

## Section 21

# CONSTRUCTION AND HOUSING

This section presents statistics on construction activity and costs, the size and composition of the housing inventory, occupancy of housing, sales, and residential financing.

There were 23,406 building permits issued in 1977, with an estimated value of \$534 million. The total included \$311 million for private residential construction and \$154 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 in fiscal 1978 was \$1.3 billion. Mortgage loans outstanding amounted to \$3.96 billion. The May 1978 construction cost index for Honolulu was 239.3 for single-family residences and 238.9 for high-rise buildings, with the 1967 average equal to 100. By the end of 1977, 2,881 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 281,000 in 1978. Owner occupied units numbered 56,000 in 1960 and 129,000 in 1978; the latter total included 93,000 on land owned in fee and 36,000 on leased land. Condominium units, first authorized in 1961, approached 60,000 at the end of 1977. Military and public housing accounted for 25,000 units as of 1978. Housing was in short supply throughout most of the past decade: on Oahu, the 1978 vacancy rate was only 1.5 percent, although a fifth of all units turned over at least once during the year. The average selling price of single family homes on Oahu in the first half of 1977, based on Multiple Listing Service data, was \$90,700. Median monthly rent for the State rose from \$64 in 1960 to \$120 in 1970 and \$204 (the mean) in 1976, and the average value of owner occupied units in the latter year was \$61,000. 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, and annual report on *FHA Homes, Data for States and Selected Areas*, postal vacancy surveys issued by the Federal Home Loan Bank, the Hawaii Health Surveillance Program survey, 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 28 of *Statistical Abstract of the United States: 1977*.

**Table 348.—NUMBER AND VALUE OF BUILDING PERMITS, BY COUNTY: 1967 TO 1977**

| 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    |
| 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 | 744,494                                       | 495,871   | 69,691 | 53,099 | 125,833 |
| 1976 ..... | 23,453                            | 15,937    | 3,535  | 1,195 | 2,786 | 581,226                                       | 411,497   | 58,137 | 29,921 | 81,671  |
| 1977 ..... | 23,406                            | 15,793    | 3,536  | 1,173 | 2,904 | 534,278                                       | 356,591   | 62,088 | 32,060 | 83,539  |

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 349.—VALUE OF BUILDING PERMITS, RESIDENTIAL AND NONRESIDENTIAL, BY COUNTIES: 1970 TO 1977**

[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 |
|-----------------------|-------------|--------------------------|---------------|--------------|-------------|
| <b>RESIDENTIAL</b>    |             |                          |               |              |             |
| 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      |
| 1977 .....            | 311,333     | 192,334                  | 39,504        | 21,197       | 58,298      |
| <b>NONRESIDENTIAL</b> |             |                          |               |              |             |
| 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      |
| 1977 .....            | 153,570     | 118,429                  | 11,850        | 6,822        | 16,469      |

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

**Table 350.—PRIVATE RESIDENTIAL CONSTRUCTION AND DEMOLITION AUTHORIZED BY PERMIT,  
BY COUNTY: 1970 TO 1977**

| Subject                        | State total | City & County of Honolulu | Hawaii County | Kauai County | Maui County |
|--------------------------------|-------------|---------------------------|---------------|--------------|-------------|
| <b>New 1-family dwellings:</b> |             |                           |               |              |             |
| 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         |
| 1977 .....                     | 4,790       | 2,210                     | 1,070         | 429          | 1,081       |
| <b>New duplex units:</b>       |             |                           |               |              |             |
| 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           |
| 1977 .....                     | 100         | 84                        | 4             | 2            | 10          |
| <b>New apartments:</b>         |             |                           |               |              |             |
| 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         |
| 1977 .....                     | 3,129       | 2,389                     | 129           | 83           | 528         |
| <b>Units demolished:</b>       |             |                           |               |              |             |
| 1970 <sup>1</sup> .....        | 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         |
| 1977 .....                     | 906         | 696                       | 96            | 15           | 99          |

<sup>1</sup>Hawaii and Maui Counties estimated.

