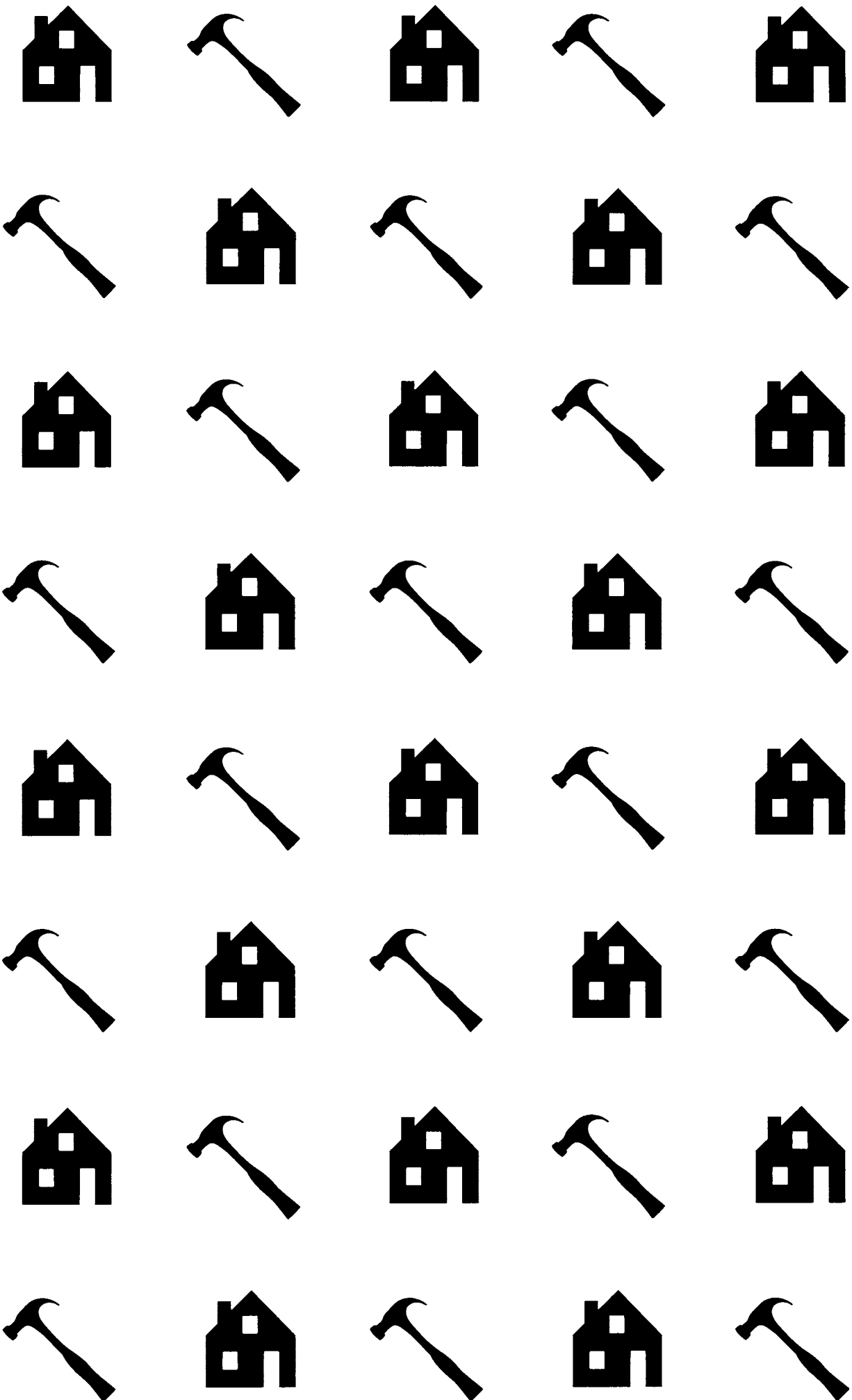


Construction & Housing



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.

