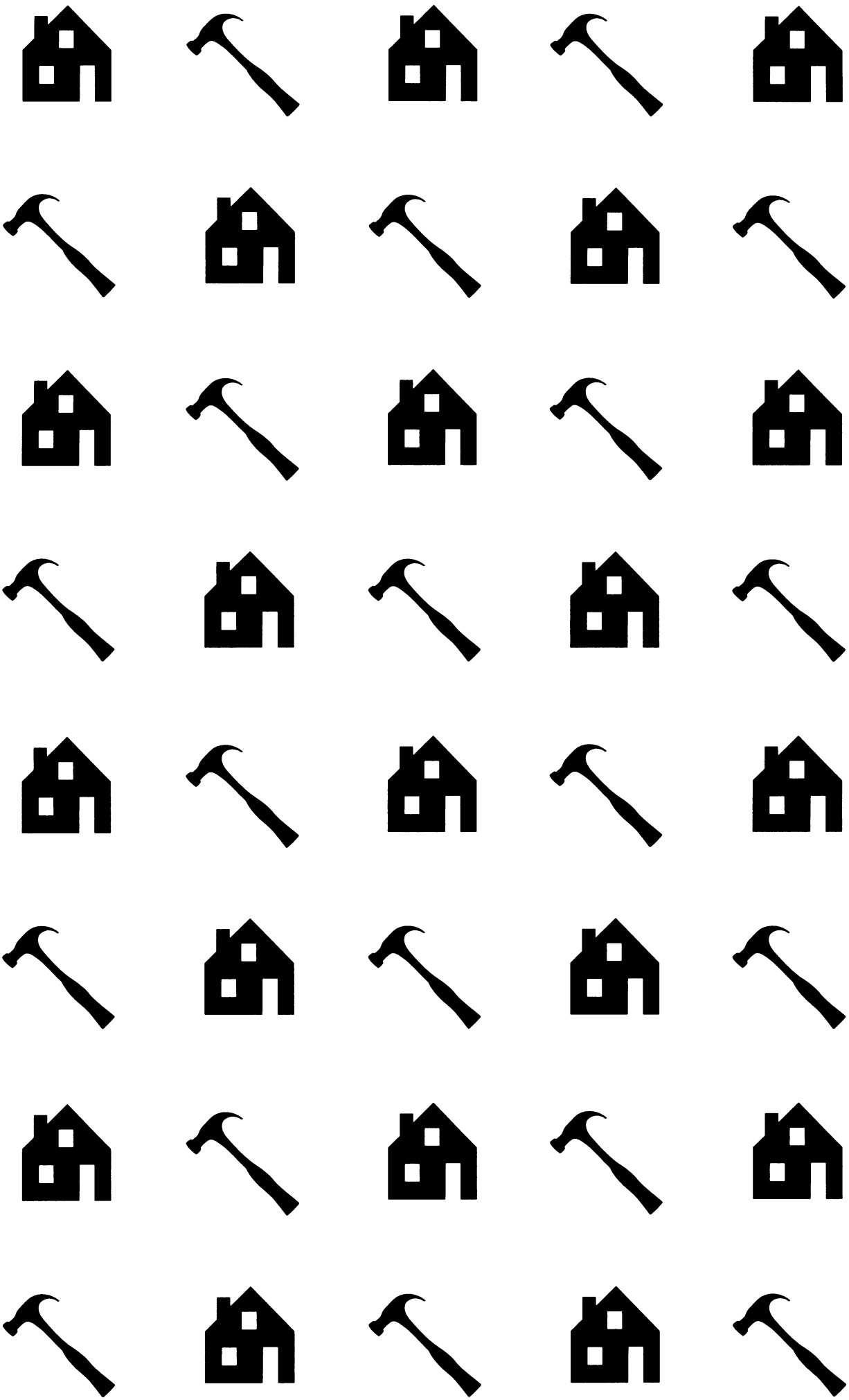


Construction & Housing



Section 8

CONSTRUCTION & HOUSING

Statistics on building permits, construction authorizations and modifications for both public and private projects are covered in this section. Tenure and control of real property is reflected here, as are Maui's housing characteristics by division and census designated place. The currency of statistics on housing varies from 1990 to 1999 due to many of the tables being provided by the latest census (1990).

There are almost 50,000 housing units on Maui of which around 18,000 (35%) are owner-occupied. In 1999 almost 2,365 building permits were issued.

8.1.1
NUMBER AND VALUE OF BUILDING PERMITS,
MAUI COUNTY

Ending December 31

| Year | Number Issued | Estimated Value (\$1,000) |
|------|---------------|---------------------------|
| 1990 | 3,534 | 433,916 |
| 1991 | 3,239 | 199,309 |
| 1992 | 3,020 | 234,124 |
| 1993 | 2,593 | 288,753 |
| 1994 | 2,606 | 252,547 |
| 1995 | 2,030 | 253,805 |
| 1996 | 2,369 | 195,916 |
| 1997 | 2,254 | 193,129 |
| 1998 | 2,338 | 207,498 |
| 1999 | 2,365 | 250,486 |
| 2000 | 2,786 | 386,126 |

SOURCE: Maui County Department of Public Works, records.

8.1.2
BUILDING PERMITS BY TYPE,
MAUI COUNTY

| 1999 Type | Number | Value (\$) |
|---|---------------|--------------------|
| New Buildings | | |
| Residential | 694 | 124,097,468 |
| Nonresidential | 348 | 70,782,313 |
| Residential and Nonresidential | | |
| Additions, Alterations, and Conversions | 919 | 47,431,784 |
| Repairs, relocations, fencing, mechanical and temporary | 299 | 5,323,730 |
| Demolitions and Razing of Buildings | 105 | 851,145 |
| Total | 2,365 | 250,486,440 |

SOURCE: Maui County Department of Public Works, records.