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

**Table 351.—CONDOMINIUM PROJECTS REGISTERED WITH  
THE HAWAII STATE REAL ESTATE COMMISSION: 1961 TO 1977**

| Year       | Projects | Year       | Projects | Year          | Projects |
|------------|----------|------------|----------|---------------|----------|
| 1961 ..... | 1        | 1966 ..... | 31       | 1971 .....    | 69       |
| 1962 ..... | 9        | 1967 ..... | 25       | 1972 .....    | 84       |
| 1963 ..... | 18       | 1968 ..... | 62       | 1973 .....    | 136      |
| 1964 ..... | 26       | 1969 ..... | 66       | 1974 .....    | 95       |
| 1965 ..... | 77       | 1970 ..... | 47       | 1975 .....    | 90       |
| Year       |          | Projects   |          | Housing units |          |
| 1976 ..... |          | 63         |          | 4,167         |          |
| 1977 ..... |          | 71         |          | 5,017         |          |

Source: Hawaii State Department of Regulatory Agencies, Professional and Vocational Licensing Division, Real Estate Commission, records.

**Table 352.—NUMBER OF CONDOMINIUM UNITS BUILT AND STANDING:  
1963 TO 1977**

| Year                    | Condominium units added to inventory during year |                     |            |          |           | Condominium units standing, Dec. 31 |
|-------------------------|--|---------------------|------------|----------|-----------|-------------------------------------|
|                         | All types  | 1-family and duplex | Town-house | Low-rise | High-rise |                                     |
| 1962 .....              | 182  | —                   | —          | 8        | 174       | 182                                 |
| 1963 .....              | 41   | —                   | —          | —        | 41        | 223                                 |
| 1964 .....              | 1,557  | —                   | 28         | 258      | 1,271     | 1,780                               |
| 1965 .....              | 1,091  | 73                  | 147        | 245      | 626       | 2,871                               |
| 1966 .....              | 2,061  | 67                  | 216        | 366      | 1,412     | 4,932                               |
| 1967 .....              | 1,545  | —                   | —          | 284      | 1,261     | 6,477                               |
| 1968 .....              | 2,181  | 39                  | 150        | 74       | 1,918     | 8,658                               |
| 1969 .....              | 1,754  | 32                  | 152        | 453      | 1,117     | 10,412                              |
| 1970 .....              | 4,908  | 6                   | 939        | 874      | 3,089     | 15,320                              |
| 1971 .....              | 4,318  | —                   | 1,062      | 382      | 2,874     | 19,638                              |
| 1972 .....              | 2,835  | 12                  | 770        | 914      | 1,139     | 22,473                              |
| 1973 .....              | 6,741  | 36                  | 1,596      | 1,619    | 3,490     | 29,214                              |
| 1974 .....              | 9,275  | 235                 | 1,775      | 2,112    | 5,153     | 38,489                              |
| 1975 .....              | 10,798   | 68                  | 1,760      | 2,922    | 6,048     | 49,287                              |
| 1976 .....              | 7,357  | 112                 | 655        | 260      | 6,330     | 56,644                              |
| 1977 <sup>1</sup> ..... | 3,347  | 42                  | 829        | 980      | 1,496     | 59,991                              |

<sup>1</sup> Estimated.

Source: Bank of Hawaii, Department of Business Research, *Bank of Hawaii Monthly Review*, August 1977, p. 2, and *Construction in Hawaii* (May 1978), p. 6.

**Table 353.—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 <sup>1</sup> | Total          | Single-family |                       | Multi-family <sup>1</sup> |
|                                      |                    | Detached      | Attached <sup>1</sup> |                           |                | Detached      | Attached <sup>1</sup> |                           |
| 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                        |

<sup>1</sup>Condominium 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 354.—MULTIPLE LISTING SERVICE LISTINGS AND SALES, FOR OAHU: 1957 TO 1977**

[Includes all properties, residential and nonresidential]

