



Housing

HOUSING

Prior to western influence, Hawaiians lived in an ahupua'a or political subdivision that contained virtually all the resources to sustain life. Carefully managed by chiefs appointed by the ali'i, these pie-shaped tracts from the sea to the mountains provided resources such as wood for housing and fishponds and plants for food. Hawaiian families thrived among a careful balance of land control, conservation and shared responsibility.

During the 19th Century, the elimination of ahupua'a subdivisions and conversion of land ownership from royalty to individuals, resulted in the permanent displacement of Hawaiians from their traditional homes. Ultimately, few Hawaiians were recipients of lands under the Great Māhele or subsequent Kūleana Land Grant Acts.

With the proliferation of substandard housing conditions for Hawaiians, the United State Congress was compelled to enact the Hawaiian Homes Commission Act in 1920 as an attempt to enable native Hawaiians to obtain long term land leases in a manner to preserve Hawaiian values, traditions, and culture. However, the Act defined "native Hawaiian" as any descendant of not less than one-half part of the blood of the races inhabiting the Hawaiian Islands previous to 1778 – greatly limiting the number of Hawaiians who might lease land under this legislation. Furthermore, there is significant evidence that obtaining mortgages is a barrier for native Hawaiians to receive a homestead lease.

Native Hawaiians with less than 50% blood quantum are limited to seeking housing based on current market values. With rapidly spiraling housing costs and median income significantly lower than the state average, Native Hawaiians are unable to afford homes in the open rental and residential market and suffer higher risk of homelessness, overcrowding, and transient housing. The result is that the lack of affordable housing has severely compromised the quality of life for many Native Hawaiians.

Household Size and Type: Hawai'i Health Survey, 2003

Household Type and Size	County									
	Honolulu		Hawai'i		Kaua'i		Maui		Total	Percent
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
STATEWIDE										
Household Type										
One Adult No Kids	47,145	5.4%	10,649	6.9%	3,691	6.2%	7,744	5.8%	69,229	5.7%
Adults No Kids	322,134	36.9%	59,255	38.3%	22,657	37.8%	48,545	36.2%	452,590	37.0%
One Adult with Kids	19,201	2.2%	6,950	4.5%	2,045	3.4%	5,851	4.4%	34,048	2.8%
Adults with Kids	485,227	55.5%	77,671	50.3%	31,557	52.6%	71,959	53.7%	666,414	54.5%
Household Size										
1	47,145	5.4%	10,649	6.9%	3,691	6.2%	7,744	5.8%	69,229	5.7%
2	171,838	19.7%	38,637	25.0%	13,864	23.1%	33,426	24.9%	257,764	21.1%
3	158,213	18.1%	28,397	18.4%	11,301	18.9%	26,614	19.8%	224,525	18.4%
4	197,691	22.6%	33,571	21.7%	12,940	21.6%	29,861	22.3%	274,063	22.4%
5	132,412	15.2%	19,177	12.4%	10,058	16.8%	19,912	14.8%	181,558	14.9%
6	74,353	8.5%	11,872	7.7%	4,009	6.7%	6,856	5.1%	97,091	7.9%
7	35,618	4.1%	5,458	3.5%	1,666	2.8%	5,791	4.3%	48,553	4.0%
8+	56,436	6.5%	6,765	4.4%	2,422	4.0%	3,894	2.9%	69,518	5.7%

Household Size and Type: Hawai'i Health Survey, 2003 - Continued

Household Type and Size	County									
	Honolulu		Hawai'i		Kaua'i		Maui		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
NATIVE HAWAIIAN										
Household Type										
One Adult No Kids	6,109	3.6%	1,141	2.6%	245	1.8%	776	2.6%	8,271	3.2%
Adults No Kids	42,857	25.2%	10,326	23.1%	2,779	20.5%	6,205	20.5%	62,166	24.0%
One Adult with Kids	5,302	3.1%	2,248	5.0%	541	4.0%	1,861	6.1%	9,952	3.9%
Adults with Kids	115,697	68.1%	30,937	69.3%	9,967	73.7%	21,499	70.9%	178,101	68.9%
Household Size										
1	6,109	3.6%	1,141	2.6%	245	1.8%	776	2.6%	8,271	3.2%
2	18,468	10.9%	5,715	12.8%	1,631	12.1%	3,382	11.1%	29,196	11.3%
3	26,439	15.6%	7,066	15.8%	1,851	13.7%	5,082	16.7%	40,438	15.6%
4	34,598	20.4%	10,337	23.2%	3,035	22.4%	8,077	26.6%	56,047	21.7%
5	35,434	20.8%	8,487	19.0%	3,261	24.1%	7,337	24.2%	54,520	21.1%
6	18,047	10.6%	4,889	10.9%	1,830	13.5%	1,830	6.0%	26,596	10.3%
7	8,894	5.2%	2,709	6.1%	114	0.8%	3,028	10.0%	14,745	5.7%
8+	21,976	12.9%	4,307	9.6%	1,565	11.6%	829	2.7%	28,677	11.1%

