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Honolulu,
Hawaii
1969

Analysis of the
**HONOLULU, HAWAII
HOUSING MARKET**

as of July 1, 1969

**A Report by the
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION
WASHINGTON, D. C. 20411**

November 1969

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Honolulu, Hawaii, as of July 1, 1969

Foreword

This analysis has been prepared for the assistance and guidance of the Federal Housing Administration in its operations. The factual information, findings, and conclusions may be useful also to builders, mortgagees, and others concerned with local housing problems and trends. The analysis does not purport to make determinations with respect to the acceptability of any particular mortgage insurance proposals that may be under consideration in the subject locality.

The factual framework for this analysis was developed by the Field Market Analysis Service as thoroughly as possible on the basis of information available on the "as of" date from both local and national sources. Of course, estimates and judgments made on the basis of information available on the "as of" date may be modified considerably by subsequent market developments.

The prospective demand or occupancy potentials expressed in the analysis are based upon an evaluation of the factors available on the "as of" date. They cannot be construed as forecasts of building activity; rather, they express the prospective housing production which would maintain a reasonable balance in demand-supply relationships under conditions analyzed for the "as of" date.

Department of Housing and Urban Development
Federal Housing Administration
Field Market Analysis Service
Washington, D. C.

FHA HOUSING MARKET ANALYSIS - HONOLULU, HAWAII
AS OF JULY 1, 1969^{1/}

The Honolulu Housing Market Area (HMA) is defined as being co-terminous with the Honolulu Standard Metropolitan Statistical Area, which consists of Oahu Island (the County of Honolulu). Oahu is the smallest of the four major islands (only 800 square miles), but it is by far the most populous (733,400 persons on July 1, 1969, or around 80 percent of the state total). The city and county of Honolulu operate under a combined form of government.

Historically, the economy of the Honolulu HMA was based on the production and processing of agricultural goods (pineapple and sugar). Government (military) employment became one of the main economic supports of the island prior to World War II, and remains prominent. Because of the advent of jet travel, the revenues from tourism have risen around 20 percent annually in recent years, making the travel industry much more important.

With few exceptions, the housing market in the Honolulu HMA has almost always been tight. The market as of July 1969 was especially stringent. Vacancies were at one of the lowest levels since World War II. The tight money market which developed in 1966 contributed to a slowdown in construction and an increased scarcity of available housing units. There appears to be a particularly pronounced shortage of housing in the low and moderate rental and sales price ranges. However, the rate of housing construction has rebounded since the low

^{1/} Data in this analysis are supplementary to a previous FHA analysis of the area as of April 1, 1967.

level of 6,200 units authorized in 1967; private housing units authorized by building permits in 1968 (almost 9,600) were more than one-half above the previous year. The number of units authorized during the first six months of 1969 (6,950) suggests an annual rate which would be the highest in the history of the HMA.

Anticipated Housing Demand

Expected increases in the number of households (averaging 8,250 a year) and private and public demolitions of housing units (averaging about 1,000 a year), plus adjustments to create a more reasonable market balance, will create an annual demand for about 11,300 new privately-financed, non-subsidized housing units in the HMA during the July 1969-July 1971 period. The annual demand will be for approximately 3,700 single-family sales houses, and 7,600 units in multifamily structures, about 1,200 of which will be housing for owner-occupants (condominium or cooperative). Distributions of demand by sales prices and gross monthly rent are shown in table I.

The rate of economic growth of the nation is expected to slow slightly during the two-year forecast period of this report. Because of continuing increases in tourism to Hawaii, however, and because no decline in economic support to the HMA from the government (military) is expected, the economic growth rate of the HMA will increase slightly. Additional housing will be needed to correct the current shortage and to accommodate the increase in the number of in-migrants (retirees and others) and new households formed. Reflecting higher levels of in-migration, the housing demand forecast suggests the largest annual building volume in the history of the HMA. The previous high year was 1965, when permits were issued for about 10,200 private housing units. The increased demand projected reflects a continuation of the rise in demand for housing in the HMA which was interrupted in the 1966-1967 period, mostly because of the shortage of mortgage funds. Part of the demand for housing in the recent period was met through the absorption of vacant units, relatively few of which are now available. It is important to note that the above is a forecast of housing demand; it is not a prediction of the rate of residential construction.

