

## Section 20 Construction and Housing

This section presents statistics on construction activity and costs, the size and composition of the housing inventory, occupancy of housing, and residential financing. The principal sources of these data are the 1960 United States Census of Housing, the Honolulu Redevelopment Agency's semi-annual Redevelopment and Housing Research, and reports of county building departments. Additional detail is often available from the Hawaii Department of Planning and Research research division, Hawaii Housing Authority, county building departments, and Hawaiian Telephone Company. Mainland statistics appear in Section 29 of the Statistical Abstract of the United States: 1961.

Table 1.--SUMMARY OF HOUSING STATISTICS: 1890 TO 1960

Year	Occupied housing units <sup>1</sup>				Popul. in hsg. units		
	Total	Location		Tenure <sup>2</sup>		Number <sup>3</sup>	Per unit
		Oahu	Other islands	Owner occ.	Renter occ.		
1890...	12,023	5,036	6,987	(NA)	(NA)	60,703	5.05
1900...	29,763	10,325	19,438	6,321	21,086	110,306	3.71
1910...	52,219	20,377	31,842	6,776	44,900	191,909	3.68
1920...	65,670	28,657	37,013	8,695	56,386	255,912	3.90
1930...	77,070	39,563	37,507	14,624	61,807	368,336	4.78
1940...	86,855	51,554	35,301	22,030	64,825	423,330	4.87
1950...	112,290	83,175	29,115	37,025	75,265	463,230	4.13
1960...	153,064	117,856	35,208	62,937	90,127	595,983	3.89

NA Not available

<sup>1</sup>Termed "private residences" in 1890, "families" in 1900-1930, "occupied dwelling units" in 1940-1950, and "occupied housing units" in 1960, with definitions changed accordingly. Data for 1910-1930 include institutions, barracks, and similar accommodations as separate units.

<sup>2</sup>Units not reporting tenure numbered 2,356 in 1900, 543 in 1910, 589 in 1920, and 639 in 1930.

<sup>3</sup>Includes population in institutions, barracks, and similar accommodations in 1910-1940.

Source: Hawaii Bureau of Public Instruction, Report of the General Superintendent of the Census, 1890. U. S. Bureau of the Census, 12th Census...1900, Vol. II, Population, Part II; 13th Census...1910, Abstract of the Census; 16th Census...1940, Housing, General Characteristics, Hawaii; U. S. Census of Housing: 1950, General Characteristics, Hawaii; U. S. Census of Housing: 1960, States and Small Areas Hawaii.

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Table 2.--CHARACTERISTICS OF HOUSING UNITS: 1960

Subject	Number	Subject	Number
All housing units ....	165,506	Hot and cold piped water inside structure (percent) ..	86.8
<b>OCCUPANCY AND TENURE</b>		Flush toilet, exclusive use (percent) .....	89.9
Owner occupied.....	62,937	Shared bathroom or none (percent).....	16.8
Renter occupied.....	90,127	Number of rooms (median).....	4.5
Vacant.....	12,442	3 or more bedrooms (percent) ..	46.3
Available, not dilapidated.....	4,514	With basement (percent) .....	10.8
For sale only.....	691	With heating (percent) .....	2.3
For rent.....	3,823	<b>Year structure built (percent)</b>	100.0
Dilapidated or not avail.	7,928	1950 to March 1960.....	36.0
<b>CONDITION AND PLUMBING</b>		1940 to 1949.....	20.2
Sound.....	123,986	1930 to 1939.....	15.6
With all plumbing facilities .....	115,135	Before 1930.....	28.2
Other .....	8,851	Units in structure (percent) ..	100.0
Deteriorating.....	27,161	1, including trailers .....	74.2
With all plumbing facilities .....	16,897	2 to 4 .....	12.6
Other .....	10,264	5 or more .....	13.1
Dilapidated.....	14,326		