| Calendar year | Number listed | Sold   |         |                                 |
|---------------|---------------|--------|---------|---------------------------------|
|               |               | Number | Percent | Average selling price (dollars) |
| 1957          | 1,805         | 924    | 51.2    | 19,694                          |
| 1958          | 2,064         | 936    | 45.3    | 21,365                          |
| 1959          | 1,666         | 967    | 58.0    | 23,560                          |
| 1960          | 1,868         | 795    | 42.6    | 27,808                          |
| 1961          | 1,847         | 541    | 29.3    | 29,144                          |
| 1962          | 1,522         | 515    | 33.8    | 29,332                          |
| 1963          | 1,743         | 624    | 35.8    | 30,323                          |
| 1964          | 1,934         | 882    | 45.6    | 32,951                          |
| 1965          | 1,854         | 910    | 49.1    | 35,727                          |
| 1966          | 2,137         | 813    | 38.0    | 35,652                          |
| 1967          | 2,124         | 963    | 45.3    | 38,810                          |
| 1968          | 2,375         | 1,133  | 47.7    | 42,546                          |
| 1969          | 2,606         | 1,422  | 54.6    | 46,333                          |
| 1970          | 3,415         | 1,693  | 49.6    | 44,755                          |
| 1971          | 4,165         | 2,157  | 51.8    | 58,651                          |
| 1972          | 6,022         | 4,555  | 75.6    | 60,810                          |
| 1973          | 7,845         | 5,348  | 68.2    | 70,769                          |
| 1974          | 10,933        | 4,821  | 44.1    | 70,918                          |
| 1975          | 11,271        | 4,174  | 37.0    | 71,485                          |
| 1976          | 10,627        | 4,311  | 40.6    | 75,483                          |
| 1977          | 10,597        | 5,523  | 52.1    | 81,213                          |

Source: Honolulu Board of Realtors, records.

**Table 355.—MULTIPLE LISTING SERVICE LISTINGS AND SALES OF RESIDENTIAL AND CONDOMINIUM UNITS, FOR OAHU: 1972 TO 1977**

| Calendar year | Number of units listed |             | Number of units sold |             | Percent of listed units sold |             | Average selling price (dollars) |             |
|---------------|------------------------|-------------|----------------------|-------------|------------------------------|-------------|---------------------------------|-------------|
|               | Residential            | Condominium | Residential          | Condominium | Residential                  | Condominium | Residential                     | Condominium |
| 1972          | 3,472                  | 2,080       | 2,891                | 1,306       | 83.3                         | 62.8        | 65,723                          | 43,869      |
| 1973          | 4,148                  | 3,185       | 2,699                | 2,379       | 65.1                         | 74.7        | 85,914                          | 46,811      |
| 1974          | 4,826                  | 4,912       | 2,246                | 2,302       | 46.5                         | 46.9        | 83,611                          | 54,956      |
| 1975          | 4,821                  | 5,323       | 2,265                | 1,715       | 47.0                         | 32.2        | 83,797                          | 55,596      |
| 1976          | 4,791                  | 4,903       | 2,472                | 1,650       | 51.6                         | 33.7        | 85,691                          | 59,842      |
| 1977          | 4,452                  | 5,422       | 2,985                | 2,285       | 67.0                         | 42.1        | 94,028                          | 61,484      |

Source: Honolulu Board of Realtors, records.