Source: Office of Health Status Monitoring, Hawaii State Department of Health

Note:

* Sample □

holds without telephones are not represented, see HHS Procedure Manual 2003

* Row and / or column totals may not sum to totals listed due to rounding

* If sample numerator <50 or sample denominator <50, data are not reliable

* Sample size 14,839 people

Department of Hawaiian Home Lands Number of Applicants by County: 2003

Island	Number of Applicants
O'ahu	10,747
Hawai'i	3,978
Maui	2,392
Other	2,200
Kaua'i	1,099
TOTAL	20,416

Source: Department of Hawaiian Home Lands Applicant Survey Report, 2003: SMS Research

Department of Hawaiian Home Lands Home Ownership Rates Among Applicants: 2003

Island	Percentage
Kaua'i	44.9%
Lāna'i	24.9%
Moloka'i	53.4%
Maui	42.1%
O'ahu	50.3%
Hawai'i	64.0%
TOTAL	52.0%

Source: Department of Hawaiian Home Lands Applicant Survey Report, 2003: SMS Research

**Department of Hawaiian Home Lands Applicants' Preference
after Qualifications by Island Preference**

	Hawai'i	O'ahu	Maui	Moloka'i	Lāna'i	Kaua'i	TOTAL
Qualification for Standard Financing							
Not qualified	20.9%	11.5%	15.5%	25.8%	25%	18.4%	16.2%
Low qualifications	39.2%	32.6%	25.9%	35.7%	50%	28.5%	33.6%
Qualified	38%	54.6%	55.3%	35.7%	25%	45%	47.8%
Not enough data	1.9%	1.3%	3.3%	2.9%	-	8%	2.4%
Summary Status and Preference after Qualification							
Turnkey Homes	13.3%	37.2%	24.6%	14.9%	25%	17.5%	25.4%
Turnkey - delayed	12.8%	13.2%	7.3%	10.8%	50%	9.6%	12.2%
Improved Lots	17.1%	13.8%	23.3%	14.0%	-	23.2%	16.8%
Improved Lots - delayed	11.9%	3.6%	9%	12.3%	-	7.1%	7.5%
Rural Lots	3.9%	0.5%	5.4%	1.4%	-	7.1%	2.8%
Rural lots - delayed	3.2%	1.5%	1.2%	-	-	2.4%	2%
Farm/Ranch Only	1.4%	0.2%	1.7%	1.4%	-	2.9%	1.1%
Raw Land	4.3%	2.1%	2.1%	7.1%	-	5.2%	3.3%
Multifamily	6.8%	12.3%	5.1%	5.3%	-	3.3%	8.5%
Commerical	1.4%	1.6%	0.8%	-	-	1.4%	1.3%
Kupuna	2.9%	2.5%	3.8%	6.9%	-	1.9%	2.9%
Not qualified	20.9%	11.5%	15.5%	25.8%	25%	18.4%	16.2%

Source: Department of Hawaiian Home Lands Applicant Survey, 2003; SMS Research

Department of Hawaiian Home Lands Types of Applications by Island of Preference: 2003

	Kaua'i	Lāna'i	Moloka'i	Maui	O'ahu	Hawai'i
Pastoral	156	-	121	209	225	1,164
Agricultural	758	43	315	1,327	16,498	2,737
Residential	1,077	173	649	2,314	7,410	4,628
TOTAL	1,991	216	1,085	3,850	24,133	8,529

Source: Department of Hawaiian Home Lands Applicant Survey Report, 2003: SMS Research

Department of Hawaiian Home Lands Award Preferences of Applicants: 2003

Type of Award	Any Interest	First Choice
Kupuna housing	16.3%	2.9%
Commerical property	18.1%	3.1%
Multifamily unit	38.2%	5.1%
Raw land	29.3%	5.9%
Rural lot	32.5%	8.4%
Improved lot	66.2%	24.6%
Turnkey	79.0%	55.6%

Source: Department of Hawaiian Home Lands Applicant Survey Report, 2003: SMS Research

**Department of Hawaiian Home Lands Applicants Below 80%
HUD Median Income Guidelines: 2003**

Island	Percentage
Lānaʻi	59.0%
Molokaʻi	75.0%
Kauaʻi	62.7%
Hawaiʻi	54.5%
Maui	58.2%
Oʻahu	55.1%
TOTAL	56.2%

*Source: Department of Hawaiian Home Lands Applicant Survey Report, 2003:
SMS Research*