There are approximately 56,000 housing units on Maui of which around 25,000 (44%) are owner-occupied. 2,348 building permits were issued in 2005.

8.1.1

NUMBER AND VALUE OF BUILDING PERMITS, MAUI COUNTY

Ending December 31

Year	Number Issued	Estimated Value (\$1,000)
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	2,294	355,360
2001	2,012	312,737
2002	1,915	273,716
2003	2,199	469,277
2004	2,472	448,831
2005	2,348	831,416

SOURCE: Maui County, Development Services Administration, Department of Public Works and Environmental Management, records.

8.1.2

VALUE OF BUILDING PERMITS, MAUI COUNTY

In thousands of dollars

Category	2001	2002	2003	2004	2005
Residential	86,548	186,622	271,286	285,212	486,407
Hotel	34,000	0	0	43,000	131,924
Non-residential	52,619	38,384	150,423	58,757	101,858
Additions and alterations	39,570	48,710	47,568	61,862	111,227
Total	312,737	273,716	469,277	448,831	831,416

SOURCE: Compiled monthly from county building departments by the Hawaii State Department of Business, Economic Development & Tourism 2001 - 2004, Maui County, Development Services Administration, Department of Public Works and Environmental Management, 2005 records.

8.1.3

PRIVATE RESIDENTIAL CONSTRUCTION AUTHORIZATIONS, MAUI COUNTY

	2001	2002	2003	2004	2005
Authorized Housing Units					
New single-family units	778	787	877	1,104	967
New multi-family units	277	397	211	379	173
Total	1,055	1,184	1,088	1,483	1,140
Permit Value (\$)					
New single-family units	120,382,575	161,781,500	149,660,471	188,003,293	170,950,893
New multi-family units	19,974,528	24,705,968	16,235,608	31,176,018	53,158,528
Total	140,357,103	186,487,468	165,896,079	219,179,311	224,109,421

SOURCE: U.S. Census Bureau, *Monthly New Privately-Owned Residential Building Permits, Maui County, 2001-2005*.

8.1.4

PRIVATE RESIDENTIAL CONSTRUCTION AND DEMOLITION AUTHORIZED BY PERMITS, MAUI COUNTY

Year	New One Family Dwellings	New Duplex Units	New Apartments	Units Demolished ¹
1996	608	7	16	109
1997	574	2	147	40
1998	563	438	40	42
1999	650	42	218	86
2000	842	24	245	37
2001	767	28	253	43
2002	807	36	371	34
2003	889	6	206	47
2004 ^r	NA	NA	NA	NA
2005	NA	NA	NA	NA

^r Revised from previous Data Book.

NA: Not available.

¹ All county figures, except for Maui County, exclude units destroyed by fire, volcanic activity, high winds, and other disasters.

SOURCE: Compiled from county building departments by the Hawaii State Department of Business, Economic Development & Tourism.

8.1.5

LOW INCOME RENTAL HOUSING AFFORDABILITY, BY COUNTY

	County					State
	Maui	Kalawao	Honolulu	Hawaii	Kauai	
Housing Wage						
Hourly wage necessary to afford 2 BR FMR ¹	\$22.83	\$17.63	\$23.17	\$16.25	\$21.08	\$19.78
Housing Cost						
Two Bedroom FMR	\$1,187	\$917	\$1,205	\$845	\$1,096	\$1,028
Income needed to afford 2 BR FMR	\$47,480	\$36,680	\$48,200	\$33,800	\$43,840	\$41,133
Full-time jobs at minimum wage ⁶ needed to afford 2 BR FMR	3.7	2.8	3.7	2.6	3.4	3.2
Area Median Income (AMI)²						
Annual AMI	\$62,350	\$28,800	\$67,750	\$52,500	\$57,900	\$57,079
Rent affordable at AMI ³	\$1,559	\$720	\$1,694	\$1,313	\$1,448	\$1,427
30% of AMI ⁴	\$18,750	\$8,640	\$20,325	\$15,750	\$17,370	\$17,124
Rent affordable at 30% of AMI	\$468	\$216	\$508	\$394	\$434	\$428
Renter Households						
Number (2000)	18,489	115	130,217	18,819	7,817	45,240
% of total households (2000)	42%	100%	45%	36%	39%	39%
Estimated mean renter hourly wage (2004) ⁵	\$10.93	n/a	\$11.42	\$9.43	\$9.33	\$10.07
Rent affordable at mean wage	\$568	n/a	\$594	\$490	\$485	\$524
Full-time jobs at mean renter wage need to afford 2 BR FMR	2.1	n/a	2.0	1.7	2.3	2.0