8.1.3

BUILDING PERMITS ISSUED BY DISTRICT, MAUI COUNTY

| 1999 Districts | Number of Permits | Valuation |
|--------------------|-------------------|--------------------|
| Maui Island | 2,204 | 240,378,038 |
| Haiku | 256 | 17,103,001 |
| Hana | 40 | 2,577,224 |
| Kahului | 298 | 30,167,771 |
| Kihei | 482 | 80,501,036 |
| Kula | 164 | 14,612,510 |
| Lahaina | 459 | 53,547,434 |
| Makawao | 96 | 4,259,645 |
| Paia | 71 | 4,468,831 |
| Pukalani | 85 | 14,602,994 |
| Wailuku | 253 | 18,537,592 |
| Lanai | 56 | 3,296,435 |
| Molokai | 105 | 6,811,968 |
| Maui County | 2,365 | 250,486,441 |

SOURCE: Maui County Land Use and Codes Administration, records.

8.1.4

PRIVATE RESIDENTIAL CONSTRUCTION AUTHORIZATIONS, MAUI COUNTY

| | 1992 | 1993 | 1994 | 1995 | 1996 |
|--|----------------|----------------|----------------|---------------|---------------|
| Authorized Housing Units (number) | | | | | |
| New single-family units | 810 | 660 | 673 | 473 | 601 |
| New multi-family units | 184 | 212 | 368 | 112 | 152 |
| Total | 994 | 872 | 1,041 | 585 | 753 |
| Permit Value (\$ thousands) | | | | | |
| New single-family units | 85,551 | 78,449 | 86,454 | 56,535 | 73,117 |
| New multi-family units | 8,404 | 9,742 | 18,360 | 9,968 | 8,010 |
| Additions and alterations | 26,490 | 22,393 | 18,806 | 14,728 | 13,795 |
| Total | 120,445 | 110,584 | 123,620 | 81,231 | 94,922 |

SOURCE: Bank of Hawaii, *Construction in Hawaii, 1997*, p. 28.

8.1.5

BUILDING PERMITS AND CONSTRUCTION PUT IN PLACE, MAUI COUNTY

In thousands of dollars

| Year | Private Permits | Total Permits | Put in Place |
|------|-----------------|---------------|--------------|
| 1984 | 59,840 | 68,034 | 68,593 |
| 1985 | 178,633 | 190,181 | 73,527 |
| 1986 | 154,120 | 203,265 | 92,586 |
| 1987 | 167,237 | 203,071 | 100,200 |
| 1988 | 408,477 | 451,287 | 145,706 |
| 1989 | 317,995 | 343,643 | 190,407 |
| 1990 | 433,936 | 460,906 | 260,318 |
| 1991 | 208,732 | 301,320 | 284,223 |
| 1992 | 200,915 | 219,992 | 234,946 |
| 1993 | 203,177 | 243,549 | 197,757 |
| 1994 | 194,752 | 230,116 | 207,770 |
| 1995 | 215,073 | 237,288 | 187,172 |
| 1996 | 155,955 | 181,360 | 180,021 |

NOTES: Total permits include private permits and authorizations for state and county construction of buildings. Highway and federal government construction are not represented in these totals. Put in Place data for neighbor islands are underreported, since some neighbor island work is reported on Oahu.

SOURCE: Bank of Hawaii, *Construction in Hawaii, 1997*, p. 26.

8.1.6

PRIVATE AUTHORIZATIONS FOR NEW COMMERCIAL AND INDUSTRIAL CONSTRUCTION, MAUI COUNTY

In millions of dollars

| | 1992 | 1993 | 1994 | 1995 | 1996 | Percent Change 96/95 |
|-----------------------------|-------------|-------------|-------------|--------------|-------------|----------------------|
| Hotels | 0.0 | 0.0 | 0.0 | 61.2 | 0.0 | — |
| Office Buildings | 3.9 | 5.8 | 7.0 | 1.9 | 7.3 | 291.5 |
| Stores and Mercantile | 6.8 | 10.2 | 6.9 | 8.1 | 9.8 | 22.2 |
| Manufacturing Buildings | 0.5 | 0.0 | 0.1 | 0.0 | 0.0 | — |
| Miscellaneous | 45.1 | 30.2 | 26.9 | 48.0 | 24.0 | -50.0 |
| Total Authorizations | 56.3 | 46.2 | 40.9 | 119.1 | 41.2 | -65.4 |

SOURCE: Bank of Hawaii, *Construction in Hawaii, 1997*, p. 11.

8.1.7

PRIVATE RESIDENTIAL CONSTRUCTION AND DEMOLITION AUTHORIZED BY PERMITS, MAUI COUNTY

| Year | New One Family Dwellings | New Duplex Units | New Apartments | Units Demolished ¹ |
|-------------------|--------------------------------|------------------------|-------------------|----------------------------------|
| 1989 | 1,182 | 20 | 702 | 74 |
| 1990 | 1,068 | 60 | 748 | 53 |
| 1991 | 652 | 43 | 987 | 51 |
| 1992 | 748 | 20 | 160 | 64 |
| 1993 | 660 | 44 | 168 | (NA) |
| 1994 ² | 689 | 30 | 402 | (NA) |

¹ Excludes units destroyed by fire, volcanic activity, high winds, and other disasters.

² Preliminary data.

NA: Not available.

SOURCE: Hawaii State Department of Business, Economic Development & Tourism, Research and Economic Analysis Division, *Housing Unit Estimates for Hawaii, 1980-1995*, table 7.

8.1.8

HOTEL CONSTRUCTION AUTHORIZATIONS, MAUI COUNTY

| Year | Number of New Projects | New Construction (\$1,000) | Additions, Alterations and Repairs (\$1,000) | Total Construction (\$1,000) |
|------|---------------------------|----------------------------------|---|------------------------------------|
| 1981 | — | — | 1,250 | 1,250 |
| 1982 | 2 | 27,715 | 900 | 28,615 |
| 1983 | 1 | 35,000 | — | 35,000 |
| 1984 | — | — | — | — |
| 1985 | — | — | 1,102 | 1,102 |
| 1986 | — | — | 5,243 | 5,243 |
| 1987 | 14 | 13,924 | 3,645 | 17,419 |
| 1988 | 8 | 168,310 | 600 | 168,910 |
| 1989 | 2 | 47,646 | 780 | 48,426 |
| 1990 | 4 | 104,061 | 10,320 | 114,381 |
| 1991 | 1 | 4,185 | 346 | 4,531 |
| 1992 | — | — | 1 | 1 |
| 1993 | — | — | — | — |
| 1994 | — | — | 1,587 | 1,587 |
| 1995 | 1 | 61,215 | — | 61,215 |
| 1996 | — | — | 2,182 | 2,182 |

NOTES: The above are totals for hotel housekeeping units only. Restaurants, spas, etc. are counted elsewhere.