Table 3.--CHARACTERISTICS OF OCCUPIED HOUSING UNITS: 1960

Subject	Number	Subject	Number
Persons in unit (median):		Water heated by electricity (%)	55.4
Owner occupied .....	4.2	Cooking by electricity (%)....	61.2
Renter occupied .....	3.3	Clothes washing machine (%)...	80.1
Persons per room (percent).....	100.0	Home food freezer (%).....	18.8
1.00 or less .....	74.3	Telephone available (%) .....	81.7
1.01 to 1.50.....	17.1	Automobile available (%).....	83.1
1.51 or more.....	8.6	Air conditioning (%).....	1.5
Year moved into unit (median)..	1956	Television set (%).....	77.9
		Radio set (%) .....	92.3

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Table 4.--FINANCIAL CHARACTERISTICS OF HOUSING UNITS: 1960

Tenure, occupancy, and island	Median value (dollars)	Tenure, occupancy, and type of rent	Median rent (dollars)
Owner occupied.....	20,900	Renter occupied:	
Oahu.....	23,200	Gross rent .....	72
Other islands.....	11,700	Contract rent .....	64
Vacant available for sale....	20,000	Vacant avail. for rent (contract).....	91

Table 5.--HOUSING CHARACTERISTICS, BY GEOGRAPHIC AREA: 1960

Geographic area	All housing units			Occupied housing units			Median rent (dollars)
	Number	% in 1-unit structures	% sound, with all plumbing	Number	% with 1.01 or more persons per room	% owner occupied	
The State ...	165,506	74.2	69.6	153,064	25.7	41.1	72
Counties:							
Hawaii.....	18,118	94.0	48.2	15,789	22.2	45.0	41
Honolulu.....	125,795	67.7	76.1	117,856	27.1	40.6	81
Kalawao.....	135	96.3	55.6	117	-	-	...
Kauai.....	8,996	92.7	49.6	8,078	18.4	35.7	32
Maui.....	12,462	97.2	49.7	11,224	21.7	45.8	37
Urban places:							
Hilo .....	6,755	92.2	68.1	6,373	20.8	59.5	51
Honolulu .....	80,758	56.9	75.6	76,675	26.7	38.6	79
Kailua-Lanikai...	6,472	89.6	92.8	6,128	18.9	71.8	119

Source of tables 2 to 5: U.S. Bureau of the Census, U.S. Census of Housing: 1960, States and Small Areas, Hawaii.

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Table 6.--HOUSING UNITS, BY OWNERSHIP AND CONTROL: APRIL 1961

Island	All units	Owner occupied <sup>1</sup>		Renter occupied and vacant <sup>2</sup>			
		Land owned	Land leased	Private housing	Hawaii Housing Auth. <sup>3</sup>	Other State housing	Armed forces hsg. <sup>3</sup>
The State..	174,084	51,227	7,300	97,428	4,540	162	13,427
Oahu.....	134,017	36,336	7,021	72,993	4,233	39	13,395
Other islands...	40,067	14,891	279	24,435	307	123	32

<sup>1</sup>Based on taxpayers claiming home exemption. Excludes owner occupants in multi-unit structures or structures used partly for business.

<sup>2</sup>Includes owner occupants in multi-unit structures and structures used partly for business.

<sup>3</sup>Units owned by the Navy but operated by the Hawaii Housing Authority (1,697, all on Oahu) are included with the H.H.A. totals.

Source: Honolulu Redevelopment Agency, Redevelopment and Housing Research, No. 20, December 1961, pp. 6 and 17.