n/a: not applicable.

¹ FMR = Fair Market Rent (HUD, 2005; final as of October 1).

² AMI = Area Median Income (HUD, 2005)

³ "Affordable" rents represent the generally accepted standard of spending not more than 30% of income on housing cost.

⁴ Annual income of 30% of AMI or less is the federal standard for extremely low income households. Does not include HUD-specific adjustments.

⁵ Estimated mean renter wage is based on BLS data and adjusted using the ratio of renter to overall household income reported in Census 2000

⁶ Minimum wage = \$6.25 at time of report.

Source: National Low Income Housing Coalition, *Out of Reach 2005*.

8.1.6

**PLANNED ADDITIONS TO AND SUBTRACTIONS
FROM MAUI VISITOR INDUSTRY PLANT SUPPLY
2005**

Name of Facility	Planned Type	Planned Units	Estimated Completion
Kaanapali Ocean Resort	Timeshare	280	Summer 2005
Kahului Airport Hotel	Hotel	140	NA
Maui Ocean Club Sequel	Timeshare	146	January 2009
Maui Palms Redevelopment	Hotel	136	NA
Kapalua Bay North Wing Expansion	Hotel	128	NA
Westin Kaanapali Ocean Resort Villas	Timeshare	258	NA
Honua Kai Project (Kaanapali)	Hotel & Townhouses	628 Hotel Units 72 Townhouses	NA
Maui Lu Redevelopment	Timeshare	388	NA
12 Bedroom Bed & Breakfast Operation	Timeshare	N/A	
Wailea MF9 Project	Hotel	120	N/A
Hale Akua Shangrila	Health Retreat	12 Rentable Rooms	N/A

NA: Not Available.

SOURCE: Hawaii State Department of Business, Economic Development & Tourism, Research and Economic Analysis Division, 2005 Visitor Plant Inventory, Table 10.

8.1.7

**AVERAGE WEEKLY WAGES FOR CONSTRUCTION INDUSTRIES,
MAUI COUNTY - 2005**

Industry	Number of Establishments	Average Employment	Total Wages	Average Weekly Wages
Construction	515	3,768	\$188,701,556	\$963
Construction of Buildings	176	1,214	\$58,158,646	\$921
Residential Building Construction	141	724	\$30,137,540	\$801
Nonresidential Building Construction	35	490	\$28,021,106	\$1,100
Heavy and Civil Engineering Construction	37	569	\$38,900,667	\$1,315
Utility System Construction	8	16	\$718,079	\$863
Land Subdivision	18	141	\$9,889,956	\$1,349
Specialty Trade Contractors	302	1,985	\$91,642,243	\$888
Building Foundation/Exterior Contractors	63	383	\$16,885,829	\$848
Building Equipment Contractors	100	716	\$36,036,788	\$968
Building Finishing Contractors	91	568	\$24,502,929	\$830
Other Specialty Trade Contractors	48	319	\$14,216,697	\$857