SOURCE: Bank of Hawaii, *Construction in Hawaii, 1997*, p. 31.

8.1.9

**SUMMARY OF PRIVATE CONSTRUCTION AUTHORIZATIONS,
MAUI COUNTY**

| Year | Housing Inventory at April 1 | NEW RESIDENTIAL | | | | NEW NON-RESIDENTIAL | | ADDITIONS & ALTERATIONS | |
|------|------------------------------|-----------------|-----------------|--------------|-----------------|------------------------|-----------------------|---------------------------|--|
| | | Single-Family | | Multi-Family | | Permit Value (\$1,000) | Residential (\$1,000) | Non-residential (\$1,000) | |
| | | Units | Value (\$1,000) | Units | Value (\$1,000) | | | | |
| 1970 | 14,039 | 474 | 8,996 | 583 | 8,408 | 13,163 | 953 | 3,309 | |
| 1980 | 33,154 | 803 | 34,896 | 1,815 | 171,325 | 33,176 | 8,988 | 4,475 | |
| 1981 | 34,887 | 398 | 21,328 | 1,001 | 86,322 | 15,044 | 7,052 | 13,294 | |
| 1982 | 36,108 | 530 | 25,095 | 122 | 4,896 | 46,731 | 4,880 | 8,915 | |
| 1983 | 36,539 | 547 | 30,227 | 24 | 3,315 | 45,785 | 5,272 | 6,650 | |
| 1984 | 36,665 | 638 | 34,467 | 6 | 380 | 12,542 | 6,039 | 6,412 | |
| 1985 | 36,687 | 984 | 111,658 | 457 | 24,333 | 24,319 | 9,934 | 1,535 | |
| 1986 | 37,303 | 911 | 56,579 | 506 | 33,298 | 27,946 | 15,944 | 20,353 | |
| 1987 | 38,579 | 1,119 | 76,122 | 608 | 19,681 | 38,949 | 10,940 | 21,545 | |
| 1988 | 39,646 | 1,453 | 111,012 | 1,160 | 52,557 | 215,863 | 11,788 | 17,257 | |
| 1989 | 41,168 | 1,136 | 119,518 | 535 | 75,582 | 89,931 | 15,370 | 17,594 | |
| 1990 | 42,261 | 1,068 | 126,620 | 808 | 61,620 | 190,924 | 20,738 | 34,034 | |
| 1991 | 44,262 | 694 | 71,866 | 1,041 | 39,538 | 46,694 | 26,419 | 24,214 | |
| 1992 | 45,941 | 810 | 85,551 | 184 | 8,404 | 56,277 | 26,490 | 24,193 | |
| 1993 | 47,219 | 660 | 78,449 | 212 | 9,742 | 46,241 | 22,393 | 46,352 | |
| 1994 | 48,087 | 673 | 86,454 | 368 | 18,360 | 40,895 | 18,806 | 30,236 | |
| 1995 | 49,151 | 473 | 56,535 | 112 | 9,968 | 119,930 | 14,728 | 14,713 | |
| 1996 | NA | 601 | 73,117 | 152 | 8,010 | 41,170 | 13,795 | 19,863 | |

SOURCE: Bank of Hawaii, *Construction in Hawaii*, 1997, p. 28.

8.1.10

CONSTRUCTION ESTABLISHMENTS BY TYPE AND LOCATION, MAUI COUNTY

Based on primary Standard Industrial Classification (SIC) code and zip code

| Establishment Type | Location | Number | Location | Number | Totals | |
|---|------------|--------|------------|--------|--------------------|------------|
| General contractors and operative builders (SIC 15—) | | | | | | |
| | Haiku | 54 | Kula | 36 | | |
| | Hana | 10 | Lahaina | 26 | | |
| | Kahului | 52 | Makawao | 60 | | |
| | Kihei | 40 | Wailuku | 42 | Maui subtotal | 320 |
| | Kaunakakai | 14 | Kualapuu | 2 | | |
| | Lanai City | 4 | | | Total | 340 |
| Heavy construction, except building (SIC 16—) | | | | | | |
| | | | Kahului | 22 | | |
| | Kihei | 4 | Lahaina | 2 | | |
| | Kula | 12 | Wailuku | 8 | Total | 48 |
| Special trade contractors (SIC 170-) | | | | | | |
| | | | Kihei | 6 | | |
| | Kula | 2 | Lahaina | 2 | Total | 10 |
| Plumbing, heating, air-conditioning (SIC 171-) | | | | | | |
| | | | Haiku | 4 | | |
| | Kahului | 34 | Lahaina | 4 | | |
| | Kihei | 10 | Makawao | 8 | | |
| | Kula | 6 | Wailuku | 6 | Maui subtotal | 72 |
| | Kaunakakai | 2 | | | Total | 74 |
| Painting and paper hanging (SIC 172-) | | | | | | |
| | Haiku | 2 | Lahaina | 4 | | |
| | Kahului | 6 | Makawao | 4 | | |
| | Kihei | 14 | Paia | 2 | | |
| | Kula | 4 | Wailuku | 8 | Total | 44 |
| Electrical work (SIC 173-) | | | | | | |
| | | | Haiku | 2 | | |
| | Kahului | 20 | Makawao | 6 | | |
| | Kihei | 6 | Paia | 4 | | |
| | Lahaina | 14 | Wailuku | 22 | Maui subtotal | 74 |
| | Hoolehua | 2 | Kaunakakai | 2 | Total | 78 |
| Masonry, stonework, and plastering (SIC 174-) | | | | | | |
| | Haiku | 12 | Lahaina | 4 | | |
| | Kahului | 8 | Makawao | 10 | | |
| | Kihei | 16 | Paia | 2 | | |
| | Kula | 8 | Wailuku | 10 | Total | 70 |
| Carpentry and floor work (SIC 175-) | | | | | | |
| | | | Haiku | 4 | | |
| | Kahului | 8 | Kula | 2 | | |
| | Kihei | 10 | Makawao | 10 | Total | 34 |
| Roofing, siding, and sheet metal work (SIC 176-) | | | | | | |
| | Haiku | 2 | Kula | 2 | | |
| | Kahului | 2 | Makawao | 4 | | |
| | Kihei | 2 | Wailuku | 6 | Total | 18 |
| Concrete work (SIC 177-) | | | | | | |
| | Kahului | 2 | Kula | 2 | | |
| | Kihei | 4 | Wailuku | 2 | Total | 10 |
| Misc. special trade contractors, incl. admin. (SIC 179-) | | | | | | |
| | Haiku | 2 | Lahaina | 4 | | |
| | Kahului | 32 | Makawao | 6 | | |
| | Kihei | 8 | Wailuku | 16 | Maui subtotal | 68 |
| | Hoolehua | 2 | Lanai City | 2 | Total | 72 |
| | | | | | Grand Total | 690 |