Occupancy Potential for Subsidized Housing

There is a marked shortage of available housing at the lower rents and sales prices achievable only with some form of public assistance or subsidy. Federal assistance in financing costs of new housing for low- or moderate-income families may be provided through four different programs administered by FHA--monthly rent-supplement payments, principally in rental projects financed with market-interest rate mortgages insured under Section 221(d)(3); partial payments for interest for home mortgages insured primarily under Section 235; partial payment for interest for project mortgages insured under Section 236; and below-market-interest rate financing for project mortgages insured under Section 221(d)(3).

Household eligibility for federal subsidy programs is determined primarily by evidence that household or family income is below established limits. Some families may be alternatively eligible for assistance under one or more of these programs or under other assistance programs using federal or state support. Since the potential for each program is estimated separately, there is no attempt to eliminate the overlaps among program estimates. Accordingly, the occupancy potentials discussed for various programs are not additive. Furthermore, future approvals under each program should take into account any intervening approvals under other programs which serve the same requirements. The potentials^{1/} discussed in the following paragraphs reflect estimates adjusted for housing provided or under construction under alternative FHA or other programs.

The annual occupancy potentials for subsidized housing in FTA programs discussed below are based upon 1969 incomes, on the occupancy of substandard housing, on estimates of the elderly population, on April 1, 1969 income limits, and on available market experience.^{2/} The occupancy potentials by size of units required are shown in table II.

Section 221(d)(3)BMIR. If federal funds are available, about 1,000 units of Section 221(d)(3)BMIR housing probably could be absorbed annually during the July 1969-July 1971 period.^{3/} Approximately 95 percent of all families eligible for this program also are eligible under the Section 235 or Section 236 programs. As of July 1969, about 1,050 units of Section 221(d)(3)BMIR housing had been built, and another 820 units were under construction in Honolulu. The completed units had frictional vacancies only.

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- ^{1/} The occupancy potentials referred to in this analysis have been calculated to reflect the capacity of the market in view of existing vacancy. The successful attainment of the calculated potential for subsidized housing may well depend upon construction in suitable, accessible locations, as well as upon the distribution of rents and sales prices over the complete range attainable for housing under the specified programs.
- ^{2/} Families with incomes inadequate to purchase or rent nonsubsidized housing generally are eligible for one form or another of subsidized housing. However, little or no housing has been provided under some of the subsidized programs and absorption rates remain to be tested.
- ^{3/} As of July 1969, funds for allocation were available only from recaptures resulting from reductions, withdrawals, and cancellation of outstanding allocations.

Rent Supplement. Under the rent-supplement program there is an annual occupancy potential for approximately 550 units, including 225 for elderly couples and individuals. All families eligible for rent-supplements also are eligible for public housing. No housing has been produced under this program.

Section 235, Sales Housing. Sales housing could be provided for low- to moderate-income families under Section 235. With exception income limits, there is an annual occupancy potential for about 1,225 units during the July 1969-July 1971 period. Under regular income limits the potential would be substantially lower because of high construction costs in the area. All of the families eligible for Section 235 housing also are eligible under the Section 236 program and about 70 percent are eligible for Section 221(d)(3)BMIR housing. To date, no housing has been produced under the Section 235 program.

Section 236, Rental Housing. Under Section 236, the annual occupancy potential during the July 1969-July 1971 period is estimated at 1,300 units under exception income limits, including 75 units for the elderly. Because of high costs, the potential under regular income limits would be only 10 percent of that number for families and 45 percent for elderly households. About 75 percent of the families and individuals eligible under this program also are eligible under Section 221(d)(3)BMIR. Generally, families and individuals eligible under this program also are eligible for Section 235. No housing has been produced under this program.