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

8.1.8

BUILDING PERMITS ISSUED, MAUI COUNTY CALENDAR YEAR 2005

Types of Permits	No. of Permits	No. of Units	Valuation
Single Family, Detached	971	971	\$257,715,444.00
Two Family Buildings	103	206	\$96,120,298.96
Three and Four Family Bldgs.	21	88	\$13,662,950.00
Five or More Family Bldgs.	50	300	\$132,443,533.00
Hotels, Motels, & Tourist Cabins	4	258	\$131,924,318.00
Amusement, Social and Recreational	9		\$5,324,589.00
Churches and Other Religious	2		\$711,000.00
Parking Garages (Bldgs and Open Decked)	2		\$5,443,967.00
Service Stations and Repair Garages	1		\$355,000.00
Offices, Banks, and Professional	13		\$23,136,513.00
Public Works and Utilities	3		\$1,596,000.00
Schools and Other Educational	8		\$21,915,349.00
Stores and Customer Services	7		\$9,818,100.00
Other Non-Residential Bldgs.	116	2	\$11,328,350.00
Structures Other than Bldgs.	248		\$21,993,557.70
Residential - (Add, Alter, Convert)	651	22	\$43,534,673.00
Commercial - (Add, Alter, Convert)	197		\$68,466,452.83
Additions of Res. Garages/Carport	158		\$6,426,130.00
Demo - Single Family Homes	52	52	\$422,550.00
Demo - All Other Bldgs. & Structure	37		\$260,750.00
Repairs to Dwellings	26		\$660,241.00
Repairs to Other Bldgs.	30		\$1,245,268.00
Relocate Residential Bldgs.	3	3	\$53,500.00
Relocate Garages & Other Bldgs.	3		\$116,000.00
Fences, Retaining Wall, Seawalls, etc.	186		\$12,854,936.96
Mechanical Work	1		\$1,500,000.00
Temporary Structures (Tents, Booths, etc.)	82		\$584,509.99
TOTAL:	2,984		\$869,613,981.44

SOURCE: County of Maui, Department of Public Works, records.

8.1.9

CONSTRUCTION ESTABLISHMENTS BY TYPE AND LOCATION, MAUI COUNTY

Based on primary North American Industry Classification System (NAICS) code and zip code

Establishment Type	Location / Number		Location / Number		Location / Number		Totals	
Residential Building Construction (NAICS 2361—)								
	Haiku	18	Lahaina	12	Kauanakakai	1		
	Hana	3	Makawao	18	Kualapuu	1		
	Kahului	13	Paia	3	Maunaloa	1	Maui subtotal	122
	Kihei	27	Wailuku	16	Lanai City	2	Total	127
	Kula	12						
Nonresidential Building Construction (NAICS 2362—)								
	Haiku	2	Lahaina	2	Kaunakakai	1		
	Kahului	8	Makawao	3	Lanai City	1		
	Kihei	1	Paia	2			Maui subtotal	24
	Kula	2	Wailuku	4			Total	26
Utility System Construction (NAICS 2371—)								
	Haiku	1	Kihei	1	Wailuku	2		
	Kahului	4					Total	8
Land Subdivision (NAICS 2372—)								
	Hana	1	Lahaina	1	Wailuku	2		
	Kula	1					Total	5
Highway, Street, and Bridge Construction (NAICS 2373—)								
	Kahului	1					Total	1
Other Heavy and Civil Engineering Construction (NAICS 2379—)								
	Kahului	1	Kihei	1	Kula	1	Total	3
Foundation, Structure, and Building Exterior Contractors (NAICS 2381—)								
	Haiku	2	Kula	7	Paia	1		
	Kahului	8	Lahaina	4	Wailuku	14		
	Kihei	13	Makawao	5			Total	54
Building Equipment Contractors (NAICS 2382—)								
	Haiku	7	Kula	6	Hoolehua	1		
	Hana	1	Lahaina	9	Kaunakakai	1		
	Kahului	24	Makawao	8			Maui subtotal	93
	Kihei	22	Wailuku	16			Total	95
Building Finishing Contractors (NAICS 2383—)								
	Haiku	7	Kula	5	Paia	1		
	Kahului	11	Lahaina	8	Wailuku	11	Maui subtotal	73
	Kihei	19	Makawao	11	Kualapuu	2	Total	75
Other Specialty Trade Contractors (NAICS 2389—)								
	Kahului	5	Kula	2	Makawao	3		
	Kihei	8	Lahaina	4	Wailuku	6	Total	28
							Grand Total	422

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

SOURCE: U.S. Department of Commerce, U.S. Census Bureau, *Zip Code Business Patterns 2004*.