NOTE: Pukalani combined with Makawao, and Puunene combined with Kahului.

SOURCE: U.S. Department of Commerce, Bureau of the Census, *Zip Code Business Patterns 1995*, on CD-ROM.

8.2.1

ESTIMATED VALUE OF LAND TRANSACTIONS, BY COUNTIES

In thousands of dollars

| Year | State Total | Maui County | Hawaii County | City and County of Honolulu | Kauai County |
|------|-------------|-------------|---------------|--------------------------------|--------------|
| 1968 | 703,420 | 37,501 | 95,967 | 550,082 | 14,718 |
| 1969 | 807,565 | 75,257 | 108,728 | 596,427 | 27,153 |
| 1970 | 880,226 | 76,462 | 111,239 | 668,003 | 24,522 |
| 1971 | 1,043,539 | 71,480 | 131,267 | 812,545 | 28,247 |
| 1972 | 1,508,602 | 114,634 | 170,995 | 1,142,699 | 80,274 |
| 1973 | 1,928,888 | 189,958 | 212,170 | 1,441,073 | 85,687 |
| 1974 | 1,711,217 | 183,760 | 156,682 | 1,305,257 | 65,518 |
| 1975 | 1,445,116 | 194,478 | 138,289 | 1,064,559 | 47,790 |
| 1976 | 1,733,062 | 222,214 | 141,779 | 1,312,981 | 56,088 |
| 1977 | 2,152,230 | 384,122 | 209,366 | 1,471,172 | 87,570 |
| 1978 | 3,050,870 | 581,485 | 288,886 | 2,017,774 | 162,725 |
| 1979 | 4,475,715 | 643,711 | 545,192 | 3,009,059 | 277,753 |
| 1980 | 4,224,807 | 611,607 | 546,141 | 2,749,190 | 317,869 |
| 1981 | 3,200,331 | 424,994 | 397,740 | 2,078,739 | 298,858 |
| 1982 | 3,011,060 | 602,464 | 293,310 | 1,911,711 | 203,575 |
| 1983 | 3,272,167 | 423,712 | 359,695 | 2,333,882 | 154,878 |
| 1984 | 3,764,563 | 610,385 | 467,052 | 2,549,352 | 137,773 |
| 1985 | 3,778,078 | 562,563 | 359,835 | 2,581,678 | 274,002 |
| 1986 | 5,911,973 | 1,080,487 | 620,157 | 4,182,294 | 326,870 |
| 1987 | 7,020,141 | 1,169,182 | 641,667 | 4,820,850 | 388,442 |
| 1988 | 9,468,113 | 1,344,818 | 971,541 | 6,705,645 | 446,136 |
| 1989 | 13,303,281 | 2,446,997 | 1,671,483 | 8,514,926 | 669,875 |
| 1990 | 14,262,954 | 2,046,874 | 2,893,086 | 8,764,532 | 558,462 |
| 1991 | 7,483,344 | 1,028,857 | 983,728 | 4,793,933 | 676,826 |
| 1992 | 7,850,447 | 1,027,394 | 886,726 | 5,590,377 | 345,950 |
| 1993 | 12,270,676 | 1,753,255 | 1,345,225 | 8,621,058 | 551,138 |
| 1994 | 10,701,398 | 1,441,528 | 1,120,254 | 7,461,624 | 677,991 |
| 1995 | 6,424,925 | 847,727 | 849,799 | 4,465,410 | 261,990 |
| 1996 | 5,793,252 | 990,129 | 786,192 | 3,640,154 | 376,776 |
| 1997 | 6,298,003 | 1,057,281 | 851,136 | 4,042,187 | 347,399 |

SOURCE: Hawaii State Department of Land and Natural Resources, Bureau of Conveyances, records.

8.2.2

SELECTED HOUSING CHARACTERISTICS, MAUI COUNTY

Data include some condominium units used or intended for use by transients

| | |
|---|---------------|
| All Housing Units | 42,160 |
| Units in Structure | |
| 1 unit, detached | 25,781 |
| 1 unit, attached | 2,569 |
| 2 to 4 units | 1,595 |
| 5 to 9 units | 1,885 |
| 10 or more units | 9,652 |
| Mobile home, boat, other | 678 |
| Mean Number of Rooms | 4.2 |
| Occupied Housing Units | |
| Total | 33,145 |
| With 1.01 or more persons per room | 5,411 |
| Vacant Housing Units | |
| Total | 9,015 |
| For seasonal, recreational, or occasional use | 5,944 |
| Homeowner Vacancy Rate | 1.5 |
| Rental Vacancy Rate | 9.9 |
| Owner-Occupied Housing Units | |
| Total | 19,083 |
| Percent of All Occupied Units | 57.6 |
| Persons Per Unit | 3.23 |
| Mean Number of Rooms | 5 |
| Value of Specified Owner-Occupied Housing Units¹ | |
| Total | 15,566 |
| Less than \$100,000 | 1,816 |
| \$100,000 to \$199,999 | 5,857 |
| \$200,000 to \$299,999 | 4,623 |
| \$300,000 or more | 3,270 |
| Lower Quartile (dollars) | 141,500 |
| Median (dollars) | 202,100 |
| Upper Quartile (dollars) | 284,300 |
| Renter-Occupied Housing Units | |
| Total | 14,062 |
| Persons Per Unit | 2.66 |
| Mean Number of Rooms | 3.6 |
| Contract Rent of Specified Renter-Occupied Units² | |
| Total | 12,243 |
| Less than \$250 | 1,368 |
| \$250 to \$499 | 2,359 |
| \$500 to \$749 | 3,878 |
| \$750 to \$999 | 2,639 |
| \$1,000 or more | 1,999 |
| Lower Quartile (dollars) | 434 |
| Median (dollars) | 658 |
| Upper Quartile (dollars) | 899 |

¹ House and lot. Data limited to one-family houses on less than 10 acres without a business or medical office on the property.

