

# Construction & Housing



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## 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)
1989	2,347	237,653
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

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
<b>Total</b>	<b>2,365</b>	<b>250,486,440</b>

SOURCE: Maui County Department of Public Works, records.

### 8.1.3

## BUILDING PERMITS ISSUED BY DISTRICT, MAUI COUNTY

1999 Districts	Number of Permits	Valuation
<b>Maui Island</b>	<b>2,204</b>	<b>240,378,038</b>
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
<b>Lanai</b>	<b>56</b>	<b>3,296,435</b>
<b>Molokai</b>	<b>105</b>	<b>6,811,968</b>
<b>Maui County</b>	<b>2,365</b>	<b>250,486,441</b>

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

### 8.1.4

## PRIVATE RESIDENTIAL CONSTRUCTION AUTHORIZATIONS, MAUI COUNTY

	1992	1993	1994	1995	1996
<b>Authorized Housing Units (number)</b>					
New single-family units	810	660	673	473	601
New multi-family units	184	212	368	112	152
<b>Total</b>	<b>994</b>	<b>872</b>	<b>1,041</b>	<b>585</b>	<b>753</b>
<b>Permit Value (\$ thousands)</b>					
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
<b>Total</b>	<b>120,445</b>	<b>110,584</b>	<b>123,620</b>	<b>81,231</b>	<b>94,922</b>

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
<b>Total Authorizations</b>	<b>56.3</b>	<b>46.2</b>	<b>40.9</b>	<b>119.1</b>	<b>41.2</b>	<b>-65.4</b>

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 <sup>1</sup>
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 <sup>2</sup>	689	30	402	(NA)

<sup>1</sup> Excludes units destroyed by fire, volcanic activity, high winds, and other disasters.

<sup>2</sup> 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  Permit Value (\$1,000)	ADDITIONS & ALTERATIONS	
		Single-Family		Multi-Family			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	
<b>General contractors and operative builders (SIC 15—)</b>						
	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
<b>Heavy construction, except building (SIC 16—)</b>						
			Kahului	22		
	Kihei	4	Lahaina	2		
	Kula	12	Wailuku	8	Total	48
<b>Special trade contractors (SIC 170-)</b>						
			Kihei	6		
	Kula	2	Lahaina	2	Total	10
<b>Plumbing, heating, air-conditioning (SIC 171-)</b>						
			Haiku	4		
	Kahului	34	Lahaina	4		
	Kihei	10	Makawao	8		
	Kula	6	Wailuku	6	Maui subtotal	72
	Kaunakakai	2			Total	74
<b>Painting and paper hanging (SIC 172-)</b>						
	Haiku	2	Lahaina	4		
	Kahului	6	Makawao	4		
	Kihei	14	Paia	2		
	Kula	4	Wailuku	8	Total	44
<b>Electrical work (SIC 173-)</b>						
			Haiku	2		
	Kahului	20	Makawao	6		
	Kihei	6	Paia	4		
	Lahaina	14	Wailuku	22	Maui subtotal	74
	Hoolehua	2	Kaunakakai	2	Total	78
<b>Masonry, stonework, and plastering (SIC 174-)</b>						
	Haiku	12	Lahaina	4		
	Kahului	8	Makawao	10		
	Kihei	16	Paia	2		
	Kula	8	Wailuku	10	Total	70
<b>Carpentry and floor work (SIC 175-)</b>						
			Haiku	4		
	Kahului	8	Kula	2		
	Kihei	10	Makawao	10	Total	34
<b>Roofing, siding, and sheet metal work (SIC 176-)</b>						
	Haiku	2	Kula	2		
	Kahului	2	Makawao	4		
	Kihei	2	Wailuku	6	Total	18
<b>Concrete work (SIC 177-)</b>						
	Kahului	2	Kula	2		
	Kihei	4	Wailuku	2	Total	10
<b>Misc. special trade contractors, incl. admin. (SIC 179-)</b>						
	Haiku	2	Lahaina	4		
	Kahului	32	Makawao	6		
	Kihei	8	Wailuku	16	Maui subtotal	68
	Hoolehua	2	Lanai City	2	Total	72
					<b>Grand Total</b>	<b>690</b>