8.1.10

ESTIMATED VALUE OF LAND TRANSACTIONS, BY COUNTY

In thousands of dollars

Year	Maui County	Hawaii County	Kauai County	City and County of Honolulu	State Total
1970	76,462	111,239	24,522	668,003	880,226
1971	71,480	131,267	28,247	812,545	1,043,539
1972	114,634	170,995	80,274	1,142,699	1,508,602
1973	189,958	212,170	85,687	1,441,073	1,928,888
1974	183,760	156,682	65,518	1,305,257	1,711,217
1975	194,478	138,289	47,790	1,064,559	1,445,116
1976	222,214	141,779	56,088	1,312,981	1,733,062
1977	384,122	209,366	87,570	1,471,172	2,152,230
1978	581,485	288,886	162,725	2,017,774	3,050,870
1979	643,711	545,192	277,753	3,009,059	4,475,715
1980	611,607	546,141	317,869	2,749,190	4,224,807
1981	424,994	397,740	298,858	2,078,739	3,200,331
1982	602,464	293,310	203,575	1,911,711	3,011,060
1983	423,712	359,695	154,878	2,333,882	3,272,167
1984	610,385	467,052	137,773	2,549,352	3,764,563
1985	562,563	359,835	274,002	2,581,678	3,778,078
1986	1,080,487	620,157	326,870	4,182,294	5,911,973
1987	1,169,182	641,667	388,442	4,820,850	7,020,141
1988	1,344,818	971,541	446,136	6,705,645	9,468,113
1989	2,446,997	1,671,483	669,875	8,514,926	13,303,281
1990	2,046,874	2,893,086	558,462	8,764,532	14,262,954
1991	1,028,857	983,728	676,826	4,793,933	7,483,344
1992	1,027,394	886,726	345,950	5,590,377	7,850,447
1993	1,753,255	1,345,225	551,138	8,621,058	12,270,676
1994	1,441,528	1,120,254	677,991	7,461,624	10,701,398
1995	847,727	849,799	261,990	4,465,410	6,424,925
1996	990,129	786,192	376,776	3,640,154	5,793,252
1997	1,057,281	851,136	347,399	4,042,187	6,298,003
1998	1,971,082	1,066,148	499,285	3,904,127	7,440,642
1999	1,683,688	1,201,547	589,624	4,836,187	8,311,047
2000	2,316,618	1,548,501	685,700	5,138,547	9,689,367
2001	2,131,623	1,786,101	802,516	5,447,028	10,167,267
2002	2,164,631	2,053,321	810,053	5,783,195	10,811,198
2003	3,687,957	2,269,635	1,081,279	8,605,070	15,643,941