² Excludes one-family houses on 10 acres or more.

SOURCE: U.S. Bureau of the Census, *1990 Census of Population and Housing, Summary Population and Housing Characteristics, Hawaii*, 1990 CPH-1-13 (August 1991), tables 8, 10, and 12.

8.2.3

**HOUSING UNIT CHARACTERISTICS OF
DIVISIONS AND CENSUS DESIGNATED PLACES (CDP),
MAUI COUNTY**

| Division and Place | ALL HOUSING UNITS | | HOUSING UNITS OCCUPIED | |
|--------------------------------|-------------------|----------------------|------------------------|------------------------------|
| | Total | Mean Number of Rooms | Total | One or More Persons Per Room |
| Maui County Total | 42,160 | 4.2 | 33,145 | 5,411 |
| Haiku-Pauwela division | 2,074 | 4.4 | 1,916 | 316 |
| Haiku-Pauwela CDP | 1,649 | 4.5 | 1,522 | 234 |
| Hana division | 763 | 3.7 | 589 | 152 |
| Hana CDP | 217 | 4.0 | 179 | 55 |
| Kahului division | 5,084 | 4.4 | 4,970 | 1,097 |
| Kahului CDP (part) | 5,084 | 4.4 | 4,970 | 1,097 |
| Kihei division | 7,920 | 3.7 | 4,902 | 576 |
| Kihei CDP | 6,497 | 3.7 | 4,133 | 536 |
| Maalaea CDP | 527 | 3.2 | 242 | 10 |
| Wailea-Makena CDP (part) | 890 | 4.2 | 523 | 30 |
| Kula division | 4,330 | 4.6 | 2,989 | 250 |
| Wailea-Makena CDP (part) | 2,180 | 4.4 | 1,023 | 66 |
| Lahaina division | 7,739 | 3.5 | 4,868 | 840 |
| Kaanapali CDP | 703 | 3.7 | 274 | 20 |
| Kapalua CDP | 921 | 2.5 | 115 | 13 |
| Lahaina CDP | 2,982 | 4.2 | 2,654 | 540 |
| Napili-Honokowai CDP | 3,080 | 3.1 | 1,775 | 254 |
| Makawao-Paia division | 5,122 | 4.8 | 4,893 | 677 |
| Haliimaile CDP | 240 | 4.8 | 234 | 54 |
| Makawao CDP | 1,801 | 4.6 | 1,735 | 252 |
| Paia CDP | 740 | 4.6 | 674 | 105 |
| Pukalani CDP | 1,898 | 5.0 | 1,841 | 238 |
| Puunene division | 51 | 4.6 | 47 | 9 |
| Kahului CDP (part) | 51 | 4.6 | 47 | 9 |
| Spreckelsville division | 118 | 5.4 | 85 | 2 |
| Kahului CDP (part) | 1 | 5 | – | – |
| Waihee-Waikapu division | 691 | 5.2 | 655 | 113 |
| Waihee-Waiehu CDP (part) | 280 | 4.9 | 265 | 52 |
| Waikapu CDP | 215 | 4.9 | 209 | 38 |
| Wailuku CDP (part) | 114 | 7.2 | 104 | 2 |
| Wailuku division | 4,530 | 4.5 | 4,358 | 778 |
| Waihee-Waiehu CDP (part) | 796 | 4.8 | 787 | 217 |
| Wailuku CDP (part) | 3,734 | 4.4 | 3,571 | 561 |
| East Molokai division | 1,775 | 3.9 | 1,407 | 320 |
| Kaunakakai CDP | 997 | 4.0 | 847 | 165 |
| West Molokai division | 956 | 3.6 | 619 | 177 |
| Kualapuu CDP | 493 | 3.9 | 456 | 150 |
| Maunaloa CDP | 130 | 4.5 | 118 | 24 |
| Lanai division | 1,007 | 4.5 | 847 | 104 |
| Lanai City CDP | 967 | 4.6 | 837 | 103 |

SOURCE: U.S. Bureau of the Census, *1990 Census of Population and Housing, Summary Population and Housing Characteristics, Hawaii*, 1990 CPH-1-13 (August 1991), table 7.