**Table 356.—MULTIPLE LISTING SERVICE LISTINGS AND SALES, BY COUNTIES: JAN. 1 -JUNE 30, 1977**

| County and type of unit         | Units listed | Units sold |         | Selling price    |                    |
|---------------------------------|--------------|------------|---------|------------------|--------------------|
|                                 |              | Number     | Percent | Amount (\$1,000) | Per unit (\$1,000) |
| State total .....               | 8,388        | 3,849      | 45.9    | 274,452          | 71.3               |
| Single-family residential ..... | 3,004        | 1,773      | 59.0    | 160,749          | 90.7               |
| 1 and 2 bedrooms .....          | 289          | 170        | 58.8    | 13,031           | 76.6               |
| 3 bedrooms .....                | 1,755        | 1,109      | 63.2    | 91,118           | 82.2               |
| 4 or more bedrooms .....        | 960          | 494        | 51.4    | 56,600           | 114.6              |
| Condominiums .....              | 3,294        | 1,348      | 40.9    | 83,888           | 62.2               |
| Income, vacant, or co-op. ....  | 2,090        | 728        | 34.8    | 29,815           | 41.0               |
| City & County of Honolulu ..... | 5,612        | 2,659      | 47.4    | 217,354          | 81.7               |
| Single-family residential ..... | 2,367        | 1,465      | 61.9    | 138,331          | 94.4               |
| 1 and 2 bedrooms .....          | 179          | 120        | 67.0    | 9,705            | 80.9               |
| 3 bedrooms .....                | 1,347        | 901        | 66.9    | 76,925           | 85.4               |
| 4 or more bedrooms .....        | 841          | 444        | 52.8    | 51,701           | 116.4              |
| Condominium .....               | 2,840        | 1,058      | 37.2    | 64,547           | 61.0               |
| Income, vacant or co-op. ....   | 405          | 136        | 33.6    | 14,476           | 106.4              |
| Hawaii County .....             | 1,785        | 561        | 31.4    | 14,412           | 25.7               |
| Single-family residential ..... | 400          | 171        | 42.8    | 8,935            | 52.2               |
| 1 and 2 bedrooms .....          | 72           | 25         | 34.7    | 1,002            | 40.1               |
| 3 bedrooms .....                | 243          | 119        | 49.0    | 6,217            | 52.2               |
| 4 or more bedrooms .....        | 85           | 27         | 31.8    | 1,716            | 63.6               |
| Condominium .....               | 34           | 10         | 29.4    | 359              | 35.9               |
| Income, vacant, or co-op. ....  | 1,351        | 380        | 2.8     | 5,118            | 13.5               |
| Kauai County .....              | 215          | 95         | 44.2    | 4,880            | 51.4               |
| Single-family residential ..... | 62           | 21         | 33.9    | 1,673            | 79.7               |
| 1 and 2 bedrooms .....          | 7            | 4          | 57.1    | 224              | 56.0               |
| 3 bedrooms .....                | 44           | 13         | 29.5    | 956              | 73.5               |
| 4 or more bedrooms .....        | 11           | 4          | 36.4    | 493              | 123.2              |
| Condominium .....               | 44           | 18         | 40.9    | 922              | 51.2               |
| Income, vacant, or co-op. ....  | 109          | 56         | 55.4    | 2,285            | 40.8               |
| Maui County .....               | 776          | 534        | 68.8    | 37,806           | 70.8               |
| Single-family residential ..... | 175          | 116        | 66.3    | 11,810           | 101.8              |
| 1 and 2 bedrooms .....          | 31           | 21         | 67.7    | 2,100            | 100.0              |
| 3 bedrooms .....                | 121          | 76         | 62.8    | 7,020            | 92.4               |
| 4 or more bedrooms .....        | 23           | 19         | 82.6    | 2,690            | 141.6              |
| Condominium .....               | 376          | 262        | 69.7    | 18,060           | 68.9               |
| Income, vacant, or co-op. ....  | 225          | 156        | 69.3    | 7,936            | 50.9               |

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

**Table 357.—GENERAL EXCISE TAX BASE FOR CONTRACTING AND RENTALS: 1966 TO 1976**  
 [In thousands of dollars. Series discontinued in January 1977 and resumed in 1978.]

| Year reported <sup>1</sup> | Contracting | Rentals   |                            |                                |
|----------------------------|-------------|-----------|----------------------------|--------------------------------|
|                            |             | Total     | Hotel rentals <sup>2</sup> | All other rentals <sup>3</sup> |
| 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                        |

<sup>1</sup>Calendar 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.

<sup>2</sup>Not reported separately prior to January 1970.

<sup>3</sup>Includes residential, office, automobile, and equipment rentals, and land leases.

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

**Table 358.—HONOLULU CONSTRUCTION COST INDEXES: 1965 TO 1978**  
 [1967 = 100]

| Year <sup>1</sup> | Single-family residence |                  |                    | High-rise building |                  |                    |
|-------------------|-------------------------|------------------|--------------------|--------------------|------------------|--------------------|
|                   | All components          | Materials prices | Labor <sup>2</sup> | All components     | Materials prices | Labor <sup>2</sup> |
| 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 .....        | 221.2                   | 197.7            | 251.0              | 221.9              | 188.1            | 251.2              |
| 1978: May .....   | 239.3                   | 211.9            | 274.0              | 238.9              | 200.0            | 272.5              |

<sup>1</sup>Annual average unless otherwise specified.

<sup>2</sup>Wages and benefits.

Source: First Hawaiian Bank, records.



**Table 359.—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 360.—NUMBER OF DEEDS FILED AND RECORDED AND APPROXIMATE VALUE OF LAND CONVEYED: 1968 TO 1978**

| Year ended June 30 | Number of deeds filed and recorded | Approximate value of land conveyed (dollars) <sup>1</sup> |
|--------------------|------------------------------------|---|
| 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   |
| 1977 .....         | 22,618                             | 1,771,313,731   |
| 1978 .....         | 13,148                             | 1,306,408,450   |

<sup>1</sup>Data 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 361.—REAL ESTATE MORTGAGE LOANS OUTSTANDING, BY TYPE OF LENDING INSTITUTION:  
1970 TO 1977**

[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 ..... | 3,959,529        | 883,500 | 1,841,239                               | 2,307           | 284,856                   | 947,627             |
| 1977 ..... | (NA)             | 992,773 | 2,229,623                               | 1,241           | 292,066                   | (NA)                |

NA Not available.