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

**COMPONENTS OF CHANGE IN THE HOUSING INVENTORY, BY CONTROL,  
MAUI COUNTY**

April 1, 1994 to March 31, 1995 County and Control	NEW HOUSING UNITS BUILT			Housing Units Converted <sup>1</sup>	Housing Units Demolished	Housing Units Transferred <sup>2</sup>
	In 1-Unit Structures	In 2-Unit Structures	In Multi-Unit Structures			
State Total	4,419	151	3,860	15	893	-
<b>Maui County</b>	689	30	285	-1	6	-
Private <sup>3</sup>	689	30	285	(NA)	(NA)	-
Health	-	-	-	-1	6	-4

<sup>1</sup> Number added less number deleted.

<sup>2</sup> Net gain (+) or loss (-) by purchase, sale, donation, or lease. There were some units in interagency transfer in which the receiving agency was not identified.

<sup>3</sup> Based on building permit data, allowing nine months for completion of units in multi-unit structures and three months for all other activity.

NA: Not available.

## 8.2.2

### 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.

### 8.2.3

## RESIDENT AND NON-RESIDENT HOUSING UNITS, MAUI COUNTY

Year	Maui Total	Resident <sup>1</sup>	Non-Resident <sup>2</sup>
1980	33,154	28,457	4,697
1981	34,887	29,447	5,440
1982	36,108	30,558	5,550
1983	36,539	30,648	5,891
1984	36,665	29,450	7,215
1985	36,687	28,254	8,433
1986	37,303	28,768	8,535
1987	38,579	30,652	7,927
1988	39,646	31,370	8,276
1989	41,168	32,999	8,169
1990	42,261	32,879	9,382
1991	44,262	33,979	10,283
1992	45,941	36,450	9,491
1993	47,219	37,847	9,372
1994	48,087	39,038	9,049
1995	49,151	NA	NA

<sup>1</sup> Estimated as of April 1. Includes all housing units other than condominium units in rental pools and intended for transient occupancy.

<sup>2</sup> Condominium units in rental pools and intended for transient occupancy, based on survey data from the Hawaii Visitors Bureau. Includes condo/hotel units.

NA: Not available.

SOURCE: Hawaii State Department of Business, Economic Development & Tourism, Research and Economic Analysis Division, *Housing Unit Estimates for Hawaii, 1980–1995*, (Statistical Report 230, September 1996).

## 8.2.4

### TENURE AND CONTROL OF HOUSING, MAUI COUNTY

*Data include condominium unit occupied or intended for occupancy by non-residents  
Data also include Kalawao County*

Year	OWNER- OCCUPIED UNITS <sup>1</sup>			RENTER-OCCUPIED AND VACANT UNITS		
	All Housing Units <sup>2</sup>	Land Owned	Land Leased	Private <sup>3</sup>	Federal <sup>2</sup>	State and County
1980	33,365	10,669	618	21,696	26	356
1981	34,887					
1982	37,194	11,099	669	25,061	28	337
1983	38,201	11,385	679	25,783	28	326
1984	38,904	11,598	674	26,148	28	456
1985	39,510	11,959	664	26,381	28	478
1986	40,768	12,142	719	27,423	15	469
1987	42,780	12,585	789	28,935	15	456
1988	44,605	13,043	850	30,247	14	451
1989	46,980	13,626	873	32,002	14	465
1990	42,261	14,036	915	26,873	9	428
1991	44,262	14,429	969	28,267	6	621
1992	45,941	14,971	999	29,346	6	619
1993	47,219	15,725	707	30,162	6	619
1994	48,087	16,472	719	30,271	6	619
1995	49,151	17,242	718	30,506	6	679

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

<sup>2</sup> As of April 1.

<sup>3</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: Hawaii State Department of Business and Economic Development, *Housing Unit Estimates for Hawaii, 1980–1995*, (Statistical Report 230, September 1996); *Housing Unit Estimates for Hawaii, 1980–1992*, (Statistical Report 225, August 1992); *Housing Unit Estimates for Hawaii, 1970–1982* (Statistical Report 156, July 28, 1982), table 2.

