27,595	41,611	(NA)
Market price of site (dollars)	11,259	18,026	17,609	12,437	16,924	(NA)
Percent of property value	40.9	38.7	35.9	45.1	40.7	(NA)
Improved living area (square feet)	1,091	1,211	1,082	1,046	1,041	(NA)
Lot size (square feet)	7,363	6,951	3,348	7,350	6,860	(NA)
Dollars per square foot:						
Sale price	23.08	35.83	37.85	22.30	38.88	(NA)
Site price	1.68	2.74	9.38	1.92	2.66	(NA)
Construction cost	16.13	23.89	27.19	...	...	...

NA Not available.

Source: U.S. Department of Housing and Urban Development, *FHA Homes. Data for States and Selected Areas* (annual).

RESEARCH AND STATISTICS

Table 329. — HAWAII HOUSING AUTHORITY OPERATIONS: 1970 TO 1976

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	93.64	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
1976	5,515	5,498	17,783	8,057	128	136.38	88,426	68.18

¹As of June 30.

²Year ended June 30.

Source: Hawaii Housing Authority, records.

Table 330. — TALLEST STRUCTURES ON OAHU: JUNE 1977

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
Century Center	1750 Kalakaua Ave.	1978	41	350
Yacht Harbor Towers	1600 Ala Moana	1972	40	350
Contessa	2825 So. King St.	1971	37	348
Hotels:				
Ala Moana Hotel	410 Atkinson Drive	1970	38	390
Ala Wai Sunset	445 Seaside Ave.	1979	44	350
Pacific Beach Hotel	155 Liliuokalani Ave.	1979	43	350
Waikiki Ala Wai Waterfront	444 Niu St.	1979	43	350
Waikiki Lodge II	343 Hobron Lane	1979	43	350
Hyatt Regency Hotel	2424 Kalakaua Ave.	1976	39	350
Office buildings:				
Pacific Trade Center	1058 Alakea St.	1972	30	350
Ala Moana Building	1441 Kapiolani Blvd.	1960	25	300
Aloha Tower	Pier 9, foot of Fort St.	1926	10	184
Towers:				
VLF Antenna ¹	Lualualei	1972	...	1,503
KGMB-TV	1534 Kapiolani Blvd.	c.1966	...	436
Other structures:				
Tripler Army Hospital	Moanalua	1948	14	189
Central Union Church	1660 So. Beretania St.	1924	...	160

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

Source: Honolulu Department of Housing and Community Development, *Housing and Community Development Research*, No. 37, July 1977.

Table 331. — CHANGES IN THE NUMBER OF ELEVATORS: 1965 TO 1976

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
1976	202	2	2,768

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

Table 332. — ELEVATORS, ESCALATORS, AND SIMILAR FACILITIES: DECEMBER 31, 1971 AND 1976

Facility	State totals		Geographic location: 1976						
	1971	1976	Oahu	Hawaii Co.		Maui Co.			Kauai Co.
				Hilo	Kona	Maui	Molokai	Lanai	
Total ¹	1,796	2,768	2,393	94	55	184	1	1	40
Elevators	1,508	2,359	2,027	72	53	171	—	1	35
Under 9 stories	845	1,286	1,005	63	53	137	—	1	27
Hydro	210	385	287	23	13	53	—	1	8
Roped	635	901	718	40	40	84	—	—	19
9 to 18 stories	472	716	670	9	—	29	—	—	8
19 to 28 stories	139	238	233	—	—	5	—	—	—
29 to 38 stories	52	97	97	—	—	—	—	—	—
39 stories or more	—	22	22	—	—	—	—	—	—
Escalators and moving walks	118	172	166	6	—	—	—	—	—
Inclined lifts	—	2	2	—	—	—	—	—	—
Man lifts	11	11	11	—	—	—	—	—	—
Dumbwaiters	157	222	186	16	2	12	1	—	5
Workmen's hoists ¹	44	5	5	—	—	—	—	—	—
Other facilities	2	2	1	—	—	1	—	—	—
Buildings with facilities ¹	(NA)	1,299	1,129	51	21	77	1	1	19

NA Not available.

¹Workmen's hoists not included in totals.

Source: Hawaii State Department of Labor and Industrial Relations.