The Sales Market

Because of transportation costs from the mainland, a shortage of available labor and land, and high rates of in-migration, among other factors, the market for sales housing in the Honolulu HMA has been tight for many years and prices have been high. Sales housing was in very short supply in July 1969. Sales vacancies, at 0.6 percent, were near an all-time low. According to FHA data, the prices of lots for proposed single-family houses appreciated from a median of about \$6,000 in 1960 to almost \$14,000 in mid-1969. A survey made by the State of Hawaii indicates that the average new privately-financed single-family house cost about \$3,900 more on Oahu in 1960 than on the mainland; by 1968, the cost differential had increased to \$10,000.

The sales market was affected by the shortages of mortgage funds which developed in 1966 and 1967. There were only about two-thirds as many single-family sales houses authorized for construction in 1966 and 1967 as in the peak year of 1965. Authorizations increased to 3,675 houses in 1968.

The FHA survey of all single-family units built in subdivisions with five or more completions during the year reveals that virtually all houses built during 1968 were priced above \$20,000. The median price was around \$33,500, only about 470 (17 percent) of the houses

surveyed were built on speculation; only 18 percent of these remained unsold at the end of the year, down from 29 percent unsold of the 660 houses built speculatively in 1967.

An increasing number of the units built in structures containing more than one unit are for owner-occupants, accounting for about one-third of all multifamily units authorized for construction in 1968. One source reports that the median prices of multifamily units built for sale since 1966 were about \$15,500 for efficiencies, \$25,500 for one-bedroom units, \$35,500 for two-bedroom units, and \$38,500 for units with three bedrooms. These averages are somewhat below true purchase costs, however, because "ground rents" are not included; over one-half of all units are built on leased land. Lease costs average around \$25 monthly for the typical unit, but may go as high as \$100 in luxury buildings. Average prices are now somewhat higher than indicated above, and virtually all of the units which have been resold were at substantially higher prices than originally.

The Rental Market

Like the sales market, the market for rental housing in the HMA has been characterized by a history of shortages. The rental vacancy rate reported in the 1960 Census was 4.1 percent, compared to a rate of 6.7 percent for the nation as a whole. The July 1969 rental vacancy rate is estimated at only 2.2 percent, down from 2.9 percent in April 1967. Vacancies in the low and moderate rental ranges are especially low. All of the public housing and most other rental housing report substantial waiting lists.

Like sales housing, rental units are expensive. According to the Technical Standards Division of the FHA, rental housing in the HMA costs more than in all but two of the large communities in the nation. Both of the higher cost areas are in Alaska.

Building permits for units in multifamily structures (two or more units per structure), the primary source of new rental units, declined to 3,200 in 1967, just over one-half the number of authorizations in the previous year. More recently, however, the rate of construction of multifamily units has increased. The number of multifamily authorizations in the first six months of 1969, over 5,125 units, suggests an annual rate of about 10,300, which would be the largest number in the history of the HMA. Assuming that at least two-thirds of all multifamily units authorized were for renter occupants, the rate of authorization is slightly above the rate of projected demand. Because of the scarcity of available rental units, however, the rate of construction does not appear to be excessive. From all available information, it appears that the units under construction will be absorbed.

Economic, Demographic, and Housing Factors

The anticipated annual demand for 11,300 new nonsubsidized housing units is based on the projected trends in employment, incomes, population, and housing factors summarized below.

Employment. Total nonagricultural wage and salary employment in the Honolulu HMA averaged 220,210 during the twelve-month period through April 1969, up 12,030 over the corresponding period ending in 1968. Average annual wage and salary employment increments in recent years are estimated at over 10,000 a year; the annual increase between 1965 and 1966 was 11,330. Between 1966 and 1967 the gain was 8,510, and the increase was 10,760 between 1967 and 1968.

Nonmanufacturing employment is the mainstay of the Honolulu economy. There were an average of 202,630 wage and salary workers in nonmanufacturing jobs during the twelve months through April 1969, equal to 92 percent of all nonfarm wage and salary employment.