8.2.4

VACANT HOUSING UNIT CHARACTERISTICS BY CENSUS DESIGNATED PLACE (CDP), MAUI COUNTY

| 2000 | All Housing Units | VACANT HOUSING UNITS | | | |
|-----------------------------------|-------------------------|----------------------|--|---------------------------|------------------------|
| | | Total | Seasonal, Recreational or Occasional | Homeowner Vacancy Rate | Rental Vacancy Rate |
| Maui County | 56,377 | 12,870 | 9,746 | 1.2 | 7.2 |
| Kalawao County (Kalaupapa) | 172 | 57 | 31 | 100.0 | 0.0 |
| Maui Island | | | | | |
| Haiku-Pauwela CDP | 2,454 | 144 | 63 | 0.8 | 2.2 |
| Haliimaile CDP | 260 | 6 | 0 | 0.6 | 1.3 |
| Hana CDP | 253 | 62 | 18 | 2.3 | 30.3 |
| Kaanapali CDP | 1,775 | 1,238 | 1,205 | 2.6 | 6.2 |
| Kahului CDP | 6,079 | 199 | 29 | 0.4 | 2.0 |
| Kapalua CDP | 831 | 645 | 457 | 2.4 | 71.1 |
| Kihei CDP | 9,170 | 3,000 | 2,442 | 1.7 | 8.0 |
| Lahaina CDP | 3,027 | 428 | 322 | 0.4 | 5.3 |
| Maalaea CDP | 600 | 337 | 272 | 0.0 | 33.3 |
| Makawao CDP | 2,222 | 71 | 20 | 0.9 | 1.2 |
| Napili-Honokowai CDP | 4,681 | 2,052 | 1,704 | 0.4 | 13.6 |
| Paia CDP | 890 | 107 | 63 | 1.3 | 6.5 |
| Pukalani CDP | 2,522 | 83 | 18 | 1.0 | 1.6 |
| Waihee-Waiehu CDP | 1,909 | 45 | 4 | 0.7 | 2.3 |
| Waikapu CDP | 360 | 13 | 0 | 1.5 | 2.4 |
| Wailea-Makena CDP | 5,099 | 2,579 | 2,401 | 4.5 | 2.5 |
| Wailuku CDP | 4,780 | 245 | 52 | 1.2 | 3.7 |
| Molokai | | | | | |
| Kalawao County (Kalaupapa) | 172 | 57 | 31 | 100.0 | 0.0 |
| Kaunakakai CDP | 962 | 95 | 28 | 2.4 | 7.7 |
| Kualapuu CDP | 592 | 28 | 7 | 1.1 | 6.8 |
| Maunaloa CDP | 91 | 26 | 1 | 33.3 | 24.0 |
| Lanai | | | | | |
| Lanai City CDP | 1,343 | 195 | 66 | 0.9 | 7.1 |

SOURCE: U.S. Bureau of the Census, *Census 2000 Profiles of General Demographic Characteristics, Hawaii* (May 2001).

8.2.5

OCCUPIED HOUSING UNIT CHARACTERISTICS BY CENSUS DESIGNATED PLACE (CDP), MAUI COUNTY

| 2000 | All Housing Units | OCCUPIED HOUSING UNITS | | | AVERAGE HOUSEHOLD SIZE | |
|-----------------------------------|-------------------------|------------------------|---------------|---------------|-----------------------------|------------------------------|
| | | Total | by Owner | by Renter | Owner- Occupied Units | Renter- Occupied Units |
| Maui County | 56,377 | 43,507 | 25,039 | 18,468 | 3.13 | 2.62 |
| Kalawao County (Kalaupapa) | 172 | 115 | 0 | 115 | 0.00 | 1.28 |
| Maui Island | | | | | | |
| Haiku-Pauwela CDP | 2,454 | 2,310 | 1,416 | 894 | 3.01 | 2.54 |
| Haliimaile CDP | 260 | 254 | 176 | 78 | 3.45 | 3.68 |
| Hana CDP | 253 | 191 | 129 | 62 | 3.84 | 3.44 |
| Kaanapali CDP | 1,775 | 537 | 416 | 121 | 2.58 | 2.48 |
| Kahului CDP | 6,079 | 5,880 | 3,190 | 2,690 | 3.43 | 3.13 |
| Kapalua CDP | 831 | 186 | 120 | 66 | 2.35 | 2.80 |
| Kihei CDP | 9,170 | 6,170 | 3,007 | 3,163 | 3.00 | 2.42 |
| Lahaina CDP | 3,027 | 2,599 | 1,393 | 1,206 | 4.05 | 2.87 |
| Maalaea CDP | 600 | 263 | 151 | 112 | 1.74 | 1.71 |
| Makawao CDP | 2,222 | 2,151 | 1,207 | 944 | 3.18 | 2.63 |
| Napili-Honokowai CDP | 4,681 | 2,629 | 1,128 | 1,501 | 2.92 | 2.32 |
| Paia CDP | 890 | 783 | 523 | 260 | 3.26 | 2.78 |
| Pukalani CDP | 2,522 | 2,439 | 1,600 | 839 | 3.13 | 2.84 |
| Waihee-Waiehu CDP | 1,909 | 1,864 | 1,526 | 338 | 4.07 | 3.21 |
| Waikapu CDP | 360 | 347 | 264 | 83 | 3.26 | 3.07 |
| Wailea-Makena CDP | 5,099 | 2,520 | 1,386 | 1,134 | 2.34 | 2.14 |
| Wailuku CDP | 4,780 | 4,535 | 2,675 | 1,860 | 2.87 | 2.49 |
| Molokai | | | | | | |
| Kalawao County (Kalaupapa) | 172 | 115 | 0 | 115 | 0.00 | 1.28 |
| Kaunakakai CDP | 962 | 867 | 531 | 336 | 3.34 | 2.79 |
| Kualapuu CDP | 592 | 564 | 441 | 123 | 3.49 | 3.22 |
| Maunaloa CDP | 91 | 65 | 8 | 57 | 4.63 | 3.39 |
| Lanai | | | | | | |
| Lanai City CDP | 1,343 | 1,148 | 571 | 577 | 2.91 | 2.59 |

SOURCE: U.S. Bureau of the Census, *Census 2000 Profiles of General Demographic Characteristics, Hawaii* (May 2001).