## 8.2.5

**HOUSING UNITS OWNED BY GOVERNMENT AGENCIES,  
MAUI AND KALAWAO COUNTIES**

April 1, 1995 Government Unit or Type of Housing	Kalawao County	Maui County
<b>All Agencies</b>	<b>95</b>	<b>590</b>
<b>Federal Government</b>	-	<b>6</b>
Armed Forces	-	6
Coast Guard	-	6
Civilian Agencies <sup>1</sup>	-	-
<b>State Government</b>	<b>95</b>	<b>439</b>
Hawaii Housing Authority	-	411
Rental	-	199
Teachers housing	-	28
HFDC	-	184
Health	95	16
Land & Natural Resources <sup>1</sup>	-	11
University of Hawaii	-	1
<b>County Government</b>	-	<b>145</b>

<sup>1</sup> 1991 data.

SOURCE: Hawaii State Department of Business, Economic Development & Tourism, *Housing Unit Estimates for Hawaii, 1980-1995*, (Statistical Report 230, September 1996), table 6.

## 8.2.6

### SELECTED HOUSING CHARACTERISTICS, MAUI COUNTY

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

<b>All Housing Units</b>	<b>42,160</b>
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
<b>Occupied Housing Units</b>	
Total	33,145
With 1.01 or more persons per room	5,411
<b>Vacant Housing Units</b>	
Total	9,015
For seasonal, recreational, or occasional use	5,944
Homeowner Vacancy Rate	1.5
Rental Vacancy Rate	9.9
<b>Owner-Occupied Housing Units</b>	
Total	19,083
Percent of All Occupied Units	57.6
Persons Per Unit	3.23
Mean Number of Rooms	5
<b>Value of Specified Owner-Occupied Housing Units<sup>1</sup></b>	
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
<b>Renter-Occupied Housing Units</b>	
Total	14,062
Persons Per Unit	2.66
Mean Number of Rooms	3.6
<b>Contract Rent of Specified Renter-Occupied Units<sup>2</sup></b>	
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

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

<sup>2</sup> 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.

## 8.2.7

**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
<b>Maui County Total</b>	<b>42,160</b>	<b>4.2</b>	<b>33,145</b>	<b>5,411</b>
<b>Haiku-Pauwela division</b>	<b>2,074</b>	<b>4.4</b>	<b>1,916</b>	<b>316</b>
Haiku-Pauwela CDP	1,649	4.5	1,522	234
<b>Hana division</b>	<b>763</b>	<b>3.7</b>	<b>589</b>	<b>152</b>
Hana CDP	217	4.0	179	55
<b>Kahului division</b>	<b>5,084</b>	<b>4.4</b>	<b>4,970</b>	<b>1,097</b>
Kahului CDP (part)	5,084	4.4	4,970	1,097
<b>Kihei division</b>	<b>7,920</b>	<b>3.7</b>	<b>4,902</b>	<b>576</b>
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
<b>Kula division</b>	<b>4,330</b>	<b>4.6</b>	<b>2,989</b>	<b>250</b>
Wailea-Makena CDP (part)	2,180	4.4	1,023	66
<b>Lahaina division</b>	<b>7,739</b>	<b>3.5</b>	<b>4,868</b>	<b>840</b>
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
<b>Makawao-Paia division</b>	<b>5,122</b>	<b>4.8</b>	<b>4,893</b>	<b>677</b>
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
<b>Puunene division</b>	<b>51</b>	<b>4.6</b>	<b>47</b>	<b>9</b>
Kahului CDP (part)	51	4.6	47	9
<b>Spreckelsville division</b>	<b>118</b>	<b>5.4</b>	<b>85</b>	<b>2</b>
Kahului CDP (part)	1	5	-	-
<b>Waihee-Waikapu division</b>	<b>691</b>	<b>5.2</b>	<b>655</b>	<b>113</b>
Waihee-Waiehu CDP (part)	280	4.9	265	52
Waikapu CDP	215	4.9	209	38
Wailuku CDP (part)	114	7.2	104	2
<b>Wailuku division</b>	<b>4,530</b>	<b>4.5</b>	<b>4,358</b>	<b>778</b>
Waihee-Waiehu CDP (part)	796	4.8	787	217
Wailuku CDP (part)	3,734	4.4	3,571	561
<b>East Molokai division</b>	<b>1,775</b>	<b>3.9</b>	<b>1,407</b>	<b>320</b>
Kaunakakai CDP	997	4.0	847	165
<b>West Molokai division</b>	<b>956</b>	<b>3.6</b>	<b>619</b>	<b>177</b>
Kualapuu CDP	493	3.9	456	150
Maunaloa CDP	130	4.5	118	24
<b>Lanai division</b>	<b>1,007</b>	<b>4.5</b>	<b>847</b>	<b>104</b>
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.