The main source of new economic support of the HMA is tourism. The increased ease with which Honolulu can be reached from the mainland since the advent of jet travel, and increased disposable incomes have stimulated tourism greatly. As shown in table III, the industries most closely related to tourism (trade, services, and miscellaneous) have expanded more rapidly than any other segment of employment except government. Employment in hotels has gone up by more than 20 percent in 1968 and 17 percent in 1967. The increase in tourist traffic has been even more rapid, doubling from 500,000 visitors in 1964 to over one million in 1968. The average stay of each visitor has been trending downward, however, which has caused employment in the tourist industries to lag somewhat behind the increase in visitors. There is concern about the rapidity with which new hotel units are being built. As of February 1969, there were about 16,000 hotel units on Oahu. At that time, there were over 14,000 additional units under construction or planned, an increase of 88 percent. The hotel occupancy rate on Waikiki in May 1969, at about 77 percent, was high by mainland standards, but down from 88 percent in May 1968.

Government is the largest employment category shown in table III. There were an average of 61,660 government workers during the twelve-month period ending in April 1969, equal to 28 percent of all wage and salary jobs. Most (34,610) were civilian employees of the federal government, primarily workers at the various military installations in the HMA. Partly because of the Southeast Asia military buildup, the growth of government employment averaged 3,480 annually in 1965-1968 period. The yearly increase slowed to 2,500 during the twelve months ending in April 1969.

The employment figures above exclude about 35,000 permanently-assigned shore-based uniformed military personnel. In addition, another 21,000 military personnel were shore-based in the HMA; although most were at sea or elsewhere, many had dependents in the HMA. The 1969 shore-assigned military personnel represented an increase of over 5,000 since the 1967 market analysis. If the conflict in Southeast Asia should lessen, permanently-assigned military strength could increase appreciably as the Schofield Army Barracks, now almost emptied, may again be utilized by the Army.

Manufacturing continues to be a relatively unimportant part of the economy of the HMA. An average of only about 17,580 (eight percent) of all wage and salary workers in the Honolulu HMA during the twelve-month period ending in April 1969 were in manufacturing industries, and almost one-half of those workers were in food processing (principally sugar and pineapple), which has been declining. Because of high shipping costs to the mainland and a relatively shallow local market, among other factors, the prospects for growth in manufacturing industries is small for the near future. Employment in food processing industries probably will continue to decline somewhat.

The level of employment in an area heavily dependent upon the military can fluctuate rapidly. In the case of Honolulu, however, owing to a strategic geographic position in the Pacific and the large number of existing military facilities, such fluctuation is not as likely. However, economic expansion will continue to depend predominantly on tourism. The facilities for the visitor industry are increasing, and Honolulu is becoming steadily more accessible to the "mainlander" tourist. (The facilities and accessibility of the Hawaiian Neighbor Islands are increasing at a more rapid rate, however, and some increased "funneling off" may result, further shortening the average visitor stay on Oahu.)

The economy of the HMA has grown steadily in recent years. Barring unforeseeable developments (an increase in the level of tourism is, of course, highly dependent on a prosperous national economy, and military commitments may change), an annual increase of about 12,000 wage and salary jobs appears to be a reasonable expectation for the July 1969-July 1971 period.

Income. The 1969 median annual income of all families in the Honolulu HMA is estimated at \$9,825, after the deduction of federal income tax. The 1969 median income of all renter households of two persons or more is estimated at \$8,275. It is estimated that median after-tax incomes of families will increase to \$10,400 in 1971, and of renter households of two persons or more to \$8,750. Detailed percentage distributions by income are presented in table IV.

Population and Household Trends. As of July 1, 1969, the population of the Honolulu HMA was an estimated 733,400 persons, up an average of 28,200 annually since April 1967. The increase reflects an average annual net natural increase (excess of resident births over resident deaths) of about 9,350 persons annually, and an average net in-migration of about 18,850 persons each year. During the September 1965-April 1967 period, population increments had averaged 34,100 yearly, consisting of net natural increase of about 10,400 persons annually and net in-migration of about 23,700 persons a year. The slight slowing in population growth may have been caused by the rapid increases in the mainland economy, which tended to discourage out-migration. The lack of available housing on Oahu may have been a factor, also. Given the expected higher rates of gain of the HMA and an increasing accessibility of the Hawaiian Islands, the population growth rate will increase. During the July 1969-July 1971 forecast period of this report, the population is expected to increase by around 30,000 persons annually. Given a continuation of the decline in net natural increase which has been evidenced in recent years, the population forecast implies the in-migration of 20,750 persons yearly.