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

8.2.1

SUMMARY HOUSING CHARACTERISTICS, BY COUNTY

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

2000					
Characteristic	State Total	Hawaii	Honolulu	Kauai	Maui¹
All housing units	460,542	62,674	315,988	25,331	56,549
Percent					
Structure built 1990-2000	18.1	26	14.6	29.4	23.8
Structure built before 1940	4.7	6.7	4.4	5.3	4.1
Lacking complete plumbing	1	2.7	0.6	0.9	1
Lacking complete kitchen facilities	1.4	3	1.2	1.6	1.1
Percent with no telephone service ²	2	3.3	1.7	2.2	2.4
Median number of rooms	4.3	4.6	4.3	4.6	4.0 ³
All occupied units	403,240	52,985	286,450	20,183	43,622
Percent householder moved into unit					
1999 to March 2000	20.2	19.7	20.1	17.7	22.2
Before 1980	22.6	20.1	23.8	21.7	17.8
Percent of units with occupants per room of 1.51 or more	7.8	5.7	8.2	5.4	8.2
Specified owner-occupied units	173,861	29,914	113,155	10,839	19,953
Median value (dollars)	272,700	153,700	309,000	216,100	249,900
With a mortgage	122,128	19,167	81,606	7,224	14,131
Median monthly costs (dollars)	1,571	1,133	1,653	1,375	1,572
Monthly costs were 35 percent or more of household income	38,510	5,970	24,904	2,435	5,201
Not mortgaged	51,733	10,747	31,549	3,615	5,822
Median monthly costs (dollars)	271	212	289	269	260
Specified renter-occupied units	174,458	18,382	129,907	7,735	18,434
Median gross rent (dollars)	779	645	802	739	788 ³
Rent was 35 percent or more of household income	50,848	5,637	37,543	2,320	5,348

¹ Includes Kalawao County (172 housing units), not shown separately.

² Telephone service not available in the unit from which calls could be made and received. This includes cellular telephones.

³ Maui County, not including Kalawao County. Median number of rooms for Kalawao County was 2.0. Median gross rent for Kalawao County was \$788. No median available for combined area of Maui and Kalawao County.

SOURCE: U.S. Census Bureau, Census 2000 Summary File 3 Table DP-4. Profile of Selected Housing Characteristics: 2000 (May 2002).

8.2.2

SELECTED HOUSING CHARACTERISTICS, MAUI COUNTY

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

Maui County	2000	2005	% Change
All Housing Units	56,377	62,178	10.29%
Units in Structure			
1 unit, detached	31,593	35,127	11.19%
1 unit, attached	3,497	2,650	-24.22%
2 to 4 units	2,887	3,287	13.86%
5 to 9 units	7,191	5,224	-27.35%
10 or more units	11,058	15,844	43.28%
Mobile home, boat, other	151	46	-69.54%
Median Number of Rooms	4.0	3.9	-2.50%
Occupied Housing Units			
Total	43,507	48,393	11.23%
With 1.01 or more persons per room	7,166	n/a	
Vacant Housing Units			
Total	12,870	13,785	7.11%
For seasonal, recreational, or occasional use	9,746	11,093	13.82%
Percent of all vacant units	75.7	80.5	6.30%
Homeowner Vacancy Rate	1.2	0.8	-33.33%
Rental Vacancy Rate	7.2	3.2	-55.56%
Owner-Occupied Housing Units			
Total	25,039	28,476	13.73%
Percent of All Occupied Units	57.6	58.8	2.17%
Average Household Size	3.13	3.05	-2.56%
Value of Specified Owner-Occupied Housing Units¹			
Total	19,953	N	
Less than \$100,000	794	N	
\$100,000 to \$199,999	5,292	N	
\$200,000 to \$299,999	7,455	N	
\$300,000 to \$499,999	4,348	N	
\$500,000 to \$999,999	1,511	N	
\$1,000,000 or more	553	N	
Median (dollars)	249,900	573,400	129.45%
Renter-Occupied Housing Units			
Total	18,468	19,917	7.85%
Average Household Size	2.62	2.59	-1.15%
Gross Rent of Specified Renter-Occupied Units²			
Total	18,319	19,917	8.72%
Less than \$300	1,055	418	-60.38%
\$300 to \$499	1,754	1,355	-22.75%
\$500 to \$749	4,829	2,761	-42.82%
\$750 to \$999	5,267	4,069	-22.75%
\$1,000 to \$1,499	3,109	5,627	80.99%
\$1,500 or more	971	3,320	241.92%
No cash rent	1,334	2,337	75.19%
Median (dollars)	788	1,011	28.30%

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

² Includes utilities if paid by renter; excludes one-family, attached and detached houses on 10 acres or more.

N: Indicates that data for this geographic area cannot be displayed because the number of sample cases is too small. n/a: Not Available.