Table 7.--SUMMARY OF HOUSING STATISTICS, FOR OAHU: 1954 TO 1961

Housing definition and year <sup>1</sup>	Housing units		Civilian pop. per unit	Units adver. <sup>2</sup>		Building permit value <sup>3</sup>	
	Number	% owner occ. <sup>4</sup>		For rent	For sale	All permits	New housing
Old definition:							
1954 .....	93,000	30.8	3.57	251	190	49,373	30,591
1955 .....	97,000	30.8	3.52	92	134	62,245	36,890
1956 .....	100,000	31.1	3.64	55	131	65,623	36,438
1957 .....	103,000	31.7	3.75	27	112	78,303	45,134
1958 .....	107,000	31.7	3.89	95	155	99,144	48,641
1959 .....	112,000	30.9	3.85	195	119	129,020	82,381
1960 .....	120,000	29.6	3.78	113	80	164,098	85,546
New definition:							
1960 .....	125,795	28.2	3.60	113	80	164,098	85,546
1961 .....	134,017	27.1	3.50	235	118	135,900	61,080

<sup>1</sup>In 1960, the "dwelling unit" concept was replaced by that of "housing unit."

<sup>2</sup>Advertised in the Honolulu Star-Bulletin on the last weekend in February.

<sup>3</sup>Estimated value, in thousands of dollars.

<sup>4</sup>Owner occupied units in one-unit structures, land owned.

Source: Honolulu Redevelopment Agency, Redevelopment and Housing Research, No. 19, June 1961, and No. 20, December 1961; Honolulu Building Department, records.

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Table 8.--HOUSING CHARACTERISTICS OF CIVILIAN AND MILITARY HOUSEHOLDS, FOR OAHU:  
JANUARY 1961

Status of household head	All households			Renter occupants		
	Number (thousands)	Percent moved during 1960	Percent owner occupants	Percent in private housing	Median monthly rent (dollars)	Rent as percent of income (median)
Total....	124	30.8	46.5	74.6	81	17.9
Military.....	24	62.7	11.9	36.1	89	24.3
Civilian.....	100	23.1	54.9	92.8	75	15.8

Source: Honolulu Redevelopment Agency, "Honolulu Household and Housing Survey, January 1961," Redevelopment and Housing Research, No. 19, June 1961.

Table 9.--POPULATION IN GROUP QUARTERS: 1960

Geographic area and kind of group quarters	Population
The State.....	39,965
Honolulu city .....	10,216
Inmates of institutions....	1,490
Vessels and ships.....	1,790
Other group quarters.....	6,936
Remainder of Honolulu County.	27,696
Inmates of institutions....	2,379
Vessels and ships.....	5,502
Other group quarters.....	19,815
Other counties.....	2,053
Inmates of institutions....	752
Vessels, ships, and other group quarters.....	1,301

Source: U.S. Bureau of the Census, U.S. Census of Population: 1960, General Population Characteristics, Hawaii, and U.S. Censuses of Population and Housing: 1960, Census Tracts, Honolulu, Hawaii.

Table 10.--REAL ESTATE MORTGAGE LOANS OUTSTANDING, JANUARY 1, 1940 TO 1961, AND BY TYPE OF LENDING INSTITUTION, JANUARY 1, 1961

Subject	Thousands of dollars
1961 .....	508,095
1960 .....	443,365
1950 .....	106,076
1940 .....	26,485
Type of lending institution, 1961:	
Banks.....	203,144
Savings, building and loan associations.....	185,034
Insurance companies.....	110,041
Industrial loan co's....	5,463
Trust companies.....	4,413

Source: Honolulu Redevelopment Agency, Redevelopment and Housing Research, No. 20, December 1961, p. 25.

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Table 11.--HOUSING UNITS BUILT, CONVERTED, OR DEMOLISHED: 1952 TO 1961

Years <sup>1</sup>	Housing units			Subject	Housing units, 1961 <sup>1</sup>		
	Net change	Built	Other <sup>2</sup>		Net change	Built	Other <sup>2</sup>
1961.....	8,578	10,936	-2,358	Counties:			
1960.....	10,086	10,571	-485	Hawaii....	4	206	-202
1959.....	6,447	7,455	-1,008	Honolulu..	8,222	10,236	-2,014
1958.....	4,864	5,519	-655	Kauai.....	16	120	-104
1957.....	4,508	4,531	-23	Maui .....	336	374	-38
1956.....	4,421	4,924	-503	Control:			
1955.....	4,963	5,415	-452	Private...	6,875	8,158	-1,283
1954.....	4,580	5,147	-567	Public ...	102	156	-54
1953.....	3,952	4,330	-378	Military..	1,601	2,622	-1,021
1952.....	3,570	3,899	-329				

<sup>1</sup>Years ending March 31.