Of the 733,400 estimated population of the HMA as of July 1969, about 70,500 were military-connected civilian persons (civilian employees of the military and their dependents), and 121,000 were military (uniformed military personnel and dependents). The military-connected population has increased since the date of the 1965 and the 1967 market analyses. Reflecting troop withdrawals for duty in Southeast Asia, military population declined during the 1965-1967 period, but has increased since 1967. Because of the uncertain status of the military commitment in Southeast Asia, it is not possible to make a confident forecast of the 1971 military and military-connected population. It is assumed that these components will remain constant. See table V for the detail of population trends since 1965.

The number of households (occupied housing units) in the Honolulu HMA as of July 1969 is estimated at 179,900, reflecting an average annual gain of 7,650 since 1967. During the 1965-1967 period, the increase averaged about 9,600 yearly. The projected annual increase in households during the July 1969-July 1971 period is 8,250.

Housing Inventory and Residential Construction Trends. As of July 1969, there were approximately 187,100 housing units in the Honolulu HMA, reflecting a net gain of about 16,400 units (7,300 units annually) since April 1967. The increase resulted from the completion of approximately 18,900 housing units and the loss from the inventory of about 2,500 units through demolition and other causes. The over-all rate of net additions to the housing inventory since 1967 has been lower than the rate during the 1965-1967 period. The decrease was preceded by a sharp drop in private residential housing authorizations late in the earlier period. Private housing units authorized by building permits amounted to about 10,200 in 1965; the total slipped to 9,050

in 1966 and then dropped to 6,200 in 1967.^{1/} There was a recovery to over 9,575 units authorized in 1968. The increase has continued. More privately-financed units were authorized for construction in the first six months of 1969 (6,950) than in all of 1967; the 1969 six-month total was more than twice the number authorized in the corresponding period in 1968 (see table VI).

Vacancy. Vacancies in the Honolulu HMA have been low, historically. Because of the sharp reduction in construction activity and continuing high rates of increase in the number of households, vacancies have been declining since 1965 (see table VII). Based on a postal vacancy survey conducted in the HMA and on other information, it is judged that there were about 7,200 vacant housing units in the Honolulu HMA as of July 1, 1969. Of these, about 2,700 were available for rent or for sale, an over-all available vacancy rate of 1.5 percent. About 450 units were vacant and available for sale only, a homeowner vacancy rate of 0.6 percent, down from 0.9 percent in 1967 and 1.3 percent in 1965. Vacant units available for rent amounted to 2,250, a renter vacancy rate of 2.2 percent, down from 2.9 percent in 1967 and 4.4 percent in 1965. The July 1969 vacancy rates indicate a pronounced shortage of available housing.

^{1/} All of the land area of Honolulu County is covered by building permits.

Table I

Estimated Annual Demand for New Nonassisted Housing
Honolulu, Hawaii, Housing Market Area
July 1, 1969-July 1, 1971

(A) Single-family

<u>Sales price</u>	<u>Number of houses</u>	<u>Percent of total</u>
Under - \$22,500	350	9
\$22,500 - 24,999	550	15
25,000 - 29,999	800	22
30,000 - 34,999	650	18
35,000 - 39,999	500	13
40,000 - 44,999	300	8
45,000 and over	550	15
Total	3,700	100

(B) Multifamily

<u>Gross monthly rent^{a/}</u>	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three or more bedrooms</u>
\$150 - \$179	400	-	-	-
180 - 209	200	1,050	-	-
210 - 239	-	800	1,550	-
240 - 269	-	300	1,100	800
270 - 299	-	200	500	350
300 and over	-	-	200	150
Total	600	2,350	3,350	1,300

^{a/} Gross rent is shelter rent plus the cost of utilities, and is the rental equivalent of monthly charges for multifamily units marketed as cooperatives or condominiums.