<sup>1</sup> Excluding mortgage loans held in trust and agency accounts.

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

**Table 362.—HOUSING CHARACTERISTICS: 1940 TO 1970**

| Year and county                 | All housing units                                 | Population per occupied unit | Percent vacant <sup>1</sup> |                                       | Median number of rooms <sup>1</sup>       | Percent in one-unit structures <sup>1</sup> |
|---------------------------------|---|------------------------------|-----------------------------|---------------------------------------|---|---|
|                                 |   |                              | For rent or sale            | Other 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 <sup>1</sup> | Occupied housing units       |                             |                                       | Owner occupied: median value <sup>2</sup> | Renter occupied: median rent <sup>3</sup>   |
|                                 |   | Number                       | Percent owner occupied      | Percent 1.01 or more persons per room |   |   |
| 1940 .....                      | (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.

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

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

<sup>3</sup>In 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 363.—HOUSING CHARACTERISTICS: 1960 AND 1970**

| Subject                                     | 1960:<br>percent | 1970: percent  |                           |                   |
|---|------------------|----------------|---------------------------|-------------------|
|   |                  | State<br>total | City & Co.<br>of Honolulu | Other<br>counties |
| Year-round housing units: <sup>1</sup>      |                  |                |                           |                   |
| 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 <sup>2</sup> .....    | 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.

<sup>1</sup>Data for 1960 include a few vacant seasonal or migratory housing units.

<sup>2</sup>Data 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 364.—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 <sup>1</sup> ..... | 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 <sup>1</sup> .....        | 1,406       | 1,184                       | —             | 79           | 143         |
| Group quarters <sup>1</sup> .....       | 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       |

<sup>1</sup>For 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 365.—FINANCIAL CHARACTERISTICS OF OCCUPIED HOUSING UNITS, BY COUNTIES: 1974**

| Subject   | State total | City and County of Honolulu | Hawaii County | Kauai County | Maui County |
|---|-------------|-----------------------------|---------------|--------------|-------------|
| <b>MONTHLY MORTGAGE OF OWNER OCCUPIED UNITS</b>       |             |                             |               |              |             |
| 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      |
| <b>MONTHLY CONTRACT RENT OF RENTER OCCUPIED UNITS</b> |             |                             |               |              |             |
| 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 <sup>1</sup> .....                   | \$ 172      | \$ 186                      | \$ 90         | \$ 87        | \$ 113      |

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

<sup>1</sup>For 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 366.—CHARACTERISTICS OF OCCUPIED HOUSING UNITS, FOR SPECIFIED ISLANDS: 1975**

| Characteristics                                   | Oahu    | Hawaii | Maui,<br>Molokai,<br>Lanai | Kauai<br>(1974)  |
|---|---------|--------|----------------------------|------------------|
| Number of housing units .....                     | 209,676 | 22,112 | 17,732                     | 8,550            |
| Occupants:  |         |        |                            |                  |
| Average household size <sup>1</sup> .....         | 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 <sup>2</sup> .....            | 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                        | ( <sup>3</sup> ) |
| Utilities .....                                   | 36      | 30     | 45                         | ...              |

<sup>1</sup>Before adjustment for apparent overstatement; see source for discussion.

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

<sup>3</sup>For 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 367.—TENURE AND CONTROL OF HOUSING: 1968 TO 1978**

| Year       | All housing units <sup>1</sup> | Owner occupied units <sup>2</sup> |             | Renter occupied and vacant units <sup>3</sup> |                      |                               |
|------------|--------------------------------|-----------------------------------|-------------|---|----------------------|-------------------------------|
|            |                                | Land owned                        | Land leased | Private <sup>4</sup>                          | Federal <sup>1</sup> | State and County <sup>1</sup> |
| 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 ..... | 275,127                        | 89,980                            | 34,549      | 126,361                                       | 17,493               | 6,744                         |
| 1978 ..... | 280,622                        | 92,989                            | 35,869      | 126,837                                       | 18,653               | 6,274                         |

<sup>1</sup> As of April 1.