**Department of Hawaiian Homelands Applicants' Location Preferences
- First and Second Choices**

	First Choice		Second Choice	
	Count	Percent	Count	Percent
North Hawai'i	424	2.3%	520	2.9%
Central Hawai'i	1,841	10.1%	1,217	6.7%
West Hawai'i	780	4.3%	939	5.2%
East Hawai'i	2,067	11.3%	1,578	8.7%
South Hawai'i	142	0.8%	87	0.5%
ANYWHERE ON BIG ISLAND	197	1.1%	509	2.8%
O'ahu PUC	1,582	8.7%	1,400	7.7%
East Honolulu, East PUC	81	0.4%	152	0.8%
Windward O'ahu	2,670	14.7%	1,955	10.7%
Moanlua, Pearl City	208	1.1%	379	2.1%
Ewa	1,416	7.8%	1,067	5.9%
Leeward O'ahu	1,022	5.6%	928	5.1%
Central & North Shore O'ahu	309	1.7%	412	2.3%
ANYWHERE ON O'ahu	597	3.3%	387	2.1%
West Maui	179	10%	125	0.7%
Central Maui	487	2.7%	509	2.8%
South Maui	33	0.2%	122	0.7%
Pa'ia, Haiku, Upcountry Maui	914	5.0%	738	4.0%
East Maui	115	0.6%	133	0.7%
ANYWHERE ON MAUI ISLAND	507	2.8%	566	3.1%
Moloka'i	603	3.3%	469	2.6%
Lāna'i	87	0.5%	62	0.3%
North Kaua'i, Kapa'a	573	3.1%	250	1.4%
West Kaua'i	116	0.6%	186	0.1%
East Kaua'i (Lihu'e)	168	0.9%	111	0.6%
South Kaua'i	193	1.1%	91	0.5%
ANYWHERE ON Kaua'i	246	1.4%	303	1.7%
Ni'ihau	-	-	7	-
MAINLAND, NOT IN Hawai'i	-	-	19	0.1%
ANYWHERE, DOESN'T MATTER	321	1.8%	288	1.6%
NO SECOND CHOICE	-	-	1,633	9%
DON'T KNOW	188	1%	604	3.3%
(NO DATA)	148	0.8%	473	2.6%
TOTAL	18,216	100%	18,216	100%

Source: Department of Hawaiian Homelands Applicant Survey Report, 2003: SMS Research

Department of Hawaiian Homelands Qualifications by Island of Residence

	Hawai'i	O'ahu	Maui	Moloka'i	Lāna'i	Kaua'i	TOTAL
Qualification for Standard Financing (%)							
Not qualified	26.1%	11.4%	13.7%	31.8%	25%	22.3%	16.2%
Low qualifications	43.5%	31%	26.1%	38.6%	50%	28.8%	33.6%
Qualified	28.3%	56.2%	55.8%	25%	25%	38.6%	47.8%
Not enough data	2.1%	1.4%	4.4%	4.5%	-	10.3%	2.4%
Number of Applicants							
Not qualified	1,039	1,229	240	148	43	245	2,944
Low qualifications	1,732	3,336	458	180	87	317	6,110
Qualified	1,124	6,036	978	117	43	424	8,722
Not enough data	83	145	76	21	-	113	438

Source: Department of Hawaiian Homelands Applicant Survey Report, 2003: SMS Research

Department of Hawaiian Home Lands Total Number of Applicants by Preference after Qualification

Award Type	Number of Applicants
Turnkey Homes	5,191
Turnkey - delayed	2,496
Improved Lots	3,434
Improved Lots - delayed	1,534
Rural Lots	568
Rural lots - delayed	404
Farm/Ranch Only	217
Raw Land	665
Multifamily	1,725
Commercial	270
Kupuna	597
Assisted Renters	3,316
TOTAL	20,416

Source: Department of Hawaiian Home Lands Applicant Survey, 2003: SMS Research

HOUSING RESOURCES

Department of Hawaiian Home Lands

1099 Alakea Street, Suite 2000
Honolulu, HI 96813
Phone: (808) 586-3840
Fax: (808) 586-3843
Website: www.state.hi.us/dhhl

Honolulu Habitat for Humanity

1136 Union Plaza, Suite 510
Honolulu, HI 96813
Phone: (808) 538-7070
Fax: (808) 538-7171
Website: www.honoluluhabitat.org

State Housing & Community Development Corporation of Hawai'i

677 Queen Street, Suite 300
Honolulu, HI 96813
Phone: (808) 587-0567
Website: www.hcdch.state.hi.us

HOMELESS SERVICES

Institute for Human Services

546 Ka'aahi Street
Honolulu, HI 96817
Phone: (808) 845-7150
Website: www.ihs-hawaii.org

Wai'anae Community Outreach

87-728 Farrington Highway
Wai'anae, HI 96792
Phone: (808) 668-4880
Fax: (808) 668-8257