Table II

Estimated Annual Occupancy Potential for Subsidized Housing
Honolulu, Hawaii, Housing Market Area
July 1, 1969-July 1, 1971

A. Subsidized Sales Housing, Section 235

<u>Eligible family size</u>	<u>Number of units^{a/}</u>
Four persons or less	725
Five persons or more	<u>500</u>
Total	1,225

B. Privately-financed Subsidized Rental Housing

<u>Unit size</u>	<u>Rent Supplement</u>		<u>Section 236^{b/}</u>	
	<u>Families</u>	<u>Elderly</u>	<u>Families</u>	<u>Elderly^{c/}</u>
Efficiency	-	170	-	35
One bedroom	55	55	145	40
Two bedroom	110	-	525	-
Three bedrooms	90	-	370	-
Four bedrooms or more	<u>70</u>	<u>-</u>	<u>185</u>	<u>-</u>
Total	325	225	1,225	75

^{a/} All of the families eligible for Section 235 housing also are eligible for housing under Section 236, and about 75 percent are eligible for Section 221(d)(3) BMIR housing. A few may be eligible for low-rent public housing. The estimates are based on the higher exception income limits within legislative authority for occupancy of such subsidized housing; the use of regular income limits would reduce the occupancy potential materially in an area of high costs such as the Honolulu HMA.

^{b/} Also calculated with the use of exception income limits (see above).

^{c/} Applications, commitments, and housing under construction under Section 202 are being converted to Section 236 in accordance with instructions issued March 7, 1969.

Table III

Civilian Work Force Components^{a/}
And Nonagricultural Employment by Industry
Honolulu, Hawaii, Housing Market Area 1965-1969
(Annual averages)