## 8.2.8

## HOUSING VACANCY CHARACTERISTICS OF DIVISIONS AND CENSUS DESIGNATED PLACES (CDP), MAUI COUNTY

Division and Place	VACANT HOUSING UNITS			
	Total	Seasonal, Recreational or Occasional	Homeowner Vacancy Rate	Rental Vacancy Rate
<b>Maui County Total</b>	<b>9,015</b>	<b>5,944</b>	<b>1.5</b>	<b>9.9</b>
<b>Haiku-Pauwela division</b>	<b>158</b>	<b>38</b>	<b>0.8</b>	<b>4.3</b>
Haiku-Pauwela CDP	127	26	0.5	4.4
<b>Hana division</b>	<b>174</b>	<b>104</b>	<b>2.4</b>	<b>5.0</b>
Hana CDP	38	18	3.5	10.4
<b>Kahului division</b>	<b>114</b>	<b>8</b>	<b>0.1</b>	<b>3.4</b>
Kahului CDP (part)	114	8	0.1	3.4
<b>Kihei division</b>	<b>3,018</b>	<b>2,261</b>	<b>6.3</b>	<b>10.6</b>
Kihei CDP	2,364	1,768	6.9	8.5
Maalaea CDP	285	264	0.8	2.5
Wailea-Makena CDP (part)	367	227	4.4	29.6
<b>Kula division</b>	<b>1,341</b>	<b>1,035</b>	<b>1.8</b>	<b>8.4</b>
Wailea-Makena CDP (part)	1,157	987	5.2	7.9
<b>Lahaina division</b>	<b>2,871</b>	<b>2,196</b>	<b>1.4</b>	<b>13.6</b>
Kaanapali CDP	429	318	9.7	38.0
Kapalua CDP	806	762	3.0	1.9
Lahaina CDP	328	197	0.4	4.1
Napili-Honokowai CDP	1,305	918	0.7	21.1
<b>Makawao-Paia division</b>	<b>229</b>	<b>42</b>	<b>0.3</b>	<b>4.9</b>
Haliimaile CDP	6	2	–	4.9
Makawao CDP	66	8	0.5	3.9
Paia CDP	66	14	0.4	16.0
Pukalani CDP	57	3	0.2	2.5
<b>Puunene division</b>	<b>4</b>	<b>–</b>	<b>–</b>	<b>2.1</b>
Kahului CDP (part)	4	–	–	2.1
<b>Spreckelsville division</b>	<b>33</b>	<b>18</b>	<b>5.9</b>	<b>14.0</b>
Kahului CDP (part)	1	–	–	–
<b>Waihee-Waikapu division</b>	<b>36</b>	<b>–</b>	<b>1.1</b>	<b>4.5</b>
Waihee-Waiehu CDP (part)	15	–	1.1	2.3
Waikapu CDP	6	–	0.7	4.0
Wailuku CDP (part)	10	–	2.1	23.1
<b>Wailuku division</b>	<b>172</b>	<b>29</b>	<b>0.4</b>	<b>3.7</b>
Waihee-Waiehu CDP (part)	9	1	0.1	2.5
Wailuku CDP (part)	163	28	0.5	3.8
<b>East Molokai division</b>	<b>368</b>	<b>127</b>	<b>0.4</b>	<b>16.6</b>
Kaunakakai CDP	150	14	0.5	22.8
<b>West Molokai division</b>	<b>337</b>	<b>27</b>	<b>0.3</b>	<b>53.6</b>
Kualapuu CDP	37	8	0.3	3.9
Maunaloa CDP	12	–	–	7.8
<b>Lanai division</b>	<b>160</b>	<b>59</b>	<b>0.2</b>	<b>14.4</b>
Lanai City CDP	130	31	0.2	14.7