<sup>2</sup> As 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 1968, 1977 and 1978 refer to January 1; data for 1969-1976, to July 1.

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

<sup>4</sup> Calculated 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. 35-38 (July 1975-July 1978).

**Table 368.—TENURE AND CONTROL OF HOUSING, BY COUNTIES: 1978**

| County                       | All housing units <sup>1</sup> | Owner occupied units <sup>2</sup> |             | Renter occupied and vacant units <sup>3</sup> |                      |                               |
|------------------------------|--------------------------------|-----------------------------------|-------------|---|----------------------|-------------------------------|
|                              |                                | Land owned                        | Land leased | Private <sup>4</sup>                          | Federal <sup>1</sup> | State and County <sup>1</sup> |
| State total .....            | 280,622                        | 92,989                            | 35,869      | 126,837                                       | 18,653               | 6,274                         |
| City & Co. of Honolulu ..... | 219,907                        | 63,805                            | 34,229      | 98,514  | 18,508               | 4,851                         |
| County of Hawaii .....       | 26,006                         | 13,851                            | 930         | 10,407  | 56                   | 762                           |
| County of Kauai .....        | 11,328                         | 5,153                             | 133         | 5,720   | 65                   | 257                           |
| County of Maui .....         | 23,381                         | 10,180                            | 577         | 12,196  | 24                   | 404                           |

<sup>1</sup> As of April 1.

<sup>2</sup> As indicated by the number of taxpayers claiming home exemptions, as of January 1.

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

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

Source: Honolulu Department of Housing and Community Development, *Housing and Community Development Research*, No. 38, July 1978.

**Table 369.—TENURE AND VALUE OR RENT OF HOUSING UNITS: SPRING 1976**

| Subject                                   | Amount         |
|---|----------------|
| All occupied housing units .....          | 244,000        |
| Owner occupied .....                      | 127,000        |
| Mean value .....                          | 61,322 dollars |
| Renter occupied (cash) .....              | 105,000        |
| Mean rent .....                           | 203 dollars    |
| Occupier paid no cash rent .....          | 12,000         |
| All renters .....                         | 117,000        |
| In public housing .....                   | 8,000          |
| In subsidized housing .....               | 8,000          |
| Not in subsidized or public housing ..... | 98,000         |
| Not reported .....                        | 3,000          |

Source: U.S. Bureau of the Census, Survey of Income and Education, Spring 1976, unpublished tabulations.



**Table 370.—VACANCY RATES FOR HOUSING UNITS SAMPLED FOR THE HAWAII HEALTH SURVEILLANCE PROGRAM SURVEY, BY COUNTIES: QUARTERLY, JULY 1976 TO MARCH 1978**

| Year and quarter  | Percent of sampled units vacant <sup>1</sup> |               |             |              |
|-------------------|--|---------------|-------------|--------------|
|                   | Oahu   | Hawaii County | Maui County | Kauai County |
| 1976: Third ..... | 4.7  | 7.4           | 2.9         | 4.4          |
| Fourth .....      | 5.4  | 8.4           | 2.3         | 6.1          |
| 1977: First ..... | 5.3  | 7.9           | 4.5         | 4.9          |
| Second .....      | 5.9  | 7.7           | 7.1         | 1.7          |
| Third .....       | 6.5  | 7.9           | (S)         | 3.0          |
| Fourth .....      | 6.5  | 4.5           | 1.0         | 2.0          |
| 1978: First ..... | 4.3  | 7.0           | 4.3         | 7.7          |

S Inadequate or defective sample.

<sup>1</sup> Units occupied by households temporarily absent were classified as occupied. The base excludes beach homes and units occupied by transients.

Source: Hawaii State Department of Health, Hawaii Health Surveillance Program survey, records.