<u>Item</u>	<u>12 month period through April</u>					
	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>1968</u>	<u>1969</u>
Total civilian work force	<u>214,610</u>	<u>225,900</u>	<u>235,900</u>	<u>246,240</u>	<u>239,590</u>	<u>250,160</u>
Unemployment	7,090	6,950	7,880	6,900	7,630	6,550
Percent of work force	3.3%	3.1%	3.3%	2.8%	3.2%	2.6%
Agricultural employment	<u>3,320</u>	<u>3,220</u>	<u>3,170</u>	<u>2,880</u>	<u>3,010</u>	<u>2,930</u>
Sugar	<u>1,200</u>	<u>1,170</u>	<u>1,150</u>	<u>1,110</u>	<u>1,130</u>	<u>1,040</u>
Pineapple	<u>1,380</u>	<u>1,360</u>	<u>1,370</u>	<u>1,120</u>	<u>1,220</u>	<u>1,250</u>
Other	<u>740</u>	<u>690</u>	<u>650</u>	<u>650</u>	<u>650</u>	<u>650</u>
Unpaid agricultural family workers	<u>1,410</u>	<u>1,340</u>	<u>1,270</u>	<u>1,200</u>	<u>1,250</u>	<u>1,180</u>
Nonagricultural employment	<u>202,720</u>	<u>214,360</u>	<u>223,340</u>	<u>234,650</u>	<u>226,950</u>	<u>239,370</u>
Wage and salary	<u>184,980</u>	<u>196,310</u>	<u>204,820</u>	<u>215,580</u>	<u>208,180</u>	<u>220,210</u>
Manufacturing	<u>17,160</u>	<u>16,980</u>	<u>17,670</u>	<u>16,930</u>	<u>17,220</u>	<u>17,580</u>
Durable goods	<u>3,370</u>	<u>3,510</u>	<u>3,640</u>	<u>3,940</u>	<u>3,720</u>	<u>4,120</u>
Nondurable goods	<u>13,790</u>	<u>13,470</u>	<u>14,030</u>	<u>12,990</u>	<u>13,500</u>	<u>13,450</u>
Food processing	<u>8,770</u>	<u>8,270</u>	<u>8,610</u>	<u>7,440</u>	<u>8,010</u>	<u>7,850</u>
Textiles and apparel	<u>2,100</u>	<u>2,260</u>	<u>2,380</u>	<u>2,480</u>	<u>2,430</u>	<u>2,510</u>
Printing and publishing	<u>2,060</u>	<u>2,040</u>	<u>2,080</u>	<u>2,090</u>	<u>2,090</u>	<u>2,100</u>
Other nondurables	<u>860</u>	<u>900</u>	<u>950</u>	<u>980</u>	<u>960</u>	<u>990</u>
Nonmanufacturing	<u>167,820</u>	<u>179,330</u>	<u>187,150</u>	<u>198,650</u>	<u>190,960</u>	<u>202,630</u>
Construction	<u>15,090</u>	<u>16,370</u>	<u>14,590</u>	<u>16,190</u>	<u>14,860</u>	<u>16,790</u>
Transp., comm., and utilities	<u>13,850</u>	<u>14,820</u>	<u>15,980</u>	<u>17,200</u>	<u>16,430</u>	<u>17,570</u>
Trade	<u>43,220</u>	<u>46,230</u>	<u>48,500</u>	<u>50,760</u>	<u>49,390</u>	<u>51,740</u>
Finance, ins., and real estate	<u>12,190</u>	<u>12,530</u>	<u>13,030</u>	<u>13,600</u>	<u>13,240</u>	<u>13,810</u>
Service and miscellaneous	<u>32,980</u>	<u>34,480</u>	<u>36,790</u>	<u>39,990</u>	<u>37,890</u>	<u>41,050</u>
Hotels	<u>3,930</u>	<u>4,460</u>	<u>5,220</u>	<u>6,340</u>	<u>5,570</u>	<u>6,800</u>
Other services and misc.	<u>29,050</u>	<u>30,020</u>	<u>31,570</u>	<u>33,650</u>	<u>32,320</u>	<u>34,250</u>
Government	<u>50,420</u>	<u>54,900</u>	<u>58,260</u>	<u>60,920</u>	<u>59,160</u>	<u>61,660</u>
Federal	<u>29,090</u>	<u>31,020</u>	<u>33,260</u>	<u>34,430</u>	<u>33,730</u>	<u>34,610</u>
Air Force	<u>2,940</u>	<u>3,250</u>	<u>3,540</u>	<u>3,730</u>	<u>3,640</u>	<u>3,690</u>
Army	<u>5,160</u>	<u>5,610</u>	<u>5,970</u>	<u>6,120</u>	<u>5,990</u>	<u>6,080</u>
Navy	<u>10,910</u>	<u>11,860</u>	<u>13,010</u>	<u>13,260</u>	<u>13,190</u>	<u>13,190</u>
Other	<u>10,080</u>	<u>10,330</u>	<u>10,740</u>	<u>11,320</u>	<u>10,910</u>	<u>11,640</u>
State	<u>15,140</u>	<u>17,200</u>	<u>18,310</u>	<u>19,850</u>	<u>18,850</u>	<u>20,330</u>
Local	<u>6,260</u>	<u>6,650</u>	<u>6,690</u>	<u>6,640</u>	<u>6,570</u>	<u>6,730</u>
All other nonagr. empl. ^{b/}	<u>17,740</u>	<u>18,050</u>	<u>18,520</u>	<u>19,070</u>	<u>18,770</u>	<u>19,160</u>
Persons in labor mgmt. disputes	70	30	240	600	750	130

a/ Details may not add to totals because of rounding.

b/ Includes nonagricultural self employed, family workers, and domestics.

Source: State of Hawaii Department of Labor and Industrial Relations,
Office of Research and Statistics.

Table IV

Estimated Percentage Distribution of Families and Renter Households
by Annual Income, after Deducting Federal Income Tax
Honolulu, Hawaii, Housing Market Area
1969 - 1971

<u>Annual after-tax income</u>	<u>Percentage distributions</u>			
	<u>1969 income</u>		<u>1971 income</u>	
	<u>All families</u>	<u>Renter households^{a/}</u>	<u>All families</u>	<u>Renter households^{a/}</u>
Under - \$ 3,000	3	11	2	9
\$3,000 - 3,999	4	4	3	3
4,000 - 4,999	5	6	5	6
5,000 - 5,999	7	8	7	7
6,000 - 6,999	8	10	7	9
7,000 - 7,999	9	9	8	9
8,000 - 8,999	8	8	8	9
9,000 - 9,999	7	8	7	8
10,000 - 12,499	16	15	15	16
12,500 - 14,999	11	8	13	9
15,000 - 19,999	12	7	14	9
20,000 and over	10	6	11	6
Total	100	100	100	100
Median income	\$9,825	\$8,275	\$10,400	\$8,750

^{a/} Excludes one-person households.