<sup>2</sup>Net change from conversion, merger, deactivation, reactivation, demolition, and destruction by disaster.

Source: Honolulu Redevelopment Agency, Redevelopment and Housing Research, No. 4, April 1956, p. 6; No. 8, April 1957, p. 26; No. 15, May 1959, p. 49; and No. 20, December 1961, pp. 3-4.

Table 12.--ESTIMATED VALUE OF CONSTRUCTION AUTHORIZED BY PERMITS, FOR THE CITY AND COUNTY OF HONOLULU: 1961

Subject	Thousands of dollars	Subject	Thousands of dollars
All permits.....	135,900	Type of building, con.:	
Type of permit:		Amusement, recreation ...	1,294
New buildings.....	118,821	Churches .....	2,314
Additions, alterations or repairs.....	17,080	Factories.....	4,915
Type of building:		Public garages.....	995
1-family dwellings.....	48,368	Private garages.....	702
2-family dwellings.....	2,162	Service stations.....	1,689
Multi-family dwellings...	19,650	Institutions .....	4,352
Hotels .....	390	Office buildings .....	11,955
Other residential.....	892	Public bldgs., utilities..	4,297
		Schools.....	17,988
		Stores, mercantile bldgs..	8,357
		All others.....	5,581

Source: City and County of Honolulu, Department of Buildings, mimeographed releases.

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Table 13.--APPROXIMATE VALUE OF LAND TRANSFERRED, 1940 TO 1961, AND BY COUNTY, 1961

Subject	Thousands of dollars
1961 .....	131,952.5
1960 .....	107,826.5
1950 .....	45,125.0
1940 .....	14,017.7
Counties, 1961:	
Hawaii.....	8,825.0
Honolulu.....	119,815.5
Kauai.....	841.0
Maui.....	2,471.0

Source: Hawaii Bureau of Conveyances, records.

Table 14.--TURNOVER OF HOUSING UNITS, FOR OAHU: 1960

(Non-dilapidated units occupied in January 1961 by a different household head than in January 1960.)

Tenure, control, and monthly rent	Turn-over
All types .....	31,744
Owner occupied units.....	7,986
Land owned.....	4,563
Land leased.....	3,422
Private rental units.....	16,467
Rent free or under \$75...	3,323
\$75 to \$99.....	6,002
\$100 or more.....	7,142
Hawaii Housing Authority...	645
Armed forces housing .....	6,646

Source: Honolulu Redevelopment Agency, "Honolulu Household and Housing Survey, January 1961," Redevelopment and Housing Research, No. 19, June 1961.

Table 15.--VACANCY RATES, FOR OAHU: 1955 TO 1961

Date and type of housing	Percent of units vacant
1955: February.....	1.3
1956: March.....	1.7
1959: May.....	1.7
1960: October.....	2.7
1961: October.....	3.0
Private, 1-family.....	1.6
Private, apartments .....	4.9
Public.....	4.2
Military.....	5.2

Source: Federal Housing Administration-Post Office surveys, cited in Federal Housing Administration, mimeographed releases.

Table 16.--CONSTRUCTION COST INDEX, FOR HONOLULU: 1948 TO 1961

(1950-1954=100. Annual averages.)

Year	Index
1948.....	87.2
1954.....	107.6
1958.....	132.3
1959.....	138.0
1960.....	142.0
1961.....	147.2

Source: Builders Report Pacific, March 12, 1962.