SOURCE: U.S. Census Bureau, *Census 2000 Profile of General Demographic Characteristics, Hawaii* (DP-1) and *Profile of Selected Housing Characteristics, Hawaii* (DP-4) and 2005 American Community Survey.

8.2.3

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

2000	ALL HOUSING UNITS		OCCUPIED HOUSING UNITS	
	Total	Median Number of Rooms	Total	More than One Person per Room
Maui County	56,377	4.0	43,507	7,166
Kalawao County (Kalaupapa)	172	2.0	115	0
Maui Island				
Haiku-Pauwela CDP	2,455	4.6	2,311	313
Haliimaile CDP	260	4.9	254	45
Hana CDP	239	3.5	184	63
Kaanapali CDP	1,770	3.4	550	2
Kahului CDP	6,044	4.0	5,861	1,464
Kapalua CDP	844	3.5	169	22
Kihei CDP	9,401	3.5	6,178	924
Lahaina CDP	3,056	4.3	2,631	642
Maalaea CDP	599	3.5	261	7
Makawao CDP	2,218	4.5	2,154	288
Napili-Honokowai CDP	4,673	3.1	2,624	411
Paia CDP	891	4.7	784	107
Pukalani CDP	2,543	5.0	2,463	365
Waihee-Waiehu CDP	1,889	5.0	1,864	448
Waikapu CDP	360	5.3	351	46
Wailea-Makena CDP	4,871	4.0	2,510	147
Wailuku CDP	4,820	4.4	4,556	691
Molokai				
Kalawao County (Kalaupapa)	172	2.0	115	0
Kaunakakai CDP	962	4.2	872	209
Kualapuu CDP	591	4.8	568	145
Maunaloa CDP	88	4.7	62	17
Lanai				
Lanai City CDP	1,354	3.9	1,161	269

SOURCE: U.S. Census Bureau, *Census 2000 Profile of Selected Housing Characteristics, Hawaii (DP-4)*.

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. Census Bureau, *Census 2000 Profiles of General Demographic Characteristics, Hawaii (DP-1)*.

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. Census Bureau, *Census 2000 Profiles of General Demographic Characteristics, Hawaii* (DP-1).

8.2.6

**OWNER-OCCUPIED HOUSING UNIT VALUES BY
CENSUS DESIGNATED PLACE (CDP), MAUI COUNTY**

2000	SPECIFIED OWNER-OCCUPIED HOUSING UNITS						
	Total	Less than \$100,000	\$100,000 to \$199,000	\$200,000 to \$299,000	\$300,000 to \$499,000	\$500,000 to \$999,000	\$1,000,000 or more
Maui County	19,953	794	5,292	7,455	4,348	1,511	553
Kalawao County (Kalaupapa)	0	0	0	0	0	0	0
Maui Island							
Haiku-Pauwela CDP	1,171	20	234	329	368	210	10
Haliimaile CDP	169	12	74	73	10	0	0
Hana CDP	126	12	41	41	21	7	4
Kaanapali CDP	190	0	7	11	21	112	39
Kahului CDP	2,827	41	977	1,444	359	6	0
Kapalua CDP	49	2	3	6	12	3	23
Kihei CDP	1,755	23	396	912	348	8	68
Lahaina CDP	1,331	37	249	641	278	67	59
Maalaea CDP	13	0	3	3	0	3	4
Makawao CDP	1,117	36	327	513	197	40	4
Napili-Honokowai CDP	631	0	38	311	199	50	33
Paia CDP	477	14	204	167	41	32	19
Pukalani CDP	1,483	38	222	789	423	11	0
Waihee-Waiehu CDP	1,433	31	615	567	190	22	8
Waikapu CDP	258	9	71	131	45	2	0
Wailea-Makena CDP	855	0	27	131	251	351	95
Wailuku CDP	2,070	109	568	711	530	124	28
Molokai							
Kalawao County (Kalaupapa)	0	0	0	0	0	0	0
Kaunakakai CDP	493	59	353	67	9	5	0
Kualapuu CDP	340	126	158	29	14	9	4
Maunaloa CDP	7	2	5	0	0	0	0
Lanai							
Lanai City CDP	547	114	339	63	14	9	8

SOURCE: U.S. Census Bureau, *Census 2000 Profile of Selected Housing Characteristics, Hawaii (DP-4)*.