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.*

## 8.2.9

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

Division and Place	ALL OWNER-OCCUPIED HOUSING UNITS			
	Total	One Unit, Detached or Attached	Persons Per Unit	Mean Number of Rooms
<b>Maui County Total</b>	<b>19,083</b>	<b>16,775</b>	<b>3.23</b>	<b>5.0</b>
<b>Haiku-Pauwela division</b>	<b>1,152</b>	<b>1,111</b>	<b>3.15</b>	<b>4.9</b>
Haiku-Pauwela CDP	908	873	3.15	5.0
<b>Hana division</b>	<b>332</b>	<b>315</b>	<b>3.35</b>	<b>4.2</b>
Hana CDP	110	104	3.93	4.6
<b>Kahului division</b>	<b>2,974</b>	<b>2,829</b>	<b>3.55</b>	<b>5.1</b>
Kahului CDP (part)	2,974	2,829	3.55	5.1
<b>Kihei division</b>	<b>2,490</b>	<b>1,490</b>	<b>2.78</b>	<b>4.6</b>
Kihei CDP	2,059	1,293	2.89	4.7
Maalaea CDP	125	8	1.73	3.4
Wailea-Makena CDP (part)	304	189	2.48	4.9
<b>Kula division</b>	<b>1,772</b>	<b>1,661</b>	<b>2.80</b>	<b>5.5</b>
Wailea-Makena CDP (part)	544	460	2.61	5.6
<b>Lahaina division</b>	<b>2,304</b>	<b>1,707</b>	<b>3.36</b>	<b>4.8</b>
Kaanapali CDP	186	83	2.04	4.9
Kapalua CDP	64	13	2.17	3.8
Lahaina CDP	1,341	1,202	3.84	5.2
Napili-Honokowai CDP	688	385	2.88	4.3
<b>Makawao-Paia division</b>	<b>3,209</b>	<b>3,116</b>	<b>3.29</b>	<b>5.2</b>
Haliimaile CDP	176	166	3.66	5.2
Makawao CDP	1,098	1,069	3.28	5.0
Paia CDP	474	452	3.31	4.9
Pukalani CDP	1,215	1,192	3.32	5.5
<b>Puunene division</b>	-	-	-	-
Kahului CDP (part)	-	-	-	-
<b>Spreckelsville division</b>	<b>48</b>	<b>44</b>	<b>2.73</b>	<b>6.7</b>
Kahului CDP (part)	-	-	-	-
<b>Waihee-Waikapu division</b>	<b>464</b>	<b>445</b>	<b>3.57</b>	<b>5.6</b>
Waihee-Waiehu CDP (part)	181	173	3.45	5.3
Waikapu CDP	137	131	3.74	5.4
Wailuku CDP (part)	94	90	3.56	7.3
<b>Wailuku division</b>	<b>2,600</b>	<b>2,365</b>	<b>3.30</b>	<b>5.2</b>
Waihee-Waiehu CDP (part)	672	652	4.04	4.9
Wailuku CDP (part)	1,928	1,713	3.04	5.3
<b>East Molokai division</b>	<b>896</b>	<b>863</b>	<b>3.39</b>	<b>4.5</b>
Kaunakakai CDP	543	530	3.50	4.6
<b>West Molokai division</b>	<b>380</b>	<b>369</b>	<b>3.60</b>	<b>4.1</b>
Kualapuu CDP	358	355	3.68	4.1
Maunaloa CDP	-	-	-	-
<b>Lanai division</b>	<b>462</b>	<b>460</b>	<b>2.97</b>	<b>5.0</b>
Lanai City CDP	461	459	2.97	5.0

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.