8.2.6

**OWNER-OCCUPIED HOUSING UNIT VALUES IN
DIVISIONS AND CENSUS DESIGNATED PLACES (CDP),
MAUI COUNTY**

| Division and Place | SPECIFIED OWNER-OCCUPIED HOUSING UNITS | | | | | | |
|--------------------------------|--|-----------------------|----------------------------|------------------------------|------------------------------|------------------------------|----------------------|
| | Total | Less than \$50,000 | \$50,000 to \$99,000 | \$100,000 to \$149,000 | \$150,000 to \$199,000 | \$200,000 to \$299,000 | \$300,000 or more |
| Maui County Total | 15,566 | 362 | 1,454 | 2,492 | 3,365 | 4,623 | 3,270 |
| Haiku-Pauwela division | 949 | 15 | 72 | 126 | 189 | 304 | 243 |
| Haiku-Pauwela CDP | 768 | 9 | 60 | 113 | 158 | 243 | 185 |
| Hana division | 272 | 31 | 66 | 48 | 34 | 40 | 53 |
| Hana CDP | 101 | 4 | 25 | 30 | 17 | 14 | 11 |
| Kahului division | 2,712 | 30 | 147 | 559 | 896 | 951 | 129 |
| Kahului CDP (part) | 2,712 | 30 | 147 | 559 | 896 | 951 | 129 |
| Kihei division | 1,420 | 5 | 28 | 117 | 292 | 616 | 362 |
| Kihei CDP | 1,232 | 4 | 26 | 112 | 273 | 541 | 276 |
| Maalaea CDP | 8 | 1 | — | — | 1 | — | 6 |
| Wailea-Makena CDP (part) | 180 | — | 2 | 5 | 18 | 75 | 80 |
| Kula division | 1,462 | 16 | 20 | 69 | 138 | 370 | 849 |
| Wailea-Makena CDP (part) | 433 | — | — | 4 | 11 | 58 | 360 |
| Lahaina division | 1,608 | 20 | 45 | 156 | 316 | 552 | 519 |
| Kaanapali CDP | 74 | — | 2 | — | — | 11 | 61 |
| Kapalua CDP | 12 | — | — | — | — | 2 | 10 |
| Lahaina CDP | 1,140 | 19 | 35 | 115 | 223 | 426 | 322 |
| Napili-Honokowai CDP | 360 | 1 | 7 | 39 | 91 | 103 | 119 |
| Makawao-Paia division | 2,905 | 39 | 183 | 469 | 731 | 943 | 540 |
| Haliimaile CDP | 160 | 5 | 24 | 48 | 54 | 26 | 3 |
| Makawao CDP | 1,001 | 5 | 53 | 161 | 305 | 336 | 141 |
| Paia CDP | 424 | 16 | 78 | 115 | 89 | 66 | 60 |
| Pukalani CDP | 1,132 | 11 | 19 | 136 | 270 | 485 | 211 |
| Puunene division | — | — | — | — | — | — | — |
| Kahului CDP (part) | — | — | — | — | — | — | — |
| Spreckelsville division | 42 | — | — | — | — | 4 | 38 |
| Kahului CDP (part) | — | — | — | — | — | — | — |
| Waihee-Waikapu division | 399 | 12 | 54 | 71 | 47 | 84 | 131 |
| Waihee-Waiehu CDP (part) | 165 | 3 | 31 | 35 | 25 | 41 | 30 |
| Waikapu CDP | 117 | 5 | 18 | 33 | 19 | 26 | 16 |
| Wailuku CDP (part) | 83 | — | — | — | — | 6 | 77 |
| Wailuku division | 2,228 | 58 | 303 | 448 | 468 | 618 | 333 |
| Waihee-Waiehu CDP (part) | 637 | 20 | 100 | 139 | 123 | 214 | 41 |
| Wailuku CDP (part) | 1,591 | 38 | 203 | 309 | 345 | 404 | 292 |
| East Molokai division | 830 | 55 | 262 | 222 | 148 | 89 | 54 |
| Kaunakakai CDP | 519 | 26 | 186 | 147 | 94 | 54 | 12 |
| West Molokai division | 287 | 60 | 113 | 57 | 33 | 11 | 13 |
| Kualapuu CDP | 275 | 60 | 113 | 56 | 33 | 10 | 3 |
| Maunaloa CDP | — | — | — | — | — | — | — |
| Lanai division | 452 | 21 | 161 | 150 | 73 | 41 | 6 |
| Lanai City CDP | 451 | 21 | 161 | 150 | 72 | 41 | 6 |

Note: 2000 data not released as of June 15, 2001. Check our website for updates. <http://www.brl-sbdc.org/brlprod.htm>.

SOURCE: U.S. Bureau of the Census, *1990 Census of Population and Housing, Summary Population and Housing Characteristics, Hawaii*, 1990 CPH-1-13 (August 1991), table 9.

8.2.7

RENTER-OCCUPIED HOUSING UNIT CHARACTERISTICS IN DIVISIONS AND CENSUS DESIGNATED PLACES (CDP), MAUI COUNTY

| Division and Place | ALL RENTER-OCCUPIED HOUSING UNITS | | | |
|--------------------------------|-----------------------------------|-----------------------------------|---------------------|-------------------------|
| | Total | One Unit, Detached or Attached | Persons Per Unit | Mean Number of Rooms |
| Maui County Total | 14,062 | 9,423 | 2.66 | 3.6 |
| Haiku-Pauwela division | 764 | 713 | 2.70 | 3.7 |
| Haiku-Pauwela CDP | 614 | 570 | 2.68 | 3.8 |
| Hana division | 257 | 234 | 2.75 | 3.3 |
| Hana CDP | 69 | 59 | 3.06 | 3.5 |
| Kahului division | 1,996 | 1,397 | 2.91 | 3.4 |
| Kahului CDP (part) | 1,996 | 1,397 | 2.91 | 3.4 |
| Kihei division | 2,412 | 1,301 | 2.46 | 3.5 |
| Kihei CDP | 2,074 | 1,163 | 2.48 | 3.5 |
| Maalaea CDP | 117 | 11 | 1.86 | 3.0 |
| Wailea-Makena CDP (part) | 219 | 125 | 2.59 | 4.2 |
| Kula division | 1,217 | 1,088 | 2.40 | 3.8 |
| Wailea-Makena CDP (part) | 479 | 394 | 2.20 | 3.6 |
| Lahaina division | 2,564 | 1,041 | 2.56 | 3.3 |
| Kaanapali CDP | 88 | 20 | 2.27 | 3.7 |
| Kapalua CDP | 51 | 12 | 2.16 | 3.4 |
| Lahaina CDP | 1,313 | 802 | 2.91 | 3.6 |
| Napili-Honokowai CDP | 1,087 | 187 | 2.16 | 2.8 |
| Makawao-Paia division | 1,684 | 1,547 | 2.80 | 4.1 |
| Haliimaile CDP | 58 | 54 | 3.40 | 3.8 |
| Makawao CDP | 637 | 583 | 2.83 | 4.1 |
| Paia CDP | 200 | 175 | 2.53 | 4.1 |
| Pukalani CDP | 626 | 590 | 2.95 | 4.2 |
| Puunene division | 47 | 43 | 3.21 | 4.6 |
| Kahului CDP (part) | 47 | 43 | 3.21 | 4.6 |
| Spreckelsville division | 37 | 36 | 2.11 | 4.1 |
| Kahului CDP (part) | – | – | – | – |
| Waihee-Waikapu division | 191 | 170 | 3.24 | 4.2 |
| Waihee-Waiehu CDP (part) | 84 | 74 | 3.19 | 4.1 |
| Waikapu CDP | 72 | 64 | 3.01 | 4.2 |
| Wailuku CDP (part) | 10 | 9 | 3.30 | 5.8 |
| Wailuku division | 1,758 | 955 | 2.64 | 3.4 |
| Waihee-Waiehu CDP (part) | 115 | 102 | 3.43 | 4.0 |
| Wailuku CDP (part) | 1,643 | 853 | 2.58 | 3.4 |
| East Molokai division | 511 | 361 | 2.65 | 3.3 |
| Kaunakakai CDP | 304 | 203 | 2.40 | 3.5 |
| West Molokai division | 239 | 212 | 3.35 | 4.0 |
| Kualapuu CDP | 98 | 98 | 3.50 | 3.5 |
| Maunaloa CDP | 118 | 106 | 3.43 | 4.6 |
| Lanai division | 385 | 325 | 2.73 | 4.3 |
| Lanai City CDP | 376 | 318 | 2.74 | 4.3 |