**Table 371.—POSTAL VACANCY SURVEYS OF SELECTED AREAS: FEBRUARY 1976**  
[Sponsored by the Federal Housing Administration and conducted by U.S. mail carriers.]

| Place                     | All possible deliveries | Vacant units |         |       |       | Units under construction |
|---------------------------|-------------------------|--------------|---------|-------|-------|--------------------------|
|                           |                         | Used and new |         | Used  | New   |                          |
|                           |                         | Number       | Percent |       |       |                          |
| Oahu .....                | 197,899                 | 5,930        | 3.0     | 2,698 | 3,232 | 5,474                    |
| Honolulu .....            | 126,927                 | 2,830        | 2.2     | (NA)  | (NA)  | 2,121                    |
| Rest of Oahu .....        | 70,972                  | 3,100        | 4.4     | (NA)  | (NA)  | 3,353                    |
| Hawaii:                   |                         |              |         |       |       |                          |
| Hilo .....                | 10,317                  | 166          | 1.6     | 131   | 35    | 155                      |
| Kauai:                    |                         |              |         |       |       |                          |
| Kapaa and Lihue .....     | 3,314                   | 20           | 0.6     | 12    | 8     | 6                        |
| Maui:                     |                         |              |         |       |       |                          |
| Kahului and Wailuku ..... | 6,789                   | 180          | 2.7     | 43    | 137   | 62                       |

NA Not available.

Source: U.S. Department of Housing and Urban Development, Federal Housing Administration, releases dated March 26, 1976, April 2, 1976, and May 28, 1976.

**Table 372.—HOUSING VACANCY SURVEYS OF OAHU: 1977 AND 1978**  
[Sponsored by the Federal Home Loan Bank and conducted by U.S. mail carriers.]

| Date of survey and type of unit | All deliveries <sup>1</sup> | Vacant <sup>1</sup> |         | New units and units under construction <sup>2</sup> |       |                    |
|---------------------------------|-----------------------------|---------------------|---------|---|-------|--------------------|
|                                 |                             | Number              | Percent | Total   | New   | Under construction |
| APRIL 1977 <sup>3</sup>         |                             |                     |         |   |       |                    |
| All deliveries .....            | 213,850                     | 3,399               | 1.6     | 4,301   | 2,073 | 2,228              |
| Single-family residences .....  | 113,937                     | 488                 | 0.4     | 564   | 155   | 409                |
| Apartments .....                | 99,913                      | 2,911               | 2.9     | 3,737   | 1,918 | 1,819              |
| Mobile homes .....              | —                           | —                   | ...     | —   | —     | —                  |
| MARCH 1978                      |                             |                     |         |   |       |                    |
| All deliveries .....            | 224,237                     | 3,312               | 1.5     | 6,686   | 1,866 | 4,820              |
| Single-family residences .....  | 117,767                     | 709                 | 0.6     | 2,063   | 452   | 1,611              |
| Apartments .....                | 106,467                     | 2,603               | 2.4     | 4,623   | 1,414 | 3,209              |
| Mobile homes .....              | 3                           | —                   | 0       | —   | —     | —                  |

<sup>1</sup> Excludes new units, completed but as yet unoccupied.

<sup>2</sup> As yet unoccupied.

<sup>3</sup> Dated March 1977 in the initial report but April 1977 thereafter.

Source: Federal Home Loan Bank of Seattle, *Honolulu Housing Vacancy Survey, March 1977* and *Honolulu Housing Vacancy Survey, March 1978*.

**Table 373.—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).

**Table 374.—HAWAII HOUSING AUTHORITY OPERATIONS: 1970 TO 1977**

| Year                    | Units managed by HHA <sup>1</sup> |          | Population in units <sup>1</sup> | Operating revenues of HHA <sup>2</sup> (\$1,000) |      | Operating revenues per unit per mo. <sup>2</sup> (dollars) | Total assets <sup>1</sup> (\$1,000) | Average rent charged <sup>2</sup> (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                                       |
| 1976 .....              | 5,515                             | 5,498    | 17,783                           | 8,057  | 128  | 136.38   | 88,426                              | 68.18                                       |
| 1977 <sup>3</sup> ..... | 5,555                             | 5,524    | 18,214                           | 8,696  | -767 | 103.36   | 80,843                              | 97.05                                       |

<sup>1</sup> As of June 30.

<sup>2</sup> Year ended June 30.

<sup>3</sup> Gross operating revenue includes Federal subsidies of \$1,843,000. Net loss reflects the utilization of operating reserves absorbing the excess of expenditures over receipts.

Source: Hawaii Housing Authority, records.