## 8.2.10

**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
<b>Maui County Total</b>	<b>15,566</b>	<b>362</b>	<b>1,454</b>	<b>2,492</b>	<b>3,365</b>	<b>4,623</b>	<b>3,270</b>
<b>Haiku-Pauwela division</b>	<b>949</b>	<b>15</b>	<b>72</b>	<b>126</b>	<b>189</b>	<b>304</b>	<b>243</b>
Haiku-Pauwela CDP	768	9	60	113	158	243	185
<b>Hana division</b>	<b>272</b>	<b>31</b>	<b>66</b>	<b>48</b>	<b>34</b>	<b>40</b>	<b>53</b>
Hana CDP	101	4	25	30	17	14	11
<b>Kahului division</b>	<b>2,712</b>	<b>30</b>	<b>147</b>	<b>559</b>	<b>896</b>	<b>951</b>	<b>129</b>
Kahului CDP (part)	2,712	30	147	559	896	951	129
<b>Kihei division</b>	<b>1,420</b>	<b>5</b>	<b>28</b>	<b>117</b>	<b>292</b>	<b>616</b>	<b>362</b>
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
<b>Kula division</b>	<b>1,462</b>	<b>16</b>	<b>20</b>	<b>69</b>	<b>138</b>	<b>370</b>	<b>849</b>
Wailea-Makena CDP (part)	433	–	–	4	11	58	360
<b>Lahaina division</b>	<b>1,608</b>	<b>20</b>	<b>45</b>	<b>156</b>	<b>316</b>	<b>552</b>	<b>519</b>
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
<b>Makawao-Paia division</b>	<b>2,905</b>	<b>39</b>	<b>183</b>	<b>469</b>	<b>731</b>	<b>943</b>	<b>540</b>
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
<b>Puunene division</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>–</b>
Kahului CDP (part)	–	–	–	–	–	–	–
<b>Spreckelsville division</b>	<b>42</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>4</b>	<b>38</b>
Kahului CDP (part)	–	–	–	–	–	–	–
<b>Waihee-Waikapu division</b>	<b>399</b>	<b>12</b>	<b>54</b>	<b>71</b>	<b>47</b>	<b>84</b>	<b>131</b>
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
<b>Wailuku division</b>	<b>2,228</b>	<b>58</b>	<b>303</b>	<b>448</b>	<b>468</b>	<b>618</b>	<b>333</b>
Waihee-Waiehu CDP (part)	637	20	100	139	123	214	41
Wailuku CDP (part)	1,591	38	203	309	345	404	292
<b>East Molokai division</b>	<b>830</b>	<b>55</b>	<b>262</b>	<b>222</b>	<b>148</b>	<b>89</b>	<b>54</b>
Kaunakakai CDP	519	26	186	147	94	54	12
<b>West Molokai division</b>	<b>287</b>	<b>60</b>	<b>113</b>	<b>57</b>	<b>33</b>	<b>11</b>	<b>13</b>
Kualapuu CDP	275	60	113	56	33	10	3
Maunaloa CDP	–	–	–	–	–	–	–
<b>Lanai division</b>	<b>452</b>	<b>21</b>	<b>161</b>	<b>150</b>	<b>73</b>	<b>41</b>	<b>6</b>
Lanai City CDP	451	21	161	150	72	41	6

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.*

## 8.2.11

**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
<b>Maui County Total</b>	<b>14,062</b>	<b>9,423</b>	<b>2.66</b>	<b>3.6</b>
<b>Haiku-Pauwela division</b>	<b>764</b>	<b>713</b>	<b>2.70</b>	<b>3.7</b>
Haiku-Pauwela CDP	614	570	2.68	3.8
<b>Hana division</b>	<b>257</b>	<b>234</b>	<b>2.75</b>	<b>3.3</b>
Hana CDP	69	59	3.06	3.5
<b>Kahului division</b>	<b>1,996</b>	<b>1,397</b>	<b>2.91</b>	<b>3.4</b>
Kahului CDP (part)	1,996	1,397	2.91	3.4
<b>Kihei division</b>	<b>2,412</b>	<b>1,301</b>	<b>2.46</b>	<b>3.5</b>
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
<b>Kula division</b>	<b>1,217</b>	<b>1,088</b>	<b>2.40</b>	<b>3.8</b>
Wailea-Makena CDP (part)	479	394	2.20	3.6
<b>Lahaina division</b>	<b>2,564</b>	<b>1,041</b>	<b>2.56</b>	<b>3.3</b>
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
<b>Makawao-Paia division</b>	<b>1,684</b>	<b>1,547</b>	<b>2.80</b>	<b>4.1</b>
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
<b>Puunene division</b>	<b>47</b>	<b>43</b>	<b>3.21</b>	<b>4.6</b>
Kahului CDP (part)	47	43	3.21	4.6
<b>Spreckelsville division</b>	<b>37</b>	<b>36</b>	<b>2.11</b>	<b>4.1</b>
Kahului CDP (part)	–	–	–	–
<b>Waihee-Waikapu division</b>	<b>191</b>	<b>170</b>	<b>3.24</b>	<b>4.2</b>
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
<b>Wailuku division</b>	<b>1,758</b>	<b>955</b>	<b>2.64</b>	<b>3.4</b>
Waihee-Waiehu CDP (part)	115	102	3.43	4.0
Wailuku CDP (part)	1,643	853	2.58	3.4
<b>East Molokai division</b>	<b>511</b>	<b>361</b>	<b>2.65</b>	<b>3.3</b>
Kaunakakai CDP	304	203	2.40	3.5
<b>West Molokai division</b>	<b>239</b>	<b>212</b>	<b>3.35</b>	<b>4.0</b>
Kualapuu CDP	98	98	3.50	3.5
Maunaloa CDP	118	106	3.43	4.6
<b>Lanai division</b>	<b>385</b>	<b>325</b>	<b>2.73</b>	<b>4.3</b>
Lanai City CDP	376	318	2.74	4.3