8.2.7

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

2000 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

SOURCE: U.S. Census Bureau, 2000 *Census of Population and Housing, Summary Population and Housing Characteristics, Hawaii..*

8.2.8

GROSS RENT OF RENTER-OCCUPIED HOUSING UNITS BY CENSUS DESIGNATED PLACE (CDP), MAUI COUNTY

2000	SPECIFIED RENTER-OCCUPIED HOUSING UNITS PAYING CASH RENT						
	Total	Less than \$300 ¹	\$300 to \$499	\$500 to \$749	\$750 to \$999	\$1,000 to \$1,499	\$1,500 or more
Maui County	18,319	2,389	1,754	4,829	5,267	3,109	971
Kalawao County (Kalaupapa)	115	90	0	25	0	0	0
Maui Island							
Haiku-Pauwela CDP	917	139	46	219	334	144	35
Haliimaile CDP	74	16	15	7	17	17	2
Hana CDP	49	8	8	23	5	3	2
Kaanapali CDP	149	15	0	3	0	26	105
Kahului CDP	2,672	502	358	1,008	480	297	27
Kapalua CDP	52	2	3	13	6	13	15
Kihei CDP	3,142	162	188	874	1,190	632	96
Lahaina CDP	1,190	142	130	207	371	237	103
Maalaea CDP	144	20	0	23	59	39	3
Makawao CDP	959	134	84	174	341	163	63
Napili-Honokowai CDP	1,490	109	62	321	656	260	82
Paia CDP	265	27	28	79	46	68	17
Pukalani CDP	850	64	21	202	230	251	82
Waihee-Waiehu CDP	331	129	20	63	52	37	30
Waikapu CDP	73	5	9	28	21	10	0
Wailea-Makena CDP	1,127	103	9	164	430	279	142
Wailuku CDP	1,877	231	227	811	374	197	37
Molokai							
Kalawao County (Kalaupapa)	115	90	0	25	0	0	0
Kaunakakai CDP	337	107	69	86	65	10	0
Kualapuu CDP	115	41	10	37	21	6	0
Maunaloa CDP	55	3	9	33	7	3	0
Lanai							
Lanai City CDP	584	119	270	109	69	17	0

¹ Includes no cash rent.

SOURCE: U.S. Census Bureau, *Census 2000 Profile of Selected Housing Characteristics, Hawaii (DP-4)*.

8.2.9
SELECTED MONTHLY OWNER AND RENTER COST
AS A PERCENTAGE OF HOUSEHOLD INCOME

	1989	1999	2005
Owner			
Housing unit with a mortgage	15,800	14,131	19,578
Less than 20.0 percent	9,286	8,636	4,495
20.0 to 24.9 percent	1,780	2,387	3,281
25.0 to 29.9 percent	1,400	2,060	2,306
30.0 to 34.9 percent	835	1,581	1,088
35.0 percent or more	2,427	5,201	8,313
Not computed	72	88	95
Median (dollars)	933	1,638	2,017
Renter			
Renter-occupied units	13,808	18,319	19,917
Less than 15.0 percent		3,254	2,978
15.0 to 19.9 percent	3,723 ¹	2,613	1,957
20.0 to 24.9 percent	1,717	2,291	2,573
25.0 to 29.9 percent	1,604	1,892	1,873
30.0 to 34.9 percent	1,073	1,342	2,578
35.0 percent or more	4,085	5,335	5,474
Not computed	1,606	1,592	2,484
Median (dollars)	722	788	1,011

¹ Combined with "Less than 15.0 percent."