Note: 2000 data not released as of June 15, 2001. Check our website for updates. <http://www.brl-sbdc.org/brlprod.htm>.

SOURCE: U.S. Bureau of the Census, *1990 Census of Population and Housing, Summary Population and Housing Characteristics, Hawaii*, 1990 CPH-1-13 (August 1991), table 11.

8.2.8

**CONTRACT RENT OF RENTER-OCCUPIED HOUSING
UNITS IN DIVISIONS AND CENSUS DESIGNATED PLACES
(CDP), MAUI COUNTY**

| Division and Place | SPECIFIED RENTER-OCCUPIED HOUSING UNITS PAYING CASH RENT | | | | | |
|--------------------------------|---|--------------------|----------------------|----------------------|----------------------|--------------------|
| | Total | Less than \$250 | \$250 to \$499 | \$500 to \$749 | \$750 to \$999 | \$1,000 or more |
| Maui County Total | 12,243 | 1,368 | 2,359 | 3,878 | 2,639 | 1,999 |
| Haiku-Pauwela division | 611 | 46 | 147 | 233 | 124 | 61 |
| Haiku-Pauwela CDP | 503 | 36 | 119 | 195 | 102 | 51 |
| Hana division | 124 | 31 | 41 | 35 | 10 | 7 |
| Hana CDP | 43 | 6 | 13 | 16 | 5 | 3 |
| Kahului division | 1,732 | 321 | 423 | 645 | 285 | 58 |
| Kahului CDP (part) | 1,732 | 321 | 423 | 645 | 285 | 58 |
| Kihei division | 2,263 | 22 | 177 | 730 | 683 | 651 |
| Kihei CDP | 1,952 | 19 | 171 | 650 | 587 | 525 |
| Maalaea CDP | 110 | 1 | 1 | 41 | 41 | 26 |
| Wailea-Makena CDP (part) | 200 | 2 | 4 | 39 | 55 | 100 |
| Kula division | 954 | 33 | 107 | 299 | 247 | 268 |
| Wailea-Makena CDP (part) | 401 | 2 | 15 | 93 | 120 | 171 |
| Lahaina division | 2,377 | 167 | 271 | 682 | 661 | 596 |
| Kaanapali CDP | 67 | – | 14 | 13 | 6 | 34 |
| Kapalua CDP | 44 | – | 3 | 7 | 9 | 25 |
| Lahaina CDP | 1,212 | 137 | 207 | 341 | 241 | 286 |
| Napili-Honokowai CDP | 1,037 | 26 | 44 | 316 | 403 | 248 |
| Makawao-Paia division | 1,447 | 54 | 232 | 501 | 424 | 236 |
| Haliimaile CDP | 50 | 4 | 17 | 17 | 8 | 4 |
| Makawao CDP | 561 | 10 | 61 | 187 | 214 | 89 |
| Paia CDP | 169 | 13 | 40 | 54 | 31 | 31 |
| Pukalani CDP | 551 | 17 | 101 | 198 | 148 | 87 |
| Puunene division | 42 | 42 | – | – | – | – |
| Kahului CDP (part) | 42 | 42 | – | – | – | – |
| Spreckelsville division | 24 | 3 | 4 | 4 | 3 | 10 |
| Kahului CDP (part) | – | – | – | – | – | – |
| Waihee-Waikapu division | 137 | 21 | 37 | 47 | 10 | 22 |
| Waihee-Waiehu CDP (part) | 54 | 9 | 13 | 16 | 3 | 13 |
| Waikapu CDP | 66 | 9 | 22 | 27 | 5 | 3 |
| Wailuku CDP (part) | 8 | 1 | – | 1 | 1 | 5 |
| Wailuku division | 1,566 | 170 | 618 | 530 | 173 | 75 |
| Waihee-Waiehu CDP (part) | 105 | 12 | 22 | 18 | 25 | 28 |
| Wailuku CDP (part) | 1,461 | 158 | 596 | 512 | 148 | 47 |
| East Molokai division | 435 | 146 | 157 | 118 | 13 | 1 |
| Kaunakakai CDP | 288 | 105 | 111 | 62 | 10 | – |
| West Molokai division | 210 | 66 | 99 | 37 | 1 | 7 |
| Kualapuu CDP | 78 | 16 | 31 | 30 | – | 1 |
| Maunaloa CDP | 117 | 50 | 65 | 1 | – | 1 |
| Lanai division | 321 | 246 | 46 | 17 | 5 | 7 |
| Lanai City CDP | 314 | 241 | 46 | 17 | 3 | 7 |

Note: 2000 data not released as of June 15, 2001. Check our website for updates. <http://www.brl-sbdc.org/brlprod.htm>.

SOURCE: U.S. Bureau of the Census, *1990 Census of Population and Housing, Summary Population and Housing Characteristics, Hawaii*, 1990 CPH-1-13 (August 1991), table 11.