Source: Estimated by Housing Market Analyst.

Table V

Population and Household Trends
Honolulu, Hawaii, Housing Market Area
September 1965 - July 1969^{a/}

<u>Components</u>	Sept.	April	July	Average	
	<u>1965</u>	<u>1967</u>	<u>1969</u>	<u>annual changes</u> <u>1965-67</u>	<u>1967-69</u>
<u>Population</u>					
HMA total	<u>616,000</u>	<u>670,000</u>	<u>733,400</u>	<u>34,100</u>	<u>28,190</u>
Nonmilitary civilian	431,200	484,000	541,900	33,750	25,750
Military-connected civilian ^{b/}	61,800	66,000	70,500	2,650	2,000
Military ^{c/}	123,000	120,000	121,000	-1,900	440
<u>Households</u>					
HMA total	<u>147,500</u>	<u>162,700</u>	<u>179,900</u>	<u>9,600</u>	<u>7,654</u>
Nonmilitary civilian	101,800	116,200	131,400	9,100	6,750
Military-connected civilian ^{b/}	19,500	21,000	22,500	950	670
Military ^{c/}	26,200	25,500	26,000	-440	220

a/ All estimates are rounded and may not add to totals.

b/ Includes civilian employees of the military and their dependents.

c/ Includes uniformed military personnel and dependents.

Sources: 1965 and 1967 figures from previous FHA analyses; 1969 estimated by Housing Market Analyst.

Table VI

Trend of Privately-Financed Building Permit Authorizations
Honolulu, Hawaii, Housing Market Area, 1965-1969

<u>Year</u>	<u>Number of units</u>			
	<u>Single- family</u>	<u>Two- family</u>	<u>Three-family or more</u>	<u>Total units</u>
1965	4,512	132	5,551	10,195 ^{a/}
1966	2,944	52	6,050	9,046 ^{b/}
1967	3,004	46	3,154	6,204 ^{c/}
1968	3,680	328	5,578	9,586
<u>First six months</u>				
1968	1,596	284	1,479	3,359
1969	1,813	191	4,947	6,951

- a/ Excludes 610 units of housing authorized by public contracts.
b/ Excludes 261 units of housing authorized by public contracts.
c/ Excludes 865 units of housing authorized by public contracts.

Sources: U. S. Bureau of the Census and city and county of Honolulu.

Table VII

Housing Inventory, Tenure and Vacancy Trends
Honolulu, Hawaii, Housing Market Area
September 1965 - July 1969

<u>Components</u>	<u>Sept. 1, 1965</u>	<u>April 1, 1967</u>	<u>July 1, 1969</u>
Total housing inventory	<u>157,000</u>	<u>170,700</u>	<u>187,100</u>
Total occupied units	<u>147,500</u>	<u>162,700</u>	<u>179,900</u>
Owner-occupied	64,000	69,700	77,900
Percent of all occupied	43.4%	42.8%	43.3%
Renter-occupied	83,500	93,000	102,000
Percent of all occupied	56.6%	57.2%	56.7%
Total vacant units	<u>9,500</u>	<u>8,000</u>	<u>7,200</u>
Available vacant	<u>4,700</u>	<u>3,400</u>	<u>2,700</u>
For sale only	850	600	450
Homeowner vacancy rate	1.3%	.9%	.6%
For rent	3,850	2,800	2,250
Renter vacancy rate	4.4%	2.9%	2.2%
Other vacanta/	4,800	4,600	4,500

a/ Includes vacant dilapidated units, seasonal units, units rented or sold awaiting occupancy, and units held off the market for other reasons.

Sources: 1965 and 1967 FHA Analyses; 1969 estimated by Housing Market Analyst.

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