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.

## 8.2.12

**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
<b>Maui County Total</b>	<b>12,243</b>	<b>1,368</b>	<b>2,359</b>	<b>3,878</b>	<b>2,639</b>	<b>1,999</b>
<b>Haiku-Pauwela division</b>	<b>611</b>	<b>46</b>	<b>147</b>	<b>233</b>	<b>124</b>	<b>61</b>
Haiku-Pauwela CDP	503	36	119	195	102	51
<b>Hana division</b>	<b>124</b>	<b>31</b>	<b>41</b>	<b>35</b>	<b>10</b>	<b>7</b>
Hana CDP	43	6	13	16	5	3
<b>Kahului division</b>	<b>1,732</b>	<b>321</b>	<b>423</b>	<b>645</b>	<b>285</b>	<b>58</b>
Kahului CDP (part)	1,732	321	423	645	285	58
<b>Kihei division</b>	<b>2,263</b>	<b>22</b>	<b>177</b>	<b>730</b>	<b>683</b>	<b>651</b>
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
<b>Kula division</b>	<b>954</b>	<b>33</b>	<b>107</b>	<b>299</b>	<b>247</b>	<b>268</b>
Wailea-Makena CDP (part)	401	2	15	93	120	171
<b>Lahaina division</b>	<b>2,377</b>	<b>167</b>	<b>271</b>	<b>682</b>	<b>661</b>	<b>596</b>
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
<b>Makawao-Paia division</b>	<b>1,447</b>	<b>54</b>	<b>232</b>	<b>501</b>	<b>424</b>	<b>236</b>
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
<b>Puunene division</b>	<b>42</b>	<b>42</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Kahului CDP (part)	42	42	-	-	-	-
<b>Spreckelsville division</b>	<b>24</b>	<b>3</b>	<b>4</b>	<b>4</b>	<b>3</b>	<b>10</b>
Kahului CDP (part)	-	-	-	-	-	-
<b>Waihee-Waikapu division</b>	<b>137</b>	<b>21</b>	<b>37</b>	<b>47</b>	<b>10</b>	<b>22</b>
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
<b>Wailuku division</b>	<b>1,566</b>	<b>170</b>	<b>618</b>	<b>530</b>	<b>173</b>	<b>75</b>
Waihee-Waiehu CDP (part)	105	12	22	18	25	28
Wailuku CDP (part)	1,461	158	596	512	148	47
<b>East Molokai division</b>	<b>435</b>	<b>146</b>	<b>157</b>	<b>118</b>	<b>13</b>	<b>1</b>
Kaunakakai CDP	288	105	111	62	10	-
<b>West Molokai division</b>	<b>210</b>	<b>66</b>	<b>99</b>	<b>37</b>	<b>1</b>	<b>7</b>
Kualapuu CDP	78	16	31	30	-	1
Maunaloa CDP	117	50	65	1	-	1
<b>Lanai division</b>	<b>321</b>	<b>246</b>	<b>46</b>	<b>17</b>	<b>5</b>	<b>7</b>
Lanai City CDP	314	241	46	17	3	7

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.