**Table 375.—TALLEST STRUCTURES ON OAHU: MARCH 1978**

| Category and name of structure   | Address                       | Year built | Height  |       |
|----------------------------------|-------------------------------|------------|---------|-------|
|                                  |                               |            | Stories | Feet  |
| <b>Apartment houses:</b>         |                               |            |         |       |
| Regency Tower II .....           | 98-288 Kaonohi St. ....       | 1979       | 43      | 350   |
| 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   |
| <b>Hotels:</b>                   |                               |            |         |       |
| 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   |
| <b>Office buildings:</b>         |                               |            |         |       |
| Pacific Trade Center .....       | 1058 Alakea St. ....          | 1972       | 30      | 350   |
| Grosvenor Center .....           | 735 Bishop St. ....           | 1979       | 30      | 330   |
| Ala Moana Building .....         | 1441 Kapiolani Blvd. ....     | 1960       | 25      | 300   |
| Aloha Tower .....                | Pier 9, foot of Fort St. .... | 1926       | 10      | 184   |
| <b>Towers:</b>                   |                               |            |         |       |
| VLF Antenna <sup>1</sup> .....   | Lualualei .....               | 1972       | ...     | 1,503 |
| KGMB-TV .....                    | 1534 Kapiolani Blvd. ....     | c.1966     | ...     | 436   |
| <b>Other structures:</b>         |                               |            |         |       |
| Tripler Army Hospital .....      | Moanalua .....                | 1948       | 14      | 189   |
| Central Union Church .....       | 1660 So. Beretania St. ....   | 1924       | ...     | 160   |

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

Source: City and County of Honolulu, Building Department, records.

**Table 376.—CHANGES IN THE NUMBER OF ELEVATORS: 1967 TO 1977**

| Year       | Added | Removed | In operation,<br>December 31 |
|------------|-------|---------|------------------------------|
| 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                        |
| 1977 ..... | 119   | 6       | 2,881                        |

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

**Table 377.—ELEVATORS, ESCALATORS, AND SIMILAR FACILITIES: DECEMBER 31, 1972 AND 1977**

| Facility                                     | State totals |       | Geographic location: 1977 |            |      |          |         |       |           |
|--|--------------|-------|---------------------------|------------|------|----------|---------|-------|-----------|
|  | 1972         | 1977  | Oahu                      | Hawaii Co. |      | Maui Co. |         |       | Kauai Co. |
|  |              |       |                           | Hilo       | Kona | Maui     | Molokai | Lanai |           |
| Total <sup>1</sup> .....                     | 2,023        | 2,881 | 2,481                     | 99         | 60   | 194      | 1       | 1     | 45        |
| Elevators .....                              | 1,676        | 2,440 | 2,089                     | 75         | 58   | 177      | —       | 1     | 40        |
| Under 9 stories .....                        | 938          | 1,341 | 1,041                     | 66         | 58   | 143      | —       | 1     | 32        |
| Hydro .....                                  | 233          | 411   | 305                       | 23         | 18   | 56       | —       | 1     | 8         |
| Roped .....                                  | 705          | 930   | 736                       | 43         | 40   | 87       | —       | —     | 24        |
| 9 to 18 stories .....                        | 525          | 723   | 677                       | 9          | —    | 29       | —       | —     | 8         |
| 19 to 28 stories .....                       | 155          | 253   | 248                       | —          | —    | 5        | —       | —     | —         |
| 29 to 38 stories .....                       | 58           | 99    | 99                        | —          | —    | —        | —       | —     | —         |
| 39 stories or more .....                     | —            | 24    | 24                        | —          | —    | —        | —       | —     | —         |
| Escalators and moving walks .....            | 116          | 191   | 185                       | 6          | —    | —        | —       | —     | —         |
| Inclined lifts .....                         | 4            | 6     | 2                         | 2          | —    | 2        | —       | —     | —         |
| Man lifts .....                              | 11           | 10    | 10                        | —          | —    | —        | —       | —     | —         |
| Dumbwaiters .....                            | 174          | 232   | 194                       | 16         | 2    | 14       | 1       | —     | 5         |
| Workmen's hoists <sup>1</sup> .....          | 40           | 3     | 3                         | —          | —    | —        | —       | —     | —         |
| Other facilities .....                       | 2            | 2     | 1                         | —          | —    | 1        | —       | —     | —         |
| Buildings with facilities <sup>1</sup> ..... | (NA)         | 1,366 | 1,171                     | 55         | 26   | 88       | 1       | 1     | 24        |

NA Not available.

<sup>1</sup> Workmen's hoists not